

# FORECLOSURE SALES NOTICE

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

**Fort Bend County Fairgrounds – Building C**

**4310 Highway 36 South**

**Rosenberg, Texas 77471**

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

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

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

# NOTICE

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

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

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

Properties sold by Fort Bend County are listed on the delinquent tax attorney's website at [www.lgbs.com](http://www.lgbs.com).

For Information regarding all tax foreclosure sales visit:

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



## **FORECLOSURE 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.

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## **ATTORNEYS FOR TAX SUIT SALES**

### **FORT BEND COUNTY PROPERTY and LAMAR CISD:**

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

### **FORT BEND ISD:**

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



STATE OF TEXAS                   §  
   §  
 COUNTY OF FORT BEND         §

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

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

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

WHEREAS, pursuant to Section 34.01(r) of the Texas Tax Code, the commissioners court of a county may designate an area other than an area at the county courthouse where the sale of real property seized under a tax warrant or 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:

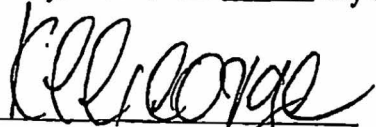
Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South  
 Rosenberg, Texas 77471, between the hours of 10:00 a.m. and 4:00 p.m.

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 90<sup>th</sup> day after the date this designation is recorded.

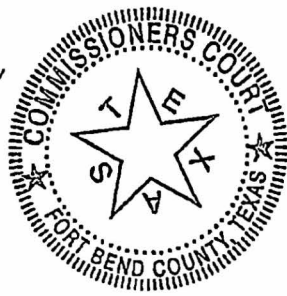
All sales prior to February 2, 2021, under Section 51.002(h) of the Texas Property Code and Section 34.01(r) of the Texas Tax Code shall remain at Fort Bend County Travis Building, First Floor Meeting Room, 301 Jackson Street, Richmond, Texas, 77469.

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

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

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

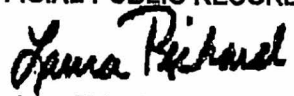
ATTEST:  
  
\_\_\_\_\_  
Laura Richard, County Clerk



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

61  
FILED  
2022 JAN 27 AM 9:22

**Notice of [Substitute] Trustee Sale**

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

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

R# 10399

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

**Date:** 06/07/2022

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

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

**Property Address:** 2311 PECAN VALLEY COURT, MISSOURI CITY, TX 77459

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/29/2000 and recorded 09/06/2000 in Document 2000075944 , real property records of Fort Bend County, Texas, with **ALINA Q. WILSON, A MARRIED PERSON JOINED PRO FORMA BY HER HUSBAND ROBERT J. WILSON** grantor(s) and **CITY MORTGAGE COMPANY** as Lender, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset- Backed Pass Through Certificates, Series 2004-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 **ALINA Q. WILSON, A MARRIED PERSON JOINED PRO FORMA BY HER HUSBAND ROBERT J. WILSON**, securing the payment of the indebtedness in the original principal amount of **\$288,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset- Backed Pass Through Certificates, Series 2004-RP1** is the current mortgagee of the note and deed of trust or contract lien.

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### Notice of [Substitute] Trustee Sale

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

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

**LOT 17, BLOCK 43, QUAIL VALLEY SUBDIVISION, GLENN LAKES SECTION,  
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 1 OF THE  
PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation  
1 Mortgage Way Mt. Laurel, NJ 08054  
Phone: 877-744-2506**

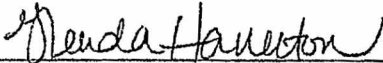


**Notice of [Substitute] Trustee Sale**

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

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

**Date:** January 25, 2022



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

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

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

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10319 CREEK BEND DRIVE  
NEEDVILLE, TX 77461

00000008791584

**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: June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 23, 2002 and recorded in Document CLERK'S FILE NO. 2003022624; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2018115264 real property records of FORT BEND County, Texas, with LARRY ZATOPEK AND CARRISA JEAN ZATOPEK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY ZATOPEK AND CARRISA JEAN ZATOPEK, securing the payment of the indebtednesses in the original principal amount of \$88,812.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED  
2022 MAR 10 PM 2:04  
FORT BEND COUNTY CLERK  
FORT BEND COUNTY TEXAS

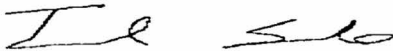


10319 CREEK BEND DRIVE  
NEEDVILLE, TX 77461

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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, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, TIM WORSTELL, AARON CRAWFORD, THOMAS GILBRAITH, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, BRIAN CORMIER, NICOLE PETE, EVELYN JOHNSON, OR SAMUEL DAFFIN II, 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 Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-10-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-10-22



10319 CREEK BEND DRIVE  
NEEDVILLE, TX 77461

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FORT BEND

**EXHIBIT "A"**

BEING A 0.998 ACRE TRACT LAND, SAME BEING THE REMAINDER OF A CERTAIN 5.000 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM GEORGE S. GAYLE, III, TRUSTEE TO JERRY CLAUDE MOORE AND BARBARA S. MOORE, RECORDED IN VOLUME 2076, PAGE 1301 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, BEING OUT OF A CERTAIN CALLED 320.00 ACRE TRACT OF LAND SITUATED IN THE H.&T.C.R.R. COMPANY SURVEY, SECTION NO. 77, ABSTRACT NO. 243, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT THE NORTH CORNER OF THE H. & T.C.R.R. COMPANY SURVEY, SECTION NO. 19, ABSTRACT NO. 215, SAME BEING THE SOUTH CORNER OF SAID H. & T.C.R.R. COMPANY SURVEY, SECTION NO. 77, ABSTRACT NO. 243;

THENCE, N 45 DEGREES 00 MINUTES 00 SECONDS E, A DISTANCE OF 2824.44 FEET TO A FOUND 1/2 INCH PIPE IN THE SOUTHWEST OF SAID 5.00 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A 4.009 ACRE TRACT (CALLED 4.0087 ACRES) OF LAND DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NO. 2000077269 AND THE SOUTHEAST CORNER OF A 4.774 ACRE TRACT, RECORDED IN VOLUME 623, PAGE 554, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS;

THENCE N 44 DEGREES 48 MINUTES 09 SECONDS W, ALONG THE COMMON SURVEY LINE A DISTANCE OF 341.77 FEET TO A FOUND 1/2 INCH IRON ROD, FOR SOUTHWEST CORNER OF SAID 0.998 ACRE TRACT, SAME BEING THE NORTHWESTERLY CORNER OF SAID 4.009 ACRE TRACT AND BEING THE POINT OF BEGINNING;

THENCE, N 45 DEGREES 00 MINUTES 00 SECONDS E, A DISTANCE OF 175.00 FEET TO A FOUND 1/2 INCH IRON ROD, FOR THE SOUTHEAST CORNER OF SAID 0.998 ACRE TRACT, SAME BEING THE SOUTHWESTERLY INTERIOR CORNER OF SAID 4.009 ACRE TRACT;

THENCE, N 45 DEGREES 00 MINUTES 00 SECONDS W, AT 175.62 FEET TO A SET IRON ROD WITH G & G CAP IN THE SOUTH 60 FOOT RIGHT OF WAY OF CREEK BEND DRIVE, CONTINUING A TOTAL DISTANCE OF 206.09 FEET TO A POINT IN THE CENTERLINE OF A 60 FOOT WIDE CREEK BEND DRIVE FOR THE NORTHEAST CORNER OF SAID TRACT;

THENCE S 71 DEGREES 19 MINUTES 08 SECONDS W, ALONG THE CENTERLINE OF CREEK BEND DRIVE A DISTANCE OF 194.11 FEET TO A POINT FOR THE NORTHWEST OF SAID TRACT, SAME BEING THE NORTHEAST CORNER OF A 4.774 ACRE TRACT, RECORDED IN VOLUME 623, PAGE 554, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS;

THENCE S 44 DEGREES 48 MINUTES 09 SECONDS E, ALONG THE COMMON SURVEY LINE, AT 33.41 TO A SET IRON ROD WITH G & G CAP IN THE SOUTH 60 FOOT RIGHT OF WAY OF CREEK BEND DRIVE, CONTINUING A TOTAL DISTANCE OF 292.15 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.998 ACRE OF LAND OF WHICH 0.134 ACRE IS WITHIN CREEK BEND DRIVE, LEAVING A NET OF 0.864 ACRE OF LAND.

FILED

C&M No. 44-19-3166/ FILE NOS

2022 MAR 16 AM 10:39

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

*Aug. Pineda* R228661  
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**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated December 23, 2014 and recorded under Clerk's File No. 2014140035, in the real property records of FORT BEND County Texas, with Erika V. Gonzalez, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wolfe Financial, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Erika V. Gonzalez, a single woman securing payment of the indebtedness in the original principal amount of \$186,558.00 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 Erika V. Gonzalez. New Rez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT TWENTY (20), IN BLOCK TWO (2), OF PARTIAL REPLAT OF WEST OAK VILLAGE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 895/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 06/07/2022**

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

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

**TERMS OF SALE**

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

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



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

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


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

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Lillian Poelker, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on 03/11/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:   
Printed Name: SANDY DASIGENIS

C&M No. 44-19-3166

FILED

2022 MAR 17 AM 11:45

**NOTICE OF TRUSTEE'S SALE**

*Ana I Segovia*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated January 09, 2018 and recorded under Clerk's File No. 2018003538, in the real property records of FORT BEND County Texas, with Ana I Segovia, unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Ana I Segovia, unmarried woman securing payment of the indebtedness in the original principal amount of \$137,464.00 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 Ana I Segovia. Wintrust Mortgage, a division of Barrington Bank & Trust Co., N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. WinTrust Mortgage is acting as the Mortgage Servicer for the Mortgagee. WinTrust Mortgage, is representing the Mortgagee, whose address is: 9700 W. Higgins Road, Suite 300, Rosemont, IL 60018.

**Legal Description:**

**LOT FORTY-TWO (42), IN BLOCK EIGHT (8), OF HUNTER'S GLEN, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 6, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 06/07/2022**

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

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

**TERMS OF SALE**

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

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



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

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

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200

4



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

FILED

2022 MAR 17 PM 2:17

April Richard  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

5

4054 TUSCAN SHORES DR  
MISSOURI CITY, TX 77459-0000

00000009451519

**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: June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 28, 2019 and recorded in Document CLERK FIEL NO 2019128050 real property records of FORT BEND County, Texas, with CHASE ALEXANDER ALLEN AND STACEY MICHELLE ALLEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHASE ALEXANDER ALLEN AND STACEY MICHELLE ALLEN, securing the payment of the indebtednesses in the original principal amount of \$288,282.00, 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



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

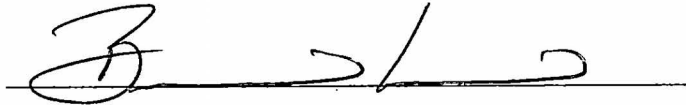
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, TIM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



Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-17-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-17-22



**EXHIBIT "A"**

A TRACT OF LAND CONTAINING 0 1761 ACRES (7,672 SQUARE FEET) OF LAND, BEING ALL OF LOT 19 AND A PORTION OF RESTRICTED RESERVE "F", IN BLOCK 2, OF LAKE SHORE HARBOR, SECTION 3 RECORDED UNDER THE MAP OR PLAT RECORDS IN DOCUMENT NO 20060040 OF FORT BEND COUNTY, TEXAS, SAID 0 1761 ACRES BEING THAT SAME TRACT OF LAND AS DESCRIBED MN DEED TO LACEY MOSLEY AND JOSEPH LEWIS, RECORDED UNDER THE FORT BEND COUNTY CLERK'S FILE (FBCCF)NO 2010116482, SAID 0 1761 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 5/8 INCH IRON ROD WITH AN ARTHUR CAP (SET) ON A CURVE TO THE RIGHT, SAID CURVE BEING THE NORTHEAST HNE OF PALM HARBOR DRIVE (60 FEET WDE, PER C F NO 20060040,(F BC C F ), COMMON WITH THE SOUTHWEST CORNER OF THE REMAINDER OF RESTRICTED RESERVE "F" , SAID POINT ALSO BEING THE WESTERNMOST NORTHWEST CORNER OF HEREIN DESCRIBED TRACT

THENCE, NORTH 22 DEGREES 58 MINUTES 46 SECONDS EAST, ALONG THE SOUTH INE OF SAID REMAINDER OF RESTRICTED RESERVE "F" COMMON WITH THE NORTH LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 31 36 FEET TO AN "X" CUT (SET) ALONG THE SOUTH INE OF A CURVE TO THE RIGHT,

THENCE, ALONG SAD CURVE TO THE RIGHT, HAVING A RADIUS OF 30 00 FEET A DELTA OF 58 DEGREES 29 MINUTES 28 SECONDS, A CHORD LENGTH OF 29 31 FEET, A CHORD BEANING OF NORTH 79 DEGREES 24 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 30 63 FEET TO AN "X" CUT (SET) ALONG THE SOUTH INE OF SAID RESTRICTED RESERVE "A" COMMON WITH THE NORTH INE OF HEREIN DESCRIBED TRACT,

THENCE, NORTH 50 DEGREES 09 MINUTES 36 SECONDS EAST A DISTANCE OF 6 35 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED TRACT AN "X" CUT (SET) ON THE NORTHWEST CORNER OF A TRACT OF LAND COMMONLY KNOWN AS LOT 20 OF SAD BLOCK 2, DEEDED TO SHERMONA SHOCKLEY, RECORDED UNDER C F NO 2018048348,FB CC F , COMMON WITH THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT,

THENCE, SOUTH 39 DEGREES 50 MINUTES 24 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAD LOT 20 COMMON WITH THE NORTHEAST LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 125 00 FEET TO THE NORTH LINE OF TUSCAN SHORES DRIVE (60 FEET WIDE, PER C F NO 20060040, (F BC C F ), SAD POINT ALSO BEING THE EASTERNMOST SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT,

THENCE, SOUTH 50 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 35 00 FEET ALONG THE NORTH HINE OF SAID TUSCAN SHORES DRIVE COMMON WITH THE SOUTHEAST IINE OF HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD WITH AN ALLPONT'S CAP FOUND ALONG A CURVE TO THE RIGHT

THENCE, ALONG SAD CURVE TO THE RIGHT, HAVING A RADIUS OF 25 00 FEET, A DELTA OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 84 DEGREES 50 MINUTES 24 SECONDS WEST, A CHORD LENGTH OF 35 36 FEET, FOR A DISTANCE OF 39 27 FEET TO A POINT ALONG THE NORTHEAST LINE OF SAID PALM HARBOR DRIVE, SAID POINT BEING THE WESTERNMOST SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT FROM WHICH A FOUND 5/8 INCH IRON ROD WITH ALLPOINTS CAP BEARS SOUTH 21 DEGREES 53 MINUTES, 0 3 FEET

THENCE, NORTH 39 DEGREES 50 MINUTES 24 SECONDS WEST, ALONG THE NORTHEAST INE OF SAID PALM HARBOR DRIVE COMMON WITH THE SOUTHWEST IINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 90 02 FEET TO A 5/8 INCH IRON ROD WITH AN ARTHUR CAP (SET) ON THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, ALONG SAID CURVE TO THE RIGHT, ALONG THE NORTHEAST LINE OF SAID PALM HARBOR DRIVE HAVING A RADIUS OF 270 00 FEET, A DELTA OF 02 DEGREES 07 MINUTES 06 SECONDS, A CHORD BEANING OF NORTH 38 DEGREES 46 MINUTES 51 SECONDS WEST, A CHORD LENGTH OF 9 98 FEET FOR A DISTANCE OF 9 98 FEET TO THE WESTERNMOST NORTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, CONTAINING 0 1761 ACRES (7,672



4054 TUSCAN SHORES DR  
MISSOURI CITY, TX 77459-0000

0000009451519

SQUARE FEET) OF LAND

5

FILED

2022 MAR 17 PM 2:17

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

6

8827 DALMATIAN WAY  
ROSHARON, TX 77583

00000009432964

**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: June 07, 2022

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

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

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

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

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

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

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

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



6

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

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



Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-17-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-17-22

8827 DALMATIAN WAY  
ROSHARON, TX 77583

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FORT BEND

**EXHIBIT "A"**

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

FILED

2022 MAR 17 PM 2:17

*Ann Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS



0000005622931

3502 AVENUE J  
ROSENBERG, TX 77471

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: June 07, 2022

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 14, 2005 and recorded in Document CLERK'S FILE NO. 2005031293 real property records of FORT BEND County, Texas, with CARLY CAPPER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARLY CAPPER, securing the payment of the indebtednesses in the original principal amount of \$89,294.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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



Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-17-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-17-22

3502 AVENUE J  
ROSENBERG, TX 77471

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FORT BEND

**EXHIBIT "A"**

LOT ONE (1), AND LOT TWO (2), IN BLOCK TWO (2), OF ANNEX NO. ONE TO THE TOBOLA SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 340 PAGE 252 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

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

8

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

## INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 17, 2018 and recorded under Clerk's File No. 2018094526, in the real property records of FORT BEND County Texas, with Andrew Z Hillis, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Gold Star Mortgage Financial Group, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Andrew Z Hillis, a single man securing payment of the indebtedness in the original principal amount of \$206,196.00 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 Andrew Z Hillis. 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 ELEVEN (11), IN BLOCK FOUR (4), OF LOST CREEK, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20040146, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

## SALE INFORMATION

Date of Sale: 06/07/2022 ✓

Earliest Time Sale Will Begin: 1:00 PM

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

FOR BEND COUNTY CLERK'S OFFICE  
FORT BEND COUNTY, TEXAS

2022 MAR 24 AM 8:08

FILED

## 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.

4

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

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

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

Executed on 03/21/2022.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: *Sandy Dasigenis*  
Printed Name: SANDY DASIGENIS

C&M No. 44-19-1604

9

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

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

**DEED OF TRUST INFORMATION:**

Date: 10/05/2012  
Grantor(s): LUIS A. ORANTES, A SINGLE MAN  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$115,008.00  
Recording Information: Instrument 2012116115  
Property County: Fort Bend  
Property: (See Attached Exhibit "A")  
Reported Address: 15334 TRINITY MEADOW DR, MISSOURI CITY, TX 77489

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

Date of Sale: Tuesday, the 7th day of June, 2022  
Time of Sale: 1:00PM or within three hours thereafter.  
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, 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.

P\*  
3376

FILED FOR RECORD  
NO \_\_\_\_\_ TIME 2:00 P.M.

MAR 24 2022

*Laura Richard*  
County Clerk Fort Bend Co. Texas

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

9


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

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

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

**Certificate of Posting**

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on MAR 24 2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

By: 

**Exhibit "A"**

LOT TWENTY-ONE (21), IN BLOCK TWO (2), OF COVENANT CREST SEC. 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20060068, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

FILED

2022 MAR 24 AM 9:57 10

NOTICE OF FORECLOSURE SALE

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

K-33430

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES IF YOU ARE OR 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 FORTY-SEVEN (47), IN BLOCK ONE (1), OF A REPLAT OF QUAIL BRIDGE GARDENS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO 829/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/01/2008 and recorded in Document 2008089100 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: 06/07/2022

Time: 01:00 PM

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

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

5. *Obligations Secured.* The Deed of Trust executed by BRYAN WILLIAMS AND TAMIKA STOOT, provides that it secures the payment of the indebtedness in the original principal amount of \$127,740.00, 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.

*[Signature]*

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

10

Certificate of Posting

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

FILED

2022 MAR 24 AM 10:19

22-012062

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)

Handwritten signature and stamp: FORT BEND COUNTY CLERK, FORT BEND COUNTY, TEXAS

Handwritten number: 833451

Deed of Trust Date: January 28, 2021	Original Mortgagor/Grantor: JOHN CALEB CARTEE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR LENNAR MORTGAGE, LLC FKA EAGLE HOME MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: NA Page: NA Instrument No: 2021015600	Property County: FORT BEND
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

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

Secures: Note in the original principal amount of \$251,942.00, executed by JOHN CARTEE and payable to the order of Lender.

Property Address/Mailing Address: 3115 CALLA LILY TRL, FORT BEND, TX 77406

Legal Description of Property to be Sold: LOT 48, BLOCK 1, OF MCCRARY MEADOWS SEC 2 PARTIAL REPLAT NO. 1 AND EXTENSION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20190240, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: June 07, 2022	Earliest time Sale will begin: 01:00 PM
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Place of sale of Property: At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Jeff Leva, Sandy Dasigenis, Lillian Poelker,



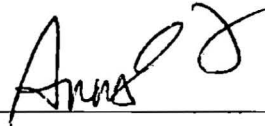
Megan L. Randle, Ebbie Murphy whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

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

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



\_\_\_\_\_  
SUBSTITUTE TRUSTEE

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

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

12

**NOTICE OF FORECLOSURE SALE**

Property: The Property to be sold is described as follows:  
  
LOT TWENTY-ONE (21), IN BLOCK ONE (1), OF WALNUT CREEK SECTION NINE, A SUBDIVISION IN FORT BENDY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAY THEREOF RECORDED IN PLAT NO. 20120064, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Security Instrument: Deed of Trust dated July 31, 2014 and recorded on August 11, 2014 as Instrument Number 2014086291 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: June 07, 2022, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by ASHLEY LENA NORFLEET AND BURTON NORFLEET secures the repayment of a Note dated July 31, 2014 in the amount of \$218,410.00. PENNYMAC LOAN SERVICES, LLC., whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Mortgage Servicer is representing Mortgagee under a servicing agreement, which permits Mortgage Servicer to collect the debt evidenced by the Note. The address of Mortgagee is:

PennyMac Loan Services, LLC  
P.O. Box 30597  
Los Angeles, CA 90030

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**

**FILED**  
2022 MAR 24 AM 11:33  
*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS



**MORTGAGEE OR MORTGAGE SERVICER.**

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

*Kirk Schwartz*



De Cubas, Lewis & Schwartz, PA  
Kirk Schwartz, Attorney at Law  
PO Box 771270  
Coral Springs, FL 33077

Substitute Trustee(s): ~~Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood and Auction.com employees, including but not limited to those listed herein~~  
c/o De Cubas, Lewis & Schwartz, PA  
PO Box 771270  
Coral Springs, FL 33077

Certificate of Posting

I, AMAR SOOD, declare under penalty of perjury that on the 24 day of MARCH, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

R#33507  
mv

2022 MAR 24 AM 11:46

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

13

0000009456328

4743 MONTCLAIR HILL LANE  
FRESNO, TX 77545

**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: June 07, 2022 ✓

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 09, 2009 and recorded in Document INSTRUMENT NO. 2009024866 real property records of FORT BEND County, Texas, with MARLON J. LEMUZ AND RUTH M. LEMUZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARLON J. LEMUZ AND RUTH M. LEMUZ, securing the payment of the indebtednesses in the original principal amount of \$98,188.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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



Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-24-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-24-22

4743 MONTCLAIR HILL LANE  
FRESNO, TX 77545

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0000009456328

FORT BEND

**EXHIBIT "A"**

LOT TWENTY-SEVEN (27), BLOCK ONE (1) OF ANDOVER FARMS SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050011 OF THE PLAT RECORDS, FORT BEND COUNTY, TEXAS.

13206 OAKWOOD DR  
NEEDVILLE, TX 77461

**FILED** R# 33507  
2022 MAR 24 AM 11:48  
*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS 0000009431008  
14

**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: June 07, 2022  
Time: The sale will begin at 1:00 PM or not later than three hours after that time.  
Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 07, 2016 and recorded in Document CLERK'S FILE NO. 2016139136 real property records of FORT BEND County, Texas, with MIKEL R MORPHIS AND LISA C MORPHIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MIKEL R MORPHIS AND LISA C MORPHIS, securing the payment of the indebtednesses in the original principal amount of \$260,022.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. RUSHMORE LOAN MANAGEMENT SERVICES LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



14

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

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



Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-24-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-24-22

13206 OAKWOOD DR  
NEEDVILLE, TX 77461

0000009431008

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0000009431008

FORT BEND

**EXHIBIT "A"**

A TRACT OF LAND, CONTAINING 5.00 ACRES KNOWN AS TRACT 3, OAKWOOD SUBDIVISION AN UNRECORDED SUBDIVISION OUT OF THE DAVID H. MILBURN SURVEY, ABSTRACT NO. 59, FORT BEND COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN THE NAME OF JULIA DELAHOSSAYE, ET VIR UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 20011123942 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY TEXAS (O.P.R.F.B.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON SAID F.B.C.C.F. NO. 20011123942 OF THE O.P.R.F.B.C.T.)

COMMENCING AT THE NORTHEAST CORNER OF BRAZOS BEND OAKS, PHASE TWO, AS RECORDED IN SLIDE NO. 1194A, OF THE FORT BEND COUNTY PLAT RECORDS;

THENCE, SOUTH, A DISTANCE OF 263.10 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, EAST, WITH THE SOUTH LINE OF TRACT 2, AS RECORDED IN THE NAME OF CHRISTOPHER L. LABAUVE AND KARIN MICHELLE KOCHIAN UNDER F.B.C.C.F. NO. 2011050859 OF THE O.P.R.F.B.C.T., PASSING AT A DISTANCE OF 728.08 FEET A 1/2 INCH IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 757.19 FEET TO A POINT IN OAKWOOD DRIVE (60. FOOT WIDE ROADWAY EASEMENT AS RECORDED IN VOLUME 672, PAGE 42 OF THE O.P.R.F.B.C.T.), BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH, WITH OAKWOOD DRIVE, BEING THE WEST LINE OF A TRACT 18, AS RECORDED IN THE NAME OF LARRY F. BLANKENSHIP ET UX, IN VOLUME 682, PAGE 1 OF THE O.P.R.F.B.C.T., A DISTANCE OF 287.64 FEET TO A POINT AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WEST, WITH THE NORTH LINE OF TRACT 4, AS RECORDED IN THE NAME OF GERALD YAX ET UX UNDER F.B.C.C.F. NO. 2016066528 OF THE O.P.R.F.B.C.T., PASSING AT A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 757.19 FEET TO A FENCE POST AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH, WITH THE EAST LINE OF THE AFOREMENTIONED BRAZOS BEND OAKS, PHASE TWO, A DISTANCE OF 287.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND.

FILED

PA 33507  
mv

2022 MAR 24 AM 11:48

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*Quinn DePaul*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

0000009460825

9518 COATSWORTH DRIVE  
SUGAR LAND, TX 77498

**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: June 07, 2022 ✓

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 2014 and recorded in Document CLERK'S FILE NO. 2014137625 real property records of FORT BEND County, Texas, with SYED ZEESHAN ALI JAFRI AND KANEEZ HAIDER RIZVI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SYED ZEESHAN ALI JAFRI AND KANEEZ HAIDER RIZVI, securing the payment of the indebtednesses in the original principal amount of \$176,739.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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





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



Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-24-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-24-22

9518 COATSWORTH DRIVE  
SUGAR LAND, TX 77498

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FORT BEND

**EXHIBIT "A"**

LOT EIGHTEEN (18), BLOCK ONE (1), OF KINGSBRIDGE VILLAGE, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20040239, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

FILED

2022 MAR 25 AM 10:40

*Ann F. ...*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

16  
24031

### Notice of Substitute Trustee Sale

T.S. #: 22-5986

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 6/7/2022  
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM  
Place: Fort Bend County Courthouse in Richmond, Texas, at the following location: Fort Bend County Travis Building, 301 Jackson Street, Richmond, TX 77469 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 Six (6), in Block One (1), of Waterview Estates, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No(s). 20050191, 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 10/31/2012 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk’s File No 2012126167 recorded on 11/2/2012 of the Real Property Records of Fort Bend County, Texas.

19814 POND ARBOR PATH  
RICHMOND Texas 77469

Trustor(s): CHARINA GOROSTIZA Original Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for GONZALES AND EMANUEL V GONZALES Residential Mortgage Solutions, Inc., a Maryland corporation, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: PLANET HOME LENDING, LLC Loan Servicer: Planet Home Lending, LLC

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

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

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T.S. #: 22-5986

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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 CHARINA GOROSTIZA GONZALES AND EMANUEL V GONZALES, WIFE AND HUSBAND. 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 \$149,607.00, executed by CHARINA GOROSTIZA GONZALES AND EMANUEL V GONZALES, WIFE AND HUSBAND, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for

Residential Mortgage Solutions, Inc., a Maryland corporation, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CHARINA GOROSTIZA GONZALES AND EMANUEL V GONZALES, WIFE AND HUSBAND to CHARINA GOROSTIZA GONZALES AND EMANUEL V GONZALES. PLANET HOME LENDING, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

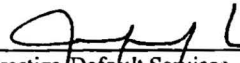
**PLANET HOME LENDING, LLC**  
321 Research Parkway  
Meriden, Connecticut 06450-8301  
(855) 884-2250

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T.S. #: 22-5986

Dated: 3-25-22

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



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Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Website: AUCTION.COM

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

FILED

2022 MAR 29 AM 9:24

**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.

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

R35130  
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1. *Property to Be Sold.* The property to be sold is described as follows: DESCRIPTION OF 0.500 ACRES OF LAND BEING THE SAME TRACT DEEDED TO JERRY C. STEFFEK RECORDED IN VOLUME 452, PAGE 262 IN THE H. AND T.C. RR. COMPANY SECTION 36, ABSTRACT 464 FORT BEND COUNTY, TEXAS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE WEST CORNER, SAID POINT BEING THE SOUTH CORNER OF THE JIMMIE PEKAR 0.3 ACRE TRACT RECORDED IN COUNTY CLERK FILE 9531536, AND SAID POINT BEING IN THE NORTHEASTERLY LINE OF KOSTELNIK ROAD;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THE JIMMIE PEKAR TRACT, AT 131 FEET PASS AN OVERHEAD POWER LINE, AT 135.00 FEET PASS A 5/8 INCH IRON ROD FOUND FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 150.00 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF A DITCH AND ALONG THE SOUTHWESTERLY LINE OF A CALL 12.449 ACRE TRACT TO NEEDVILLE I.S.D. RECORDED IN VOLUME 2234, PAGE 2104, 145.20 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AT 15 FEET PASS A 2 INCH IRON PIPE FOUND, AT 19 FEET PASS AN OVERHEAD POWER LINE, IN ALL A TOTAL DISTANCE OF 150.00 FEET TO A ONE INCH IRON PIPE FOUND;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE BEARING REFERENCE LINE FOR THIS DESCRIPTION AND SURVEY PLAT AND ALONG THE NORTHEASTERLY LINE OF KOSTELNIK ROAD, 145.20 FEET RETURNING TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/21/2014 and recorded in Document 2014080513 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: 06/07/2022

Time: 10:00 AM

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

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

5. *Obligations Secured.* The Deed of Trust executed by LILLIAN A. STEFFEK, provides that it secures the payment of the indebtedness in the original principal amount of \$177,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

Cooper

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  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

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Certificate of Posting

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

FILED

2022 MAR 29 AM 9:24

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

R 35130  
18

**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-FIVE (25), IN BLOCK THIRTY-TWO (32), OF MISSION BEND, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS AND FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 275, PAGE 110, MAP RECORDS OF HARRIS COUNTY, TEXAS AND IN VOLUME 22, PAGE 13, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (SUBJECT PROPERTY LYING WHOLLY WITHIN FORT BEND COUNTY, TEXAS.)

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/12/2014 and recorded in Document 2014049665 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: 06/07/2022

Time: 10:00 AM

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

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

**5. Obligations Secured.** The Deed of Trust executed by ISAAC P CHANDLER AND BARBRA CHANDLER, provides that it secures the payment of the indebtedness in the original principal amount of \$165,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** AMERICAN ADVISORS GROUP obtained a Order from the 458th District Court of Fort Bend County on 02/08/2022 under Cause No. 21-DCV-286219. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

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

Certificate of Posting

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



FILED

2022 MAR 29 AM 9:24

**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.

235130  
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1. *Property to Be Sold.* The property to be sold is described as follows: LOT ELEVEN (11), IN BLOCK FIVE (5), OF MISSION WEST, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/07/2004 and recorded in Document 2004045767 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: 06/07/2022  
Time: 01:00 PM  
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. *Obligations Secured.* The Deed of Trust executed by EFRAIN RODRIGUEZ AND MARIBEL RODRIGUEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$106,160.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

Certificate of Posting

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

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FILED

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
MOORE, CHRISTOPHER AND GUERRERO, VANESSA  
2150 BRAVOS MANOR LANE, FRESNO, TX 77545

FHA 512-3107703-703-203B

Firm File Number: 22-03

2022 MAR 30 AM 10:56

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**NOTICE OF TRUSTEE'S SALE**

*Sandy Dasigenis*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

WHEREAS, on September 28, 2018, CHRISTOPHER J MOORE AND VANESSA MOORE AND GUERRERO, VANESSA, as Grantor(s), executed a Deed of Trust conveying to RANDALL C PRESENT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD. 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 2018110919, 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, June 7, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Fort Bend 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 54, BLOCK 3, OF CAMBRIDGE FALLS SEC 10, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170168 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 2150 BRAVOS MANOR LANE  
FRESNO, TX 77545  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

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

*Sandy Dasigenis*  
SUBSTITUTE TRUSTEE  
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Anna Stewart,  
David Barry, Byron Sewart, Keith Wolfshohl, Helen  
Henderson or Patricia Poston  
c/o Law Office of Gerald M. Shapiro, LLP  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
(713) 462-2565

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

FILED

2430501  
mv

2022 MAR 31 PM 12:53

21

*Ann Peters*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

0000009461096

14807 ALDERWICK DR.  
SUGAR LAND, TX 77498

**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: June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 15, 2015 and recorded in Document CLERK'S FILE NO. 2016001252; AS AFFECTED BY LOAN MODIFICATION AGREEMENT 2018113213 real property records of FORT BEND County, Texas, with PEDRO GONZALEZ AND PAULA GONZALEZ RODRIGUEZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by PEDRO GONZALEZ AND PAULA GONZALEZ RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$189,175.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



NTSS0000009461096

21

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

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



Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-31-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-31-22

14807 ALDERWICK DR  
SUGAR LAND, TX 77498

0000009461096

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FORT BEND

**EXHIBIT "A"**

LOT ONE (1), IN BLOCK ONE (1) 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 PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

R#36501  
mm

2022 MAR 31 PM 12:54

22

*Ann Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

0000009460239

22731 W. WATERLAKE DRIVE  
RICHMOND, TX 77469

**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: June 07, 2022

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

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

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

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

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

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

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

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



22

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

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



Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-31-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-31-22



22731 W. WATERLAKE DRIVE  
RICHMOND, TX 77469

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FORT BEND

**EXHIBIT "A"**

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

FILED

2022 MAR 31 PM 2:18

23

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/19/2014

**Grantor(s)/Mortgagor(s):**  
QUANESHIA MAYS, A SINGLE WOMAN

*Anna Sewart*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

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

**Recorded in:**  
Volume: N/A  
Page: N/A  
Instrument No: 2014090039

**Property County:**  
FORT BEND

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

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

**Legal Description:** LOT TWENTY-TWO (22), IN BLOCK THREE (3), OF HUNTERS GREEN, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S.) 554/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** 6/7/2022

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

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

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

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

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

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

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

**service to the sender of this notice immediately.**

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

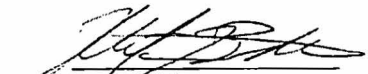
**MH File Number:** TX-22-81545-POS  
**Loan Type:** FHA

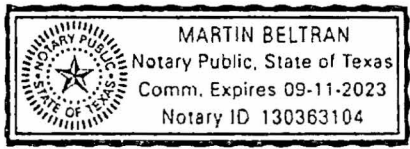
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STATE OF TEXAS  
COUNTY OF Harris §

Before me, the undersigned Notary Public, on this day personally appeared Anna Stewart as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 31<sup>ST</sup> day of March 2022

  
Notary Public  
Signature



FILED

24

2022 APR -7 AM 10:32

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

*Shirley P. ...*

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated January 27, 2004 and recorded under Clerk's File No. 2004021605, in the real property records of FORT BEND County Texas, with Kenneth Kirk Mayes, Elizabeth Mayes, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Amerigroup Mortgage Corporation, a division of Mortgage Investors Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kenneth Kirk Mayes, Elizabeth Mayes, Husband and Wife securing payment of the indebtedness in the original principal amount of \$185,800.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Kenneth Kirk Mayes, Elizabeth Mayes . NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT 27, BLOCK 4, SEDONA CREEK, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2185/B AND 2186/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.**

**BEING THE SAME PROPERTY CONVEYED TO KENNETH KIRK MAYES AND ELIZABETH MAYES BY DEED FROM KB HOME LOAN STAR LP, RECORDED 3/25/2003 IN DOCUMENT 2003037965.**

**SALE INFORMATION**

**Date of Sale: 06/07/2022**

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

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

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Lillian Poelker, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

Executed on 04/06/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: *Sandy Dasigenis*  
Printed Name: SANDY DASIGENIS

C&M No. 44-22-0670

FILED

2022 APR -7 AM 10: 33

TS No.: 2022-00101-TX  
22-000028-673

Notice of [Substitute] Trustee Sale

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

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1. Date, Time and Place of Sale.

Date: 06/07/2022

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

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

Property Address: 2114 BRIGHT MEADOWS DR, MISSOURI CITY, TX 77489

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

3. **Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/31/2006 and recorded 04/05/2006 in Document 2006039695 , real property records of Fort Bend County, Texas, with **ERIC CALVIN AND MICHELLE CALVIN, HUSBAND AND WIFE, AND THELMA MONETTE AN UNMARRIED PERSON** grantor(s) and **HOMEcomings FINANCIAL NETWORK, 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 **ERIC CALVIN AND MICHELLE CALVIN, HUSBAND AND WIFE, AND THELMA MONETTE AN UNMARRIED PERSON**, securing the payment of the indebtedness in the original principal amount of **\$112,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS4** is the current mortgagee of the note and deed of trust or contract lien.



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### Notice of [Substitute] Trustee Sale

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

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

**LOT NINETY SIX (96) IN BLOCK SEVENTEEN (17) OF MEADOWCREEK SUBDIVISION, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22 PAGE 43 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS**

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

**C/O PHH Mortgage Corporation  
1 Mortgage Way Mt. Laurel, NJ 08054  
Phone: 877-744-2506**

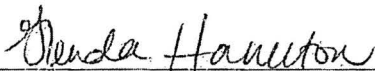
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**Notice of [Substitute] Trustee Sale**

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

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

**Date:** April 4, 2022



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

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

I am SANDY DASIGENIS Certificate of Posting whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on APRIL 7, 2022 I filed this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.





FILED

2022 APR -7 AM 11:00

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20-055568

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)

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39443

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

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

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

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

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

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

Date of Sale: June 07, 2022	Earliest time Sale will begin: 1:00PM
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Place of sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, AMERIHOM MORTGAGE COMPANY, LLC, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com whos address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt or Patricia Poston whos 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 *AMERIHOMER MORTGAGE COMPANY, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

FILED

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✓

2022 APR -7 AM 11:00

22TX373-0433  
21911 RIVERGATE CT, RICHMOND, TX 77469

*Shirley A. ...*  
SHERIFF  
FORT BEND COUNTY TEXAS

P 39443  
P

**NOTICE OF FORECLOSURE SALE**

Property: The Property to be sold is described as follows:  
  
LOT TWENTY-SIX (26), IN BLOCK THREE (3), OF RIVERPARK WEST, SECTION FIVE (5), AMENDING PLAT, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2111/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated January 20, 2017 and recorded on January 26, 2017 as Instrument Number 2017009172 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: June 07, 2022, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

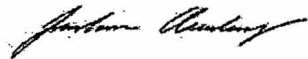
Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas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

Obligation Secured: The Deed of Trust executed by MISHHELL SPARKS secures the repayment of a Note dated January 20, 2017 in the amount of \$222,271.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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



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



Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Stewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle and Auction.com employees, including but not limited to those listed herein  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

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

FILED

2#39447

2022 APR -7 AM 11:09

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*John Fisher*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

0000006433684

15518 APPLERIDGE DRIVE  
MISSOURI CITY, TX 77489

**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: June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 19, 2000 and recorded in Document CLERK'S FILE NO. 2000062053; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2014106670 real property records of FORT BEND County, Texas, with CHERYL ANGTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR STERLING CAPITAL MORTGAGE COMPANY, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHERYL ANGTON, securing the payment of the indebtednesses in the original principal amount of \$102,648.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



NTSS0000006433684

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

*Il sb*

Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-7-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

*Brian Cormier*

Declarants Name: Brian Cormier

Date: 4-7-22

15518 APPLERIDGE DRIVE  
MISSOURI CITY, TX 77489

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FORT BEND

**EXHIBIT "A"**

LOT NINE (9) IN BLOCK ONE (1) OF AMENDED PLAT OF REPLAT BRIARGATE, SECTION THIRTEEN (13), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 783/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS



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

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

**DEED OF TRUST INFORMATION:**

Date: 05/10/2013  
Grantor(s): CHRISTINA REYNA, AN UNMARRIED WOMAN, 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: \$143,256.00  
Recording Information: Instrument 2013058730  
Property County: Fort Bend  
Property: (See Attached Exhibit "A")  
Reported Address: 4807 TULIP TRAIL LANE, RICHMOND, TX 77469

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

Date of Sale: Tuesday, the 7th day of June, 2022  
Time of Sale: 1:00PM or within three hours thereafter.  
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, 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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2022 APR -7 AM 11:21

FORTE BEND COUNTY CLERK

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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.

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

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

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

**Certificate of Posting**

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on APR 07 2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

By: 

**Exhibit "A"**

LOT TWO (2), BLOCK TWO (2), OF SUNRISE MEADOW, SECTION 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT PLAT NO(S). 20110205 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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FILED

2022 APR 11 PM 1:19

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2027 STEAMBOAT  
SUGARLAND, TX 77478

0000006237853

*[Handwritten Signature]*  
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: June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 31, 2000 and recorded in Document CLERK'S FILE NO. 2000043932; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2008111798 real property records of FORT BEND County, Texas, with WILLIAM M. EATON AND SANDRA D. EATON, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM M. EATON AND SANDRA D. EATON, securing the payment of the indebtednesses in the original principal amount of \$104,910.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



NTSS0000006237853

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

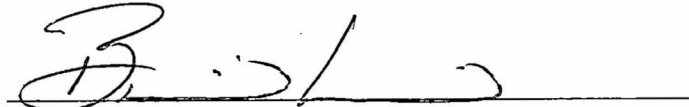
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, TIM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



Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-11-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 4-11-22

2027 STEAMBOAT  
SUGARLAND, TX 77478

0000006237853

0000006237853

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FORT BEND

**EXHIBIT "A"**

LOT SEVEN (7), PLUS THE NORTH FIVE (5) FEET OF LOT EIGHT (8), IN BLOCK TEN (10), OF THE HIGHLANDS, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 19 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

1930 HERRINGBONE DR  
MISSOURI CITY, TX 77489

FILED

2022 APR 11 PM 1:20

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: June 07, 2022

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 30, 2012 and recorded in Document CLERK'S FILE NO. 2012045347 real property records of FORT BEND County, Texas, with TALLIE S RAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, mortgagee.

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

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

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

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



1930 HERRINGBONE DR  
MISSOURI CITY, TX 77489

32 0000006771638

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

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

*Israel Saucedo*

Israel Saucedo

**Certificate of Posting**

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-11-22 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

*Brian Cormier*

Declarants Name: Brian Cormier

Date: 4-11-22

1930 HERRINGBONE DR  
MISSOURI CITY, TX 77489

0000006771638

0000006771638

32 FORT BEND

EXHIBIT "A"

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



FILED

C&M No. 44-21-0882/ FILE NOS

2022 APR 12 AM 11:21

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

*Per 4/12/21*  
*33*

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated August 20, 2015 and recorded under Clerk's File No. 2015094692, in the real property records of FORT BEND County Texas, with Jason Arthur Hollen and Kristyn Ann Hollen, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending Ventures, LLC dba Highland Loansource, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jason Arthur Hollen and Kristyn Ann Hollen, husband and wife securing payment of the indebtedness in the original principal amount of \$405,000.00 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 Jason Arthur Hollen and Kristyn Ann Hollen. RoundPoint Mortgage Servicing Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. RoundPoint Mortgage Servicing Corporation is acting as the Mortgage Servicer for the Mortgagee. RoundPoint Mortgage Servicing Corporation, is representing the Mortgagee, whose address is: 446 Wrenplace Road, Fort Mill, SC 29715.

**Legal Description:**

**LOT 6, BLOCK 1, OF LONG MEADOW FARMS SEC 34, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20140048, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 06/07/2022**

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

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

**TERMS OF SALE**

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

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



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

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 33

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Jeff Leva, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Lillian Poelker, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

Executed on 04/08/2022.

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

Posted and filed by: *Sandy Dasigenis*  
Printed Name: SANDY DASIGENIS

C&M No. 44-21-0882

FILED

34

2022 APR 14 AM 8:51

Our Case No. 22-02061-FC

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

*John Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*NA 42036*

THE STATE OF TEXAS  
COUNTY OF FORT BEND

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

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

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

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

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

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

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

**Date of Sale:** JUNE 7, 2022

**Property County:** FORT BEND

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

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

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

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

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

~~The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does  
hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jeff Leva, Sandy Dasigenis,  
Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Marinosci Law Group PC, Carl Meyers, Leb Kemp, Traci~~

34

Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, JUNE 7, 2022 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471

as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, 4/11/22

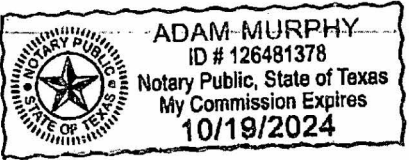
MARINOSCI LAW GROUP PC

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 11 day of APRIL 2022, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



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

35  
FILED  
2022 APR 14 AM 10:32  
RH2136  
mv

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

APPOINTED  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated February 21, 2020 and recorded under Clerk's File No. 2020023598, in the real property records of FORT BEND County Texas, with Karen A Darmer as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for NewRez LLC d/b/a NewRez Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Karen A Darmer securing payment of the indebtedness in the original principal amount of \$296,804.00 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 Karen A Darmer. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT 42, IN BLOCK 1, OF CINCO RANCH WEST SECTION 24, AN ADDITION TO THE CITY OF KATY, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 2481/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 06/07/2022**

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

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

**TERMS OF SALE**

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

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



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

35

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

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

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Lillian Poelker, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on 04/12/2022.

/s/ Aaron J. Demuth SBOT No. 24111076, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: *Sandy Dasigenis*  
Printed Name: SANDY DASIGENIS

C&M No. 44-22-0706



Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 22-26451

**FILED**  
2022 APR 14 AM 10:33  
R# 42130

34

*John Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 2/22/2001, Jose V. Garcia joined herein by his/her spouse Maria V. Garcia pro forma, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Ron Harpole, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS") as beneficiary, as nominee for Sterling Capital Mortgage Company, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$70,443.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS") as beneficiary, as nominee for Sterling Capital Mortgage Company, which Deed of Trust is Recorded on 2/27/2001 as Volume 2001015933, Book , Page , Loan Modification recorded on 2/20/2019 as Instrument No. 2019016783 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 14, Block 10, Tara Section 3, according to Map or Plat thereof Recorded in Volume 30, Page 2, of the Map Records of Fort Bend County, Texas.**

Commonly known as: **6919 HARPERS DRIVE, RICHMOND, TX 77469**

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

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

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **6/7/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSTON ST., RICHMOND, TX (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



4746256

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.

34

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 4/12/2022

WITNESS, my hand this 4/14/22



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Anna Sewart or David Barry or Byron Sewart or  
Keith Wolfshohl or Helen Henderson or Patricia  
Poston, Jeff Leva, Sandy Dasigenis, Lillian  
Poelker, Megan L. Randle, Ebbie Murphy  
  
C/O Carrington Foreclosure Services, LLC  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***



8002 Montesa Court, Sugar Land, TX 77478

37

**FILED**  
2022 APR 14 AM 10:33  
2#42134  
22-002080  
*Shirley R. ...*  
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: 06/07/2022 ✓  
Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Fort Bend County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/23/2004 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2005001299, with Geraldine Morgan (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, an Arizona Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Geraldine Morgan, securing the payment of the indebtedness in the original amount of \$133,841.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 68, IN BLOCK 5, OF MISSION BEND, SAN MIGUEL, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 32, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



4746253

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:

3476 Stateview Blvd.  
Fort Mill, SC 29715

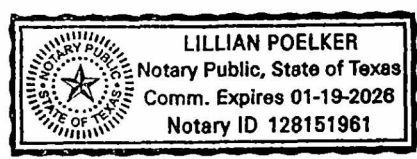
*Sandy Dasigenis*

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

STATE OF Texas  
COUNTY OF Harris

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of April, 2022.



*Lillian Poelker*  
NOTARY PUBLIC in and for

\_\_\_\_\_ COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is SANDY DASIGENIS, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on APRIL 14, 2022 I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse this notice of sale.

*Sandy Dasigenis*  
Declarants Name: SANDY DASIGENIS  
Date: 4/14/22

FILED

2022 APR 14 AM 10:34

22-003758

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

2442136

38

13403 Lakemeade Court, Sugar Land, TX 77478

**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: 06/07/2022

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

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

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 23, 2005 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2005107650 with Dicqie Looney and Kenneth W. Looney (grantor(s)) and Centex Home Equity Company, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Dicqie Looney and Kenneth W. Looney, securing the payment of the indebtedness in the original amount of \$406,778.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Bank Of New York Mellon F/K/A The Bank Of New York As Successor in Interest to JP Morgan Chase Bank, N.A., as Indenture Trustee for Newcastle Mortgage Securities Trust 2006-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT ONE HUNDRED TWENTY-FIVE (125), IN BLOCK TWO (2), OF ORCHARD LAKE ESTATES, SECTION ONE (1), A SUBDIVISION, IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 2127/B, 2128/A&B, 2129/A&B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



4746247

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

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The Bank Of New York Mellon F/K/A The Bank Of New York As Successor in Interes to JP Morgan Chase Bank, N.A., as Indenture Trustee for Newcastle Mortgage Securities Trust 2006-1  
350 Highland Dr  
Lewisville, TX 75067

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 Phillip Traynor Esq OR Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067, 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.**

4/13/22  
Executed on

*James E. Albertelli*  
James E. Albertelli, P.A.  
Phillip Traynor, Esq.  
Gabrielle Davis, Esq.  
2201 W. Royal Ln, Suite 155  
Irving, TX 75063

4/14/22  
Executed on

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

**CERTIFICATE OF POSTING**

My name is SANDY DASIGENIS, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on APRIL 14, 2022 I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse this notice of sale.

*Sandy Dasigenis*  
Declarants Name: SANDY DASIGENIS  
Date: 4/14/22

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
JOHNSON, RACHEL  
2119 LAWN CREST DRIVE, MISSOURI CITY, TX 77489

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

FILED  
2022 APR 14 AM 10:35

RH 42138

*Sandy Dasigenis*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 12, 2019, RACHEL M. JOHNSON, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN AND GRAHAM, L.L.P., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019062877, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 7, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Fort Bend 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 THREE (3), OF MEADOW CREST, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 2567/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

*Sandy Dasigenis*

SUBSTITUTE TRUSTEE  
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Anna Sewart,  
David Barry, Byron Sewart, Keith Wolfshohl, Helen  
Henderson or Patricia Poston  
c/o Law Office of Gerald M. Shapiro, LLP  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
(713) 462-2565

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

FILED

DATE: April 14, 2022

MD

2022 APR 20 AM 10:39

DECLARATION OF CONDOMINIUM REGIME:

*Paul Richard*  
COURT CLERK  
FORT BEND COUNTY TEXAS

Date: October 20, 1983

Declarant: Standard Pacific of Texas, Inc., a California Corporation, Developer

Declarant's County: Fort Bend County, Texas

Beneficiary: 2711 Grant's Lake Homeowners' Association, Inc.

Agent: Bartley & Spears, P.C.

Recording Information: Clerk's File No. 51693

PROPERTY: Unit Number Two Hundred One (201), in Building lettered "T" the appurtenances thereto, and the space encompassed by the boundaries thereof, and an undivided 1.572 percent ownership interest in the common elements, located in and being a part of STANDARD PACIFIC HOMES at GRANT'S LAKE, PHASE TWO (II), out of a Replat of Grant's Lake Condominium Units, Reserve "E", a Condominium Regime in Fort Bend County, Texas, as fully described and defined in the Condominium Declaration for the said STANDARD PACIFIC HOMES at GRANT'S LAKE, PHASE II, together with survey plats, by-laws and exhibits attached thereto, as recorded in Volume 1407, Page 45, of the Official Public Records of Fort Bend County, Texas, and in Volume 32, Page 18, of the Plat Records, of Fort Bend County, Texas.

OWNER: COPELIN REVOCABLE TRUST

DATE OF SALE OF PROPERTY: June 7, 2022 ✓

EARLIEST TIME OF SALE: 1:00 p.m. or within three (3) hours thereafter.

PLACE OF SALE OF PROPERTY: Fort Bend County Fairgrounds - Building C  
4130 Highway 36 South  
Rosenberg, Texas 77471

TERMS OF SALE: Cash subject to superior liens as set out in the Declaration of Covenants, Conditions and Restrictions or Condominium Declaration or provided by law.

Because of default by Owner in performance of the obligations of the Declaration of Condominium Regime, Agent 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 assessment lien set out in the Declaration of Condominium Regime. The

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sale will begin at the earliest time stated above or within three hours after that time.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. YOU MAY HAVE SPECIAL RIGHTS OR RELIEF RELATED TO THE ENFORCEMENT ACTION UNDER FEDERAL LAW, INCLUDING THE SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. APP. SECTION 501 ET SEQ.), IF THE OWNER IS SERVING ON ACTIVE MILITARY DUTY.

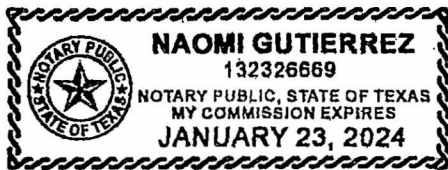
EXECUTED this 14 day of April, 2022.

BARTLEY & SPEARS, P.C.

By: [Signature]  
Richard E. Bartley, Agent for  
2711 Grant's Lake Homeowners' Association,  
Inc.

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledge before me on the 14<sup>th</sup> day of April, 2022, by Richard E. Bartley of Bartley & Spears, P.C., Agent for 2711 Grant's Lake Homeowners' Association, Inc..



[Signature]  
NOTARY PUBLIC, State of Texas



41

28811 CRESTED BUTTE DR  
KATY, TX 77494

0000008789265

**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: June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 02, 2016 and recorded in Document CLERK'S FILE NO. 2016098049 real property records of FORT BEND County, Texas, with JENNIFER LORI BOLDEN AND MARK BOLDEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER LORI BOLDEN AND MARK BOLDEN, securing the payment of the indebtednesses in the original principal amount of \$202,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST 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. TRUIST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TRUIST BANK  
1001 SEMMES AVENUE  
MAIL CODE RVW 3014  
RICHMOND, VA 23224

FILED FOR RECORD  
NO \_\_\_\_\_ TIME 8:46 P.M.

APR 21 2022

*Jana Richard*  
County Clerk Fort Bend Co. Texas





28811 CRESTED BUTTE DR  
KATY, TX 77494

41 0000008789265

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

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

*Is sub*

Israel Saucedo

Certificate of Posting

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

*Anna Sewart*

Anna Sewart, Substitute Trustee

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

Date: 4/21/22

28811 CRESTED BUTTE DR  
KATY, TX 77494

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0000008789265

FORT BEND



LOT FIFTEEN (15), IN BLOCK TWO (2), OF FIRETHORNE WEST SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20110186 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

42

25002 FALLING WATER ESTATE  
KATY, TX 77494

0000009456658

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: June 07, 2022

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 25, 2012 and recorded in Document CLERK'S FILE NO. 2012057120 real property records of FORT BEND County, Texas, with CHRISTOPHER L REILLY AND YVETTE M REILLY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTOPHER L REILLY AND YVETTE M REILLY, securing the payment of the indebtednesses in the original principal amount of \$625,000.00. and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ALLY BANK D/B/A ALLY BANK CORP. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD  
NO \_\_\_\_\_ TIME 8:46 PM

APR 21 2022

Laura Richard  
County Clerk Fort Bend Co. Texas



42

25002 FALLING WATER ESTATE  
KATY, TX 77494

00000009456658

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, ANNA SEWART, DAVID BARRY, BYRON SEWART, HELEN HENDERSON, NICK FRAME, AUSTIN DUBOIS, CHEYANNE TROUTT OR PATRICIA POSTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Il sb*

Israel Saucedo

**Certificate of Posting**

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

*Anna Sewart*

Declarants Name: Anna Sewart, Substitute Trustee

Date: 4/21/22

25002 FALLING WATER ESTATE  
KATY, TX 77494

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FORT BEND



LOT 23, BLOCK 1, CINCO RANCH WEST, SEC. 22, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2480/A, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

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LOT 13 BLOCK 1  
LAKES OF WILLIAMS RANCH  
RICHMOND, TX 77469

00000009462763

**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: June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 20, 2019 and recorded in Document CLERK'S FILE NO. 2019147447 real property records of FORT BEND County, Texas. with MIKE O OGBEBOR AND GALIA A OGBEBOR, grantor(s) and FIRST UNITED BANK & TRUST COMPANY, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MIKE O OGBEBOR AND GALIA A OGBEBOR, securing the payment of the indebtednesses in the original principal amount of \$1,180,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY 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. FIRST UNITED BANK & TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK & TRUST  
1400 WEST MAIN  
DURANT, OK 74701

FILED FOR RECORD  
NO \_\_\_\_\_ TIME 8:46 P.M.

APR 21 2022

*Laura Richard*  
County Clerk Fort Bend Co. Texas



LOT 13 BLOCK I  
LAKES OF WILLIAMS RANCH  
RICHMOND, TX 77469

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0000009462763

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, ANNA SEWART, DAVID BARRY, BYRON SEWART, HELEN HENDERSON, NICK FRAME, AUSTIN DUBOIS, CHEYANNE TROUTT OR PATRICIA POSTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Is Sa*

Israel Saucedo

Certificate of Posting

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

*Anna*

Anna Sewart, Substitute Trustee

Declarants Name:

Date: 4/21/22

LOT 13 BLOCK 1  
LAKES OF WILLIAMS RANCH  
RICHMOND, TX 77469

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0000009462763

FORT BEND



LOT THIRTEEN (13), IN BLOCK ONE (1), OF LAKES OF WILLIAMS RANCH, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060158 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



44

19218 EDGE MANOR LANE  
RICHMOND, TX 77407

00000009466723

**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: June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 25, 2009 and recorded in Document CLERK'S FILE NO. 2009094674; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2013116627 AND 2020146652 real property records of FORT BEND County, Texas. with JOAN E GRAVES, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOAN E GRAVES, securing the payment of the indebtednesses in the original principal amount of \$217,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD  
NO \_\_\_\_\_ TIME 8:46 PM

APR 21 2022

*Jana Richard*  
County Clerk Fort Bend Co. Texas



19218 EDGE MANOR LANE  
RICHMOND, TX 77407

44 0000009466723

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, ANNA SEWART, DAVID BARRY, BYRON SEWART, HELEN HENDERSON, NICK FRAME, AUSTIN DUBOIS, CHEYANNE TROUTT OR PATRICIA POSTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Is se*

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 2, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

*Anna Sewart*

Declarants Name: Anna Sewart, Substitute Trustee

Date: 4/2/22

19218 EDGE MANOR LANE  
RICHMOND, TX 77407

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0000009466723

FORT BEND



LOT 9, BLOCK TWO (2), OF GRAND MISSION SEC. 15, A SUBDIVISION IN FORT BEND COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT OF RECORD IN PLAT NO. 20060162 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

45

9231 WHEATFIELD LANE  
ROSENBERG, TX 77469

00000009473513

**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: June 07, 2022 /  
Time: The sale will begin at 1:00 PM or not later than three hours after that time.  
Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 25, 2013 and recorded in Document CLERK'S FILE NO. 2013078549; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019094054 real property records of FORT BEND County, Texas, with LUPE J RAMIREZ AND MARIA T RAMIREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LUPE J RAMIREZ AND MARIA T RAMIREZ, securing the payment of the indebtednesses in the original principal amount of \$240,708.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 2:46 P.M.

APR 21 2022

Laura Richard  
County Clerk Fort Bend Co. Texas



9231 WHEATFIELD LANE  
ROSENBERG, TX 77469

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0000009473513

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, ANNA SEWART, DAVID BARRY, BYRON SEWART, HELEN HENDERSON, NICK FRAME, AUSTIN DUBOIS, CHEYANNE TROUTT OR PATRICIA POSTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Il se*

Israel Saucedo

Certificate of Posting

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

*Anna Sewart*

Anna Sewart, Substitute Trustee

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

Date: 4/21/22

9231 WHEATFIELD LANE  
ROSENBERG, TX 77469

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FORT BEND



LOT 27, BLOCK 2, BONBROOK PLANTATION SOUTH SECTION FOUR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS.  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120200, PLAT RECORDS OF FORT BEND  
COUNTY, TEXAS.

SELECT PORTFOLIO SERVICING, INC. (SPS)  
QUEIRI, ALA  
7423 ROSEPATH LANE, RICHMOND, TX 77469

CONVENTIONAL  
Firm File Number: 22-037693

46

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 29, 2005, ALA M. QUEIRI, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to JOE E. SHAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WMC MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2005079932, 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, June 7, 2022 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Fort Bend 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 SIXTEEN (16), IN BLOCK ONE (1), OF LAKEMONT SEC. 10, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 20040043 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 7423 ROSEPATH LANE  
RICHMOND, TX 77469  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE  
J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET  
BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

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

  
SUBSTITUTE TRUSTEE

Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Patricia Poston, Austin DuBois, Nick Frame and Cheyanne Troutt  
c/o Law Office of Gerald M. Shapiro, LLP  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
(713) 462-2565

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

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 2:46 P.M.

APR 21 2022

  
County Clerk Fort Bend Co, Texas

NOTICE OF SUBSTITUTE TRUSTEE SALE

47

**Deed of Trust Date:**  
10/20/2003

**Grantor(s)/Mortgagor(s):**  
RENA M. ARLINE, A MARRIED WOMAN AND  
TERRIENCE C. ARLINE

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

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2003153758

**Property County:**  
FORT BEND

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

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

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF. (PARCEL  
NUMBER 4600-00-666-00800-907) (VIN NUMBER CV03AL0260749 A/B)

**Date of Sale:** 6/7/2022

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

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

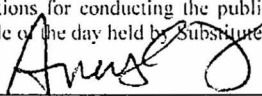
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The  
sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

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

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

**FILED FOR RECORD**  
NO \_\_\_\_\_ TIME 8:46 P.M.

**APR 21 2022**

  
County Clerk Fort Bend Co. Texas

MH File Number: TX-22-81443-POS  
Loan Type: FHA

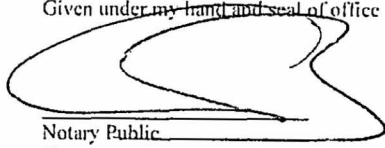


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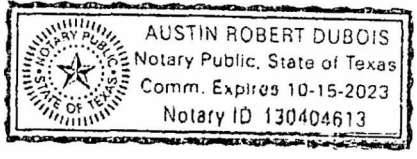
STATE OF TEXAS  
COUNTY OF Harris § §

Before me, the undersigned Notary Public, on this day personally appeared Anna Sewast as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21<sup>st</sup> day of April 2022.



Notary Public  
Signature



48

**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-ONE (21), BLOCK THREE (3), THUNDERBIRD NORTH, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 16 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/04/2009 and recorded in Document 2009118118 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: 06/07/2022

Time: 01:00 PM

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

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

**5. Obligations Secured.** The Deed of Trust executed by GLENDA JEANNE BOCANEGRA AND JASON DAVID WILLIAMSON, provides that it secures the payment of the indebtedness in the original principal amount of \$123,586.00, 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  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

**FILED FOR RECORD**  
NO \_\_\_\_\_ TIME 8:00 AM

APR 21 2022

*Hanna Richard*  
County Clerk Fort Bend Co. Texas

Receipt 44895

48

Certificate of Posting

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

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**NOTICE OF 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: THE FOLLOWING DESCRIBED REAL PROPERTY IN FORT BEND COUNTY, TEXAS, TO-WIT: LOT 7 BLOCK 6 OF THE MISSOURI CITY ESTATE THE SUB-DIVISION OF LAND IN THE G. H. BALL SURVEY, ABSTRACT 1434 IN THE S.M. WILLIAMS SURVEY, ABSTRACT 541 IN HARRIS COUNTY AND FORT BEND COUNTY TEXAS AS PER THE PLAT OF SAID SUB-DIVISION RECORDED IN VOLUME 347 PAGE 628 OF DEED OF RECORDS FORT BEND COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED TO FRANK GEORGE CHISMODY AND ROSE MARIE CHISMODY, JOINT WITH RIGHT OF SURVIVORSHIP BY DEED FROM MRS. GLADYS E. MITCHELL RECORDED 03/23/2000 IN DEED CLERK'S FILE NO. 2000022693, IN THE REGISTER'S OFFICE OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/07/2014 and recorded in Document 2014061722 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:

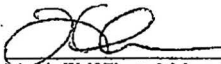
Date: 06/07/2022 ✓  
Time: 10:00 AM  
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. *Obligations Secured.* The Deed of Trust executed by FRANK GEORGE CHISMODY AND ROSE MARIE CHISMODY, provides that it secures the payment of the indebtedness in the original principal amount of \$127,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 8:00 P.M.  
APR 21 2022

  
County Clerk Fort Bend Co. Texas

Receipt 44895

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.

50

**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 THIRTY-NINE (39), BLOCK FIVE (5), OF MEADOWCREEK SUBDIVISION, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12, PAGE 12 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/31/2004 and recorded in Document 2004109917 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: 06/07/2022

Time: 10:00 AM

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

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

5. *Obligations Secured.* The Deed of Trust executed by C. LOIS BRADLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$155,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 8:00 P.M.

APR 21 2022

Anna Richard  
County Clerk Fort Bend Co., Texas

Receipt 44895

50

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

51

2022 APR 28 AM 8:13

**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.

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

*R# 48255*

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 22, IN BLOCK 2, OF SOUTHERN COLONY SECTION I, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050137 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/05/2007 and recorded in Document 2007148666 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: 06/07/2022

Time: 10:00 AM

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

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

5. *Obligations Secured.* The Deed of Trust executed by KEITH LEHMANN AND MICHELLE LEHMANN, provides that it secures the payment of the indebtedness in the original principal amount of \$159,310.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of LSF10 Master Participation Trust is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of LSF10 Master Participation Trust c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

*[Signature]*

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

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Certificate of Posting

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



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

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2022 APR 28 AM 8:27

DATE: April 28, 2022

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, LILLIAN POLLOCK, MEGAN L. RANDLE, EBBIE MURPHY, BEN WILLIAMS  
LILLIAN POLLOCK  
BEN WILLIAMS  
FORT BEND COUNTY TEXAS

#47270

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

DEED OF TRUST:

Date: October 29, 2021  
Grantor: FIORE LANDSCAPE DESIGN LLC, a Texas limited liability company  
Beneficiary: ACCELERATED FUNDING, LLC  
Beneficiary's Mailing Address: 1203 Hillside Avenue  
Austin, Texas 78704  
Trustee: LAW OFFICE OF BEN WILLIAMS, PLLC  
Recording Information: Document No. 2021185861, Official Public Records,  
Fort Bend County, Texas  
Property:

All that certain tract of land known as Lot 5, of Hidden Lake Estates, an unrecorded subdivision out of the I.H. Cartwright League, Abstract No. 16, Fort Bend County, Texas and being that same tract of land described in Deed to Bank of New York recorded in File No. 99000702 of the Official Records of Fort Bend County, Texas. Said tract being more fully described in Exhibit A attached to the above referenced Deed of Trust.

NOTE:

Date: October 29, 2021  
Amount: \$488,850.00  
Debtor: FIORE LANDSCAPE DESIGN LLC, a Texas limited liability company  
Holder: ACCELERATED FUNDING, LLC

DATE OF SALE OF PROPERTY:



Tuesday, June 7, 2022, at 1:00 p.m. ✓

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**PLACE OF SALE OF PROPERTY:**

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

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

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

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

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

  
BENJAMIN K. WILLIAMS, Attorney for  
Mortgagee

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

FILED  
53 2022 APR 28 AM 8:27

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

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS #417210

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated March 29, 2001 and recorded under Clerk's File No. U976429, in the real property records of HARRIS County Texas, with El Hadji B Marre and wife, Aissatou M. Diagne as Grantor(s) and National City Mortgage Co. dba Accubanc Mortgage as Original Mortgagee.

Deed of Trust executed by El Hadji B Marre and wife, Aissatou M. Diagne securing payment of the indebtedness in the original principal amount of \$81,480.00 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 El Hadji B Marre. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT FOURTEEN (14), IN BLOCK NINETEEN (19) OF KEEGANS WOOD, SECTION ONE (1), A SUBDIVISION PARTLY IN FORT BEND COUNTY, TEXAS, AND PARTLY IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 5 OF THE MAP RECORDS OF FORT BEND COUNTY TEXAS, AND IN VOLUME 300, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 06/07/2022**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, 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



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of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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


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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, David Poston, Megan L. Randle, Leb Kemp, Clay Golden, Carl Meyers, Stephen Mayers, Evan Press, Ebbie Murphy, Traci Yeaman, Kelly McDaniel, Israel Curtis, Vince Ross, Cary Corenblum, Matthew Hansen, Beckett Frappier, Cindy Sanchez, Colette Mayers, Jeff Fleming, John Sisk, Joshua Sanders, M. Samuel Daffin II, Tim Worstell, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

Executed on 04/22/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:   
Printed Name: SANDY DASIGENIS

C&M No. 44-22-0728

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/4/2012

**Grantor(s)/Mortgagor(s):**  
JOHN L. CUMMINGS AND SPOUSE, BEATRICE D. CUMMINGS

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**Original Beneficiary/Mortgagee:**  
WELLS FARGO BANK, NATIONAL ASSOCIATION

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2012051855

**Property County:**  
FORT BEND

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

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

**Legal Description:** LOT 25, BLOCK 6, REPLAT OF VICKSBURG VILLAGE OF SHILOH, SECTION 1. ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CLERK'S SLIDE NOS. 843/B AND 844/A. OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** 6/7/2022

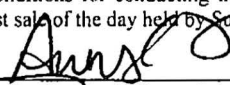
**Earliest Time Sale Will Begin:** 1pm

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

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

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

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

  
\_\_\_\_\_  
Anna Sewart, David Barry, Byron Sewart, Helen Henderson,  
Austin DuBois  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MC CARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

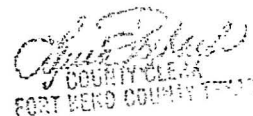
**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

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

**Send written notice of the active duty military service to the sender of this notice immediately.**

**FILED**

2022 APR 28 AM 10:58

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

R 47 533

**MH File Number:** TX-22-81703-POS  
**Loan Type:** VA

FILED

2022 APR 28 AM 10:58

1119 BLOCKER LANE  
MISSOURI CITY, TX 77489

*Adrian Brindley*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*K 47533 55*

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

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

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

Date: / June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 18, 2004 and recorded in Document CLERK'S FILE NO. 2004140496 real property records of FORT BEND County, Texas, with ELISA GARRETT, grantor(s) and ARGENT MORTGAGE COMPANY, LLC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ELISA GARRETT, securing the payment of the indebtednesses in the original principal amount of \$90,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CHASE MORTGAGE HOLDINGS, INC. S/B/M TO JPMC SPECIALTY MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



1119 BLOCKER LANE  
MISSOURI CITY, TX 77489

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

*Is sb*

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 28, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

*Anna Sewart*

Declarants Name: Anna Sewart, Substitute Trustee

Date: 4/28/22

1119 BLOCKER LANE  
MISSOURI CITY, TX 77489

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FORT BEND



LOT THIRTY-NINE (39), BLOCK FOUR (4), OF THE FINAL PLAT OF HUNTERS POINT ESTATES, A SUBDIVISION IN FORT BEND COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 32, PAGE 23 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.



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

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

**DEED OF TRUST INFORMATION:**

**Date:** 06/30/1997 ✓  
**Grantor(s):** MICHAEL E. ANDERSON A SINGLE MAN AND NICOLE B. CHEEK A SINGLE WOMAN  
**Original Mortgagee:** CTX MORTGAGE COMPANY  
**Original Principal:** \$135,350.00  
**Recording Information:** Instrument 9741184  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 15322 COBBLESTONE POINT COURT, SUGAR LAND, TX 77478

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of June, 2022 ✓  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, 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.

K 47550

**FILED**

2022 APR 28 PM 1:25

*Christina P. [Signature]*  
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, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstel, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act.

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

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

**Certificate of Posting**

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on APR 28 2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

By: 

**Exhibit "A"**

LOT FOUR (4) IN BLOCK TWO (2), OF OAK LAKE ESTATES, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1460/B, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

FILED

NOTICE OF FORECLOSURE SALE

2022 MAY -3 PM 12:31

57

DATE: April 14, 2022

DECLARATION OF CONDOMINIUM REGIME:

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

R 49345

Date: October 20, 1983

Declarant: Standard Pacific of Texas, Inc., a California Corporation, Developer

Declarant's County: Fort Bend County, Texas

Beneficiary: 2711 Grant's Lake Homeowners' Association, Inc.

Agent: Bartley & Spears, P.C.

Recording Information: Clerk's File No. 51693

PROPERTY: Unit Number Two Hundred One (201), in Building lettered "T" the appurtenances thereto, and the space encompassed by the boundaries thereof, and an undivided 1.572 percent ownership interest in the common elements, located in and being a part of STANDARD PACIFIC HOMES at GRANT'S LAKE, PHASE TWO (II), out of a Replat of Grant's Lake Condominium Units, Reserve "E", a Condominium Regime in Fort Bend County, Texas, as fully described and defined in the Condominium Declaration for the said STANDARD PACIFIC HOMES at GRANT'S LAKE, PHASE II, together with survey plats, by-laws and exhibits attached thereto, as recorded in Volume 1407, Page 45, of the Official Public Records of Fort Bend County, Texas, and in Volume 32, Page 18, of the Plat Records, of Fort Bend County, Texas.

OWNER: COPELIN REVOCABLE TRUST

DATE OF SALE OF PROPERTY: June 7, 2022

EARLIEST TIME OF SALE: 1:00 p.m. or within three (3) hours thereafter.

PLACE OF SALE OF PROPERTY: Fort Bend County Fairgrounds - Building C  
4130 Highway 36 South  
Rosenberg, Texas 77471

TERMS OF SALE: Cash subject to superior liens as set out in the Declaration of Covenants, Conditions and Restrictions or Condominium Declaration or provided by law.

Because of default by Owner in performance of the obligations of the Declaration of Condominium Regime, Agent 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 assessment lien set out in the Declaration of Condominium Regime. The

sale will begin at the earliest time stated above or within three hours after that time.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. YOU MAY HAVE SPECIAL RIGHTS OR RELIEF RELATED TO THE ENFORCEMENT ACTION UNDER FEDERAL LAW, INCLUDING THE SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. APP. SECTION 501 ET SEQ.), IF THE OWNER IS SERVING ON ACTIVE MILITARY DUTY.

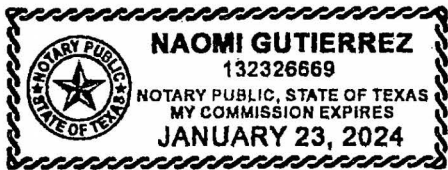
EXECUTED this 14 day of APRIL, 2022.

BARTLEY & SPEARS, P.C.

By: [Signature]  
Richard E. Bartley, Agent for  
2711 Grant's Lake Homeowners' Association,  
Inc.

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledge before me on the 14th day of April, 2022, by Richard E. Bartley of Bartley & Spears, P.C., Agent for 2711 Grant's Lake Homeowners' Association, Inc..



[Signature]  
NOTARY PUBLIC, State of Texas

FILED

C&M No. 44-22-0968/ RECORD NOS

2022 MAY -5 AM 8:11

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

*Ann P. Schell*  
COUNTY CLERK

R# 50150  
58

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated July 21, 2006 and recorded under Clerk's File No. 2006089934, in the real property records of FORT BEND County Texas, with Armando Moreno, a single man as Grantor(s) and Washington Mutual Bank as Original Mortgagee.

Deed of Trust executed by Armando Moreno, a single man securing payment of the indebtedness in the original principal amount of \$251,750.00 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 Armando Moreno. JPMorgan Chase Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. JPMorgan Chase Bank, National Association is acting as the Mortgage Servicer for the Mortgagee. JPMorgan Chase Bank, National Association, is representing the Mortgagee, whose address is: 3415 Vision Drive, Columbus, OH 43219-6009.

**Legal Description:**

**BEING 15.2376 ACRES OF LAND MORE OR LESS, BEING LOTS FOUR (4), FIVE (5), AND SIX (6) OF STEPHENSON ACRES, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 979A OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 06/07/2022**

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

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

**TERMS OF SALE**

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

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



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

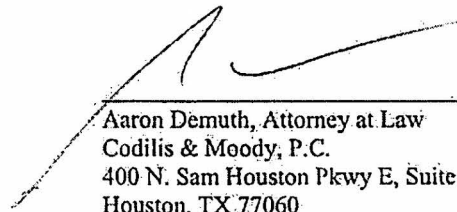
58

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Lillian Poelker, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

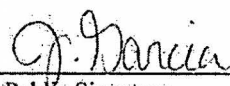
  
\_\_\_\_\_  
Aaron Demuth, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

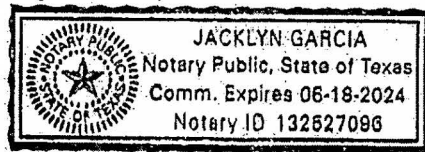
STATE OF TEXAS

COUNTY OF HARRIS

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

Executed on this the 2nd day of May, 2022.

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



Posted and filed by: 

Printed Name: SANDY DASIGENIS

2306 Red Bluff Court, Katy, TX 77494

**FILED**

2022 MAY -5 AM 8:11  
20-002784

R# 50150

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

*Ann Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

69

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

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

Date: 06/07/2022

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

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

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 4/9/2013 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2013046679, with Bobby G. Blackard and Michael L. Blackard (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for GreenLight Financial Services mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Bobby G. Blackard and Michael L. Blackard, securing the payment of the indebtedness in the original amount of \$397,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT NINE (9), BLOCK TWO (2), FALCON RANCH SECTION 7 AMENDING PLAT NO. 1, AN ADDITION IN THE CITY OF KATY, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERKS FILE NO. 20070042, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



4747846

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. Compu-Link Corporation, d/b/a Celink, as Mortgage Servicer, is representing the current Mortgagee whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1  
2900 Esperanza Crossing  
Austin, TX 78758

*Sandy Dasigenis*

**SUBSTITUTE TRUSTEE**

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

STATE OF Texas  
COUNTY OF Harris

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

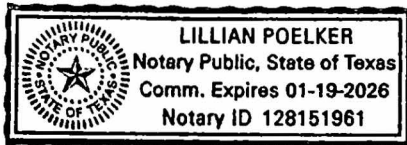
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5 day of May, 2022.

*Lillian Poelker*

NOTARY PUBLIC in and for

\_\_\_\_\_ COUNTY

My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_



**CERTIFICATE OF POSTING**

My name is SANDY DASIGENIS, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on MAY 5, 2022 I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse this notice of sale.

*Sandy Dasigenis*  
Declarants Name: SANDY DASIGENIS  
Date: 5/5/22



22TX267-0172  
28222 CHALET PARK DR, KATY, TX 77494

**FILED** *R*

2022 MAY -5 AM 8:10

**NOTICE OF FORECLOSURE SALE**

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

Property:

The Property to be sold is described as follows:

LOT 28, BLOCK 1, FIRETHORNE, SEC. 7, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20070017, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

*R# 50150*

Security Instrument:

Deed of Trust dated December 29, 2011 and recorded on January 3, 2012 as Instrument Number 2012000435 in the real property records of FORT BEND County, Texas, which contains a power of sale.

*60*

Sale Information:

June 07, 2022, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by BARBARA RAE MOCCABEE AND JACK EDWARD MOCCABEE secures the repayment of a Note dated December 29, 2011 in the amount of \$209,000.00. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

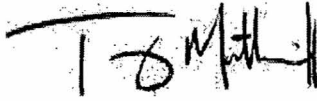
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



4747801

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

60



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



Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Austin DuBois  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, SANDY DASIGENIS, declare under penalty of perjury that on the 5<sup>TH</sup> day of MAY, 20 22, 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).

u/

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT THIRTEEN (13), IN BLOCK ONE (1), OF LAKES OF BELLA TERRA, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO(S), 20070004, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/09/2013 and recorded in Document 2013103106 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: 06/07/2022

Time: 01:00 PM

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

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

**5. Obligations Secured.** The Deed of Trust executed by MARK D. MINNER, provides that it secures the payment of the indebtedness in the original principal amount of \$332,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Specialized Loan Servicing LLC is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Specialized Loan Servicing LLC c/o SPECIALIZED LOAN SERVICING LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

FILED

2022 MAY -5 AM 8:30

  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

Certificate of Posting

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

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## NOTICE OF 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. 62

1. *Property to Be Sold.* The property to be sold is described as follows: LOT SIXTEEN (16), IN BLOCK ONE (1), OF WOODBRIDGE OF FORT BEND COUNTY, SECTION SIXTEEN (16), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2409/A, 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 06/26/2013 and recorded in Document 2013079679 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: 06/07/2022

Time: 01:00 PM


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

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

5. *Obligations Secured.* The Deed of Trust executed by HANH THUY NGUYEN, provides that it secures the payment of the indebtedness in the original principal amount of \$128,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, 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  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

FILED

2022 MAY -5 AM 8:30 as

  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

K50163

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.

62

**FILED**

2022 MAY -5 PM 1:14

RV# 50497  
MV

**NOTICE OF FORECLOSURE SALE**

*April Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

Notice is hereby given of a public nonjudicial foreclosure sale.

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

(e3)

A 2.125 acre tract of land being Lot No. 76, and being our of the middle portion of Reserve "B", Golden Acres, a subdivision of 123.986 acres of land being the Brdecka Tract (Vol. 225, Page 296, Deed Records) and being situated in the A. H. Thomas Survey, Abs. 720, Fort Bend County, Texas, and said Golden Acres Subdivision being shown of record on Plat Maps No. 780A and 780B. Said 2.125 acre tract of land being same land described in deed from Randy Wayne Brdecka to J. E. Brdecka, dated November 22, 1996, recorded under County Clerk's File No. 1999102088 3 pgs Official Records of Fort Bend County, Texas, to which refer in aid hereof.

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

Date: June 7, 2022

Time: The sale shall begin no earlier than 10:00 A. M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Fort Bend County Courthouse in Richmond, Texas  
301 Jackson Street, Richmond, Texas 77406

3. Default. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Carolyn Brdecka, the owner and holder of the Note, has requested Don T. Schwartz Trustee to sell the Property.

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting 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.

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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.

5. Type of Sale. The sale is a non-judicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Rutila Gomez and Ivan Fierros-Gonzalez. The Deed of Trust is dated June 30, 2015.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively the Obligations) including but not limited to (1) the Promissory Note in the original principal amount of ONE HUNDRED FORTY THOUSAND FIVE HUNDRED AND NO/100 (\$140,500.00) DOLLARS, executed by Rutila Gomez and Ivan Fierros-Gonzalez, and payable to the order of J. E. Brdecka; Carolyn Brdecka is the current owner and holder of the Promissory Note and is the sole beneficiary of the Estate of J. E. Brdecka. J. E. Brdecka was the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, 1821 Mons Avenue, Rosenberg, Texas 77471, Attention: DON T. SCHWARTZ, Telephone: (281) 342-2806.

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



National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

63

DATED May 5, 2022.



DON T. SCHWARTZ  
Trustee  
SCHWARTZ & KALINOWSKI, L.L.P.  
1821 Mons Avenue,  
Rosenberg, Texas 77471  
PHONE: (281) 342-2806  
FAX: (281) 342-2807

RETURNED AT COUNTER TO:  
Don Schwartz  
1821 Mons Ave  
Rosenberg TX 77471

FILED

2022 MAY -5 PM 1:51

cy

*Anna B. Blaw*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

R 50524

25730 CANYON CROSSING DRIVE  
RICHMOND, TX 77406

0000009386947

**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: June 07, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 29, 2009 and recorded in Document CLERK'S FILE NO. 2009056526 real property records of FORT BEND County, Texas, with DAVID A SANDERS AND MICHELE SANDERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID A SANDERS AND MICHELE SANDERS. securing the payment of the indebtednesses in the original principal amount of \$232,800.00. and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC  
425 S. FINANCIAL PLACE  
SUITE 2000  
CHICAGO, IL 60605



25730 CANYON CROSSING DRIVE  
RICHMOND, TX 77406

CM 0000009386947

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

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

*Is Sa*

Israel Saucedo

Certificate of Posting

My name is Anna Stewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on May 5, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

Anna Stewart

Declarants Name: Anna Stewart, Substitute Trustee

Date: 5/5/2022

25730 CANYON CROSSING DRIVE  
RICHMOND, TX 77406

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00000009386947

FORT BEND



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.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
1/30/2006

**Grantor(s)/Mortgagor(s):**  
FERNANDO MEZA, A MARRIED MAN

65

**Original Beneficiary/Mortgagee:**  
WORLD SAVINGS BANK, FSB, ITS SUCCESSORS  
AND/OR ASSIGNEES

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

**Recorded in:**  
Volume: N/A  
Page: N/A  
Instrument No: 2006016536

**Property County:**  
FORT BEND

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

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

**Legal Description:** LOT 73, BLOCK 3, OF CINCO RANCH WEST, SECTION FIFTEEN (15), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF. RECORDED IN SLIDE NO(S). 2367A AND 2367B, BOTH OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** 6/7/2022

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

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

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

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

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

*Anna Sewart*

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

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

**FILED** *JP*  
2022 MAY -5 PM 1:51 *R 505 24*

**MH File Number:** TX-22-81855-POS  
**Loan Type:** Conventional Residential

*Anna Sewart*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

66

**Deed of Trust Date:**  
8/27/2020

**Grantor(s)/Mortgagor(s):**  
MELKEISHA M. SMITH AND MILLARD J. SMITH III.  
WIFE AND HUSBAND AS COMMUNITY PROPERTY  
**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2020115262

**Property County:**  
FORT BEND

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

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

**Legal Description:** LOT 26, BLOCK 1, CREEKSIDE AT CROSS CREEK RANCH, SECTION 7, AN ADDITION TO THE  
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
INSTRUMENT NO. 20100061, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

**Date of Sale:** 6/7/2022

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

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

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

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

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

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

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

FILED

2022 MAY -5 PM 1:51

R50526

**MH File Number:** TX-22-81939-POS  
**Loan Type:** Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/10/2005

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2005068792

**Grantor(s)/Mortgagor(s):**  
KIP HERRIAGE AND CYNTHIA HERRIAGE,  
HUSBAND AND WIFE

**Current Beneficiary/Mortgagee:**  
Wilmington Trust, NA, successor trustee to Citibank, NA,  
as trustee, for the Bear Stearns Asset Backed Securities  
Trust 2007-SD1, Asset-Backed Certificates, Series 2007-  
SD1

**Property County:**  
FORT BEND

62

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** LOT TEN (10), IN BLOCK TWO (2), OF GREATWOOD SHORES, SECTION FIVE (5) AN ADDITION  
IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1588/B  
OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** 6/7/2022

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

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

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

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

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

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

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

*Anna SO*  
\_\_\_\_\_  
Anna Stewart, David Barry, Byron Sewart, Helen Henderson,  
Austin DuBois, or Patricia Poston  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED**

2022 MAY -5 PM 1:51

*Anna Stewart*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

Rec 50526

**MH File Number:** TX-22-81225-POS  
**Loan Type:** Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/20/2004

**Grantor(s)/Mortgagor(s):**  
PLESHETTE JOHNSON. AN UNMARRIED WOMAN

68

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

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank National Association, as Trustee for SACO I Trust 2005-2. Mortgage Pass-Through Certificates, Series 2005-2

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2004156669

**Property County:**  
FORT BEND

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr..  
Salt Lake City, UT 84119

**Legal Description:** LOT FOUR (4), IN BLOCK THREE (3), OF GREATWOOD BROOKS MILL, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1920/A AND 1920/B OF THE PLAT RECORDS IN FORT BEND COUNTY, TEXAS.

**Date of Sale:** 6/7/2022

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

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

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.

*Anna O*

**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.**

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

FILED

2022 MAY -5 PM 1:51

R 13  
50526

**MH File Number:** TX-19-73057-POS  
**Loan Type:** Conventional Residential

*Anna O*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS



69 FILED

2022 MAY -5 PM 1:51

22TX373-0511  
4518 SAINT MICHAELS CT, SUGAR LAND, TX 77479

*Ann [Signature]*  
COURT CLERK  
FORT BEND COUNTY TEXAS

K50529  
2

**NOTICE OF FORECLOSURE SALE**

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

LOT FOURTEEN (14), IN BLOCK ONE (1), OF COMMONWEALTH ESTATES, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1173/B AND 1174/A, MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated August 17, 2012 and recorded on August 29, 2012 as Instrument Number 2012097340 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: June 07, 2022, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by HELEN M DEMERIS AND NICK F. DEMERIS secures the repayment of a Note dated August 17, 2012 in the amount of \$389,000.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

09

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

*Jonathan Andring*

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

*Anna Sewart*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Austin DuBois and Auction.com employees, including but not limited to those listed herein  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, Anna Sewart, declare under penalty of perjury that on the 5<sup>th</sup> day of May, 2022 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).

70 FILED *m*

2022 MAY -6 AM 11:04

#50870

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE 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 WHOSE NAME IS LISTED AS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF  
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, William D. Kee III, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC. Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE  
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 07, 2022 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF SALE:**

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

**INSTRUMENT TO BE  
FORECLOSED:**

Deed of Trust or Contract Lien dated 08/13/2004 and recorded under Volume, Page or Clerk's File No. Instrument Number 2004100364 in the real property records of Fort Bend County Texas, with William E Rosales and Maria E Rosales, Husband and Wife as Grantor(s) and America's Wholesale Lender as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by William E Rosales and Maria E Rosales, Husband and Wife securing the payment of the indebtedness in the original principal amount of \$18,980.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by William E Rosales. CTF ASSET MANAGEMENT LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING  
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. FCI Lender Services Inc is acting as the Mortgage Servicer for CTF ASSET MANAGEMENT LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FCI Lender Services Inc, as Mortgage Servicer, is representing the Mortgagee, whose address is:

DT: zNOS AND APPT (SVC)  
220330



AL: 8530 Grand Knolls Dr

20

CTF ASSET MANAGEMENT LLC  
c/o FCI Lender Services Inc  
8180 E. Kaiser Blvd  
Anaheim Hills, CA 92809

**LEGAL DESCRIPTION OF  
PROPERTY TO BE SOLD:**

LOT 17 IN BLOCK 9 OF REPLAT OF MISSION GLEN, SECTION 1 AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 574-A AND 574-B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY**

**ADDRESS:** 8530 Grand Knolls Dr. Houston, TX 77083

**TERMS OF SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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

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

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

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

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

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

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

DT: zNOS AND APPT (SVC)  
220330



AL: 8530 Grand Knolls Dr

10

Signed on the 21 day of April, 2022

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis Gray  
 Jack O'Boyle | SBN: 15167500  
[jack@jackoboyle.com](mailto:jack@jackoboyle.com)  
 Travis H. Gray | SBN: 24044965  
[travis@jackoboyle.com](mailto:travis@jackoboyle.com)  
 Chris Ferguson | SBN: 24069714  
[chris@jackoboyle.com](mailto:chris@jackoboyle.com)  
 P.O. Box 815369  
 Dallas, Texas 75381  
 P: 972.247.0653 | F: 972.247.0642  
 ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE  
 SERVICER

**CERTIFICATE OF POSTING**

My name is William D. Kee, III, and my address is c/o 12300 Ford Rd. Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on 5/6/22 I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse (or other designated place) this notice of sale.

Signed: William D. Kee, III

Declarant's Name: William D. Kee, III

Date: 5/6/22

DT: zNOS AND APPT (SVC)  
220330

AL: 8530 Grand Knolls Dr



**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 9, 2007, JOSE O. GARCIA JR. HUSBAND AND YADIRA GARCIA WIFE , executed a Deed of Trust/Security Instrument conveying to SCOTT SHOPE KEYBANK, NA , as Trustee, the Real Estate hereinafter described, to KEYBANK NATIONAL ASSOCIATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2007076162 in the DEED OF TRUST OR REAL PROPERTY RECORDS of FORT BEND COUNTY, TEXAS; and

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 the contingency and in the manner: authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 7, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 in **FORT BEND COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: ALL THAT PARCEL OF LAND IN FORT BEND COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN DEED DOC #2001031104, ID# R237050, BEING KNOWN AND DESIGNATED AS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: LOT THIRTY-SEVEN (37), IN BLOCK THREE (3), OF FALCON LANDING, SECTION FOUR, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1884/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

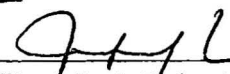
Property Address: 1719 FOSSIL PARK DR, KATY, TX 77494  
Mortgage Servicer: KEYBANK, N.A.  
Noteholder: KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA  
MAILCODE: NJ-01-01-0202. 2 GATEHALL DRIVE,  
PARSIPPANY, NJ 07054

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND this 9<sup>th</sup> day of May 2022



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

2022 MAY -9 AM 9:45

  
FORT BEND COUNTY, TEXAS

R  
R# 257437

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

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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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated November 18, 2014 and recorded under Clerk's File No. 2014126836, in the real property records of FORT BEND County Texas, with Tamika Amonia Louis, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Nations Lending Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tamika Amonia Louis, a single woman securing payment of the indebtedness in the original principal amount of \$148,015.00 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 Tamika Amonia Louis. Nations Lending Corporation, an Ohio Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. 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 TWENTY-THREE (23), IN BLOCK ONE (1), OF WINFIELD LAKES SECTION NINE (9), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20060006 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 06/07/2022**

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

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

**TERMS OF SALE**

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

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





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

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

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

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Lillian Poelker, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on 05/10/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: *Sandy Dasigenis*  
Printed Name: SANDY DASIGENIS

C&M No. 44-16-3436

FILED

2022 MAY 12 AM 8:16

*Shirley Beck*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS



FILED

13  
R

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

2022 MAY 12 11:03

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated February 19, 2015 and recorded under Clerk's File No. 2015018993, in the real property records of FORT BEND County Texas, with Le Huu Tran and Khen Tran, Husband and Wife as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Le Huu Tran and Khen Tran, Husband and Wife securing payment of the indebtedness in the original principal amount of \$72,985.00 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 Le Huu Tran . NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

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

**SALE INFORMATION**

**Date of Sale: 06/07/2022**

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

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

**TERMS OF SALE**

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

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



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

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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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Lillian Poelker, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on 05/09/2022.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: *Sandy Dasigenis*  
Printed Name: SANDY DASIGENIS

C&M No. 44-22-1088

FILED

2022 MAY 12 AM 8:13

*[Handwritten mark]*

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

Date: May 11, 2022

Borrower: HUNTINGTON CREEK CAPITAL IV, LLC, a Texas limited liability company

Borrower's Address: 600 Congress Ave, Floor 14  
Austin, TX 78701

Holder: Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et seq. and duly organized and existing under the laws of the United States

Holder's Address: Granite Park VII  
5600 Granite Parkway  
Plano, Texas 75024

Mortgage Servicer: ORIX Real Estate Capital, LLC, a Delaware limited liability company, doing business as Lument Capital (formerly known as Lancaster Pollard Mortgage Company, LLC)

Mortgage Servicer's Address: 2525 McKinnon Street, Suite 300  
Dallas, Texas 75201-1543  
Attention: Alex Puskar

Substitute Trustees: Keith Aurzada, Brian C. Mitchell, Jay L. Krystinik, Clark A. Donat, and Bradley Purcell, and each of them acting alone

Substitute Trustees' Address: c/o Reed Smith LLP  
2850 N. Harwood Street, Suite 1500  
Dallas, Texas 75201  
(469) 680-4200

Deed of Trust: Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing

FILED  
2022 MAY 12 AM 11:43  
REC 53047  
FORT BEND COUNTY TEXAS

14

Date: as of January 27, 2017

Grantor: HUNTINGTON CREEK CAPITAL IV, LLC, a Texas limited liability company organized and existing under the laws of Texas

Lender: LANCASTER POLLARD MORTGAGE COMPANY, LLC, a limited liability company organized and existing under the laws of Delaware

Trustee: Nicole L. Hoffpauir, Esq.

Secures: The loan in the original principal amount of \$5,750,000 evidenced by that certain Multifamily Note dated as of January 27, 2017, executed by Grantor and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "Note"), which is currently held by Holder

Recording: Recorded January 27, 2017, in the Real Property Records of Fort Bend County, Texas (the "Records"), as Instrument #2017009864, as assigned to Holder pursuant to that certain Assignment of Deed of Trust, dated January 27, 2017, recorded January 27, 2017, in the Records, as Instrument #2017009866

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Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Appointment of Substitute Trustees, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

/

Date of Sale: Tuesday, June 7, 2022

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale:

Fort Bend County Fairgrounds - Building C, 4310 Highway 36  
South, Rosenberg, TX 77471, or as otherwise designated by  
the Fort Bend County Commissioners Court as the area where  
foreclosure sales are to take place


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Holder has appointed Keith Aurzada, Brian C. Mitchell, Jay L. Krystinik, Clark A. Donat, and Bradley Purcell, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

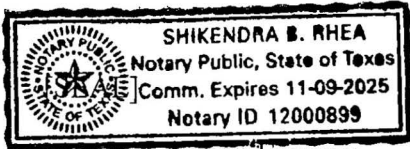
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 11<sup>th</sup> day of May, 2022.

  
\_\_\_\_\_  
Jay L. Krystinik, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

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This instrument was acknowledged before me on this 11<sup>th</sup> day of May, 2022, by Jay L. Krystinik, as Substitute Trustee.



My Commission Expires:

November 9, 2025

*[Handwritten Signature]*

Notary Public, State of Texas

SHIKENDRA B. RHEA

Printed Name of Notary

After filing return to:

Jay L. Krystinik  
Reed Smith LLP  
2850 N. Harwood Street, Suite 1500  
Dallas, Texas 75201

EXHIBIT A

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[DESCRIPTION OF THE LAND]

All of RESERVE "A" of SUNDANCE-MEMORY CARE AT WOODCREEK RESERVE, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20120196 of the Map/Plat Records of Fort Bend County, Texas.

FILED

2022 MAY 12 PM 2:02

*Ann Palmer*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*Ret 53174 75*

12219 MEADOW LANE CT  
STAFFORD, TX 77477

0000009493941

**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: June 07, 2022 ✓

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 1995 and recorded in Document CLERK'S FILE NO. 9537300 real property records of FORT BEND County, Texas, with MEHANDI M. JAFFER, grantor(s) and WORLD SAVINGS AND LOAN ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MEHANDI M. JAFFER, securing the payment of the indebtednesses in the original principal amount of \$136,000.00, 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.** The property to be sold is described in the attached Exhibit A.

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

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



NTSS0000009493941



12219 MEADOW LANE CT  
STAFFORD, TX 77477

 0000009493941

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, ANNA SEWART, DAVID BARRY, BYRON SEWART, HELEN HENDERSON, NICK FRAME, AUSTIN DUBOIS, CHEYANNE TROUTT OR PATRICIA POSTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Anna Stewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on May 12, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

  
\_\_\_\_\_

Declarants Name: Anna Stewart

Date: 5/12/22

12219 MEADOW LANE CT  
STAFFORD, TX 77477

15 0000009493941

0000009493941

FORT BEND

**EXHIBIT A**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF FORT BEND STATE OF TEXAS, DESCRIBED AS FOLLOWS:

LOT THIRTY-FIVE (35), IN BLOCK TWO (2), OF MEADOWGLEN, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1321/B, AND 1322/A OF THE MAP/PLAT RECORDS, AND UNDER COUNTY CLERK'S FILE NO. 9442945 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2022 MAY 12 PM 2:02

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Anna Sewart*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

76

253174

**FORT BEND County**

**Deed of Trust Dated:** August 8, 2014

**Amount:** \$261,241.00

**Grantor(s):** ABU SALAM and SYEDA A AKTARI

**Original Mortgagee:** LEADERONE FINANCIAL CORPORATION, A CORPORATION

**Current Mortgagee:** LEADER ONE FINANCIAL CORPORATION

**Mortgagee Address:** LEADER ONE FINANCIAL CORPORATION, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 2014087295

**Legal Description:** LOT FORTY-ONE (41), IN BLOCK ONE (1), OF SEVEN MEADOWS, SECTION TEN (10), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040115 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** June 7, 2022 between the hours of 1:00 PM and 4:00 PM.

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

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

JOHN SISK OR KELLY MCDANIEL, ISRAEL CURTIS, TIM WORSTELL, AARON CRAWFORD, THOMAS GILBRAITH, JOSHUA SANDERS, COLETTE MAYERS, JULIAN PERRINE, LEB KEMP, MATTHEW HANSEN, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, KEITH WOLF SHOHL, HELEN HENDERSON, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, EVAN PRESS OR CARY CORENBLUM have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, 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 Mortgagees to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

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

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

*Anthony Alan Garcia*

Anthony Alan Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2020-000102

*Anna Sewart*

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

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/30/2003

**Original Beneficiary/Mortgagee:**  
WORLD SAVINGS BANK, FSB

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2003132392

**Grantor(s)/Mortgagor(s):**  
KHALED MAOED, A MARRIED MAN AND ILHAM MAOED  
**Current Beneficiary/Mortgagee:**  
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2018-RPL11 Trust  
**Property County:**  
FORT BEND

77

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

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

**Date of Sale:** 6/7/2022

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

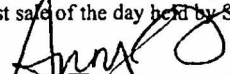
**Place of Sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

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

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

FILED

2022 MAY 12 PM 2:02

W 53177

  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**MH File Number:** TX-22-81581-POS  
**Loan Type:** Conventional Residential

**FILED**

NOTICE OF TRUSTEE'S SALE

2022 MAY 13 PM 12:40

Date: May 10, 2022

Lien for Unpaid Assessments

Owner(s): **KELVIN HART**

*Quinn Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
Rec 53576

Property: LOT FORTY (40), ON BLOCK THREE (3) OF CINCO AT WILLOW FORK SECTION TWO (2), 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, AND MORE COMMONLY KNOWN AS **21739 CANYON PEAK LANE, KATY, TEXAS 77450**, (the "PROPERTY").

Recording Information: By Declaration of Protective Covenants for Cinco Ranch Residential recorded under Harris County Clerk's File Number 20120408217, also recorded under Fort Bend County Clerk's File Number 2012100995 in the Official Public Records of Real Property of Harris and Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), Cinco Residential Property Association, Inc., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

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

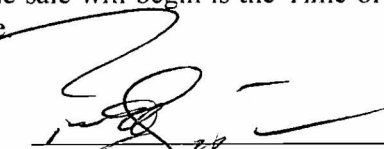
Date of Sale: (first Tuesday of month) Tuesday, **June 7, 2022.**

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

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

**KELVIN HART**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$2,500.00 for attorney's fees.

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

  
\_\_\_\_\_  
Terry H. Sears, Trustee for Cinco Residential Property Association, Inc.

**FILED**

NOTICE OF TRUSTEE'S SALE

Date: April 26, 2022

2022 MAY 13 PM 12:40

Lien for Unpaid Assessments

*Ann R. ...*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
Rec 63574

19

Owner(s): **GLORIA SAENZ**

Property: LOT SEVENTY (70), IN BLOCK ONE (1), OF PARKWAY LAKES, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050225, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **7506 ROCKAWAY POINT LANE, RICHMOND, TEXAS 77407** (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions filed on June 22, 2005 under Clerk's File No. 2005073153 in the Official Public Records of Real Property of Fort Bend County, Texas with any and all amendments and/or supplements thereto (the "Declaration"), PARKWAY LAKES VILLAGE HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situation in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

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

Date of Sale: (first Tuesday of month) **Tuesday, June 7, 2022.**

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Richmond, Texas 77471.

**GLORIA SAENZ** upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the owner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$2,500.00 for attorney's fees.

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

*Terry H. Sears*

Terry H. Sears, Trustee for Parkway Lakes Village Homeowners Association, Inc.

**FILED**

NOTICE OF TRUSTEE'S SALE

Date: May 6, 2022

2022 MAY 13 PM 12:41

Lien for Unpaid Assessments

Owner(s): **REGINALD OKUN**

*Handwritten signature*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
*REC 53576 80*

Property: LOT 5, IN BLOCK 1, OF RIVER RUN AT THE BRAZOS, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER PLAT NO. 20080017, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **702 STREAMWOOD LANE, ROSENBERG, TEXAS 77469** (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for River's Run at the Brazos, Section One (1), filed on August 16, 2005 under County Clerk's File No. 2005099777, together with all amendments and/or supplements thereto, in the Official Public Records of Fort Bend County, Texas, (the "Declaration"), RIVER'S RUN AT THE BRAZOS HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees, costs and related charges.

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

Date of Sale: (first Tuesday of month): Tuesday, **June 7, 2022.** ✓

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

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

**REGINALD OKUN**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustees and/or Law Office, is the return of the purchase price paid at the sale, less \$2,500.00 for attorney's fees.

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



Terry H. Sears, Trustee for River's Run At The Brazos Homeowners Association, Inc.



NOTICE OF TRUSTEE'S SALE

Date: May 10, 2022

**FILED**

Lien for Unpaid Assessments

2022 MAY 13 PM 12:41

Owner(s): **DON JUAN MUCKER**

Property: LOT TWENTY-ONE (21), BLOCK ONE (1), **GREAT CREEK RANCH, SF-48, A SUBDIVISION IN BRAZORIA COUNTY AND FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050179 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND UNDER CLERK'S FILE NO. 2005050700 OF BRAZORIA COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 13412 GREAT CREEK DRIVE, PEARLAND, TEXAS 77584** (the "PROPERTY").

*Handwritten:* 81  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
53576

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Fort Bend County Clerk's File Number 2005017655 and filed on February 14, 2005 in the Official Public Records of Real Property of Fort Bend County, Texas, VILLAGE OF DIAMOND BAY HOMEOWNERS ASSOCIATION, INC., ("The Association") has been granted a maintenance assessment lien and power of sale pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

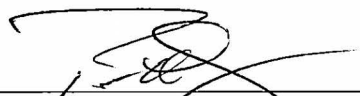
Date of Sale: (first Tuesday of month) Tuesday, **June 7, 2022.**

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

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

**DON JUAN MUCKER**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$2,500.00 for attorney's fees.

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

  
\_\_\_\_\_  
Terry H. Sears, Trustee for Village of Diamond Bay Homeowners Association, Inc.



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

**NOTICE OF NON-JUDICIAL FORECLOSURE SALE**

**THE STATE OF TEXAS                   §  
  §   **KNOW ALL THESE MEN BY THESE PRESENTS:**  
COUNTY OF FORT BEND           §**

**THAT**, on the 2<sup>nd</sup> day of August, 2010, MYRA MOTEN [the “Borrower”] did execute and deliver to GREGG M. GIBBS [the “Lender”] that certain Real Estate Lien Note, in the original principal sum of NINETY-SIX THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$96,500.00)[the “Note”]; and

**WHEREAS**, the repayment of the Note is secured by the certain Deed of Trust, dated August 2, 2010, executed by the said Borrower, joined *pro forma*, by her husband, EARL MOTEN, in favor of KEITH A. MULLINS, TRUSTEE for the benefit of the Lender [the “Deed of Trust”], which Deed of Trust is recorded under Clerk’s File No. 2010-073923 in the Real Property Records of Fort Bend County, Texas, and which covers and affects land and the improvements more particularly described below; and

**WHEREAS**, default did occur in the payment of the Note and, after notice was given to Borrower as required by law, the same was accelerated to maturity and is now wholly due; and

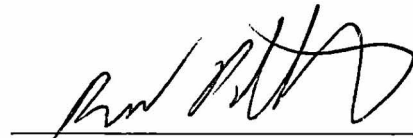
**WHEREAS**, the undersigned was designated to act as Substitute Trustee under the Deed of Trust for the purpose of collection of the Note by enforcement of the Deed of Trust.

**NOW, THEREFORE**, NOTICE IS HEREBY GIVEN that on Tuesday, the 7<sup>th</sup> day of June, 2022, at 1:00 p.m., or within three (3) hours thereafter, I will sell to the highest bidder for cash, at the place designated by the Commissioner’s Court of Fort Bend County, Texas, to wit: *Fort Bend County Fairgrounds-Building C, 4310 State Highway 36 South, in the City of Rosenberg, Texas*, the following land and improvements, if any, located thereon, lying if any, to wit:

The Southeast 35.2 feet of Lot Fifteen (15) and the adjoining Northwest 29.5 feet of Lot Sixteen (16), in Block One (1), of WOODLAND WEST, SECTION ONE (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 5, upon Page 37, of the Plat Records of Fort Bend County, Texas [the “Property”], which Property bears the common address of 719 Kirkwood Street, Missouri City, Texas 77489.

WITNESS MY HAND this the 16<sup>th</sup> day of May, 2022.

82



ROSS M. PHILLIPS,  
SUBSTITUTE TRUSTEE  
3322 E. Walnut Street, Suite 111  
Pearland, Texas 77581  
Phone: 281 / 412-9003

**FILED**

2022 MAY 16 AM 9:54

  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

83

WHEREAS, on the 4th day of October, 2019, Ivan Isaiah Tompkins and Doris Patricia Tompkins (the "Grantor"), executed a Deed of Trust conveying to Wendy Huang, Trustee, the Property hereinafter described, to secure Yonghu Li, 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, 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;

WHEREAS, the Deed of Trust was assigned to Chen C. Huang; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of June, 2022, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the Fort Bend County Fairgrounds, Building C, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. LOT 33, BLOCK 1 OF CREEK FALLS AT CROSS CREEK RANCH SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150175, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERRECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 16<sup>TH</sup> day of May, 2022.

ADDRESS OF SUBSTITUTE TRUSTEE:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179  
Return to:  
Chen C. Huang  
c/o Agnes Jih  
P.O. Box 17525  
Sugar Land, Texas 77496

By: Sandy Dasigenis  
SANDY DASIGENIS, Substitute Trustee

FILED  
2022 MAY 16 AM 10:39  
FORT BEND COUNTY CLERK  
FORT BEND COUNTY TEXAS  
R 539168

**Notice of Trustee's Sale**

84

**Date:** May 12, 2022

**Substitute Trustee:** Jeff Leva or Sandy Dasigenis or Lillian Poelker

**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** The Owner Finance Company, a Texas corporation

**Mortgagee's Address:**  
The Owner Finance Company  
10707 Corporate Drive, Suite 215  
Stafford, Texas 77477

R 53968  
FORT BEND COUNTY CLERK  
FORT BEND COUNTY TEXAS

2022 MAY 16 AM 10:40

FILED

**Mortgage Servicer:** SecureNet Loan Services, LLC

**Mortgage Servicer's Address:** P. O. Box 15826  
San Antonio, Texas 78212

**Note:** Note dated August 23, 2021 in the amount of \$255,000.00

**Deed of Trust**

**Date:** August 23, 2021

**Grantor:** Kimberly Carbaugh

**Mortgagee:** The Owner Finance Company, a Texas corporation

**Recording information:** Document Number #2021180753, Official Public Records of Fort Bend County, Texas.

**Property:**

Lot Eighteen (18) in Block Twenty-Three (23), of PECAN GROVE PLANTATION, SECTION FOUR (4), a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Volume 27, Page 6 of the Plat Records of Fort Bend County, Texas, which currently has the address of 1830 Rock Fence Dr., Richmond, Texas 77406.

**County:** Fort Bend County, Texas

**Date of Sale (first Tuesday of month):** June 7, 2022

**Time of Sale:** 1:00 p.m. - 4:00 p.m.

**Place of Sale:** Area of the Fort Bend County Courthouse as designated by the Fort Bend County Co

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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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Mortgage Servicer has appointed Jeff Leva or Sandy Dasigenis or Lillian Poelker as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



\_\_\_\_\_  
Jeff Leva or Sandy Dasigenis or Lillian Poelker

443546  
4310 Maily Meadow Lane  
Katy, Texas 77450

FILED

2022 MAY 16 AM 10:40

NOTICE OF TRUSTEE'S SALE  
and  
APPOINTMENT OF SUBSTITUTE TRUSTEE

*Christy Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

85

R 53968

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 6, 2012, Gregory C. Gleason and Beth S. Gleason, husband and wife executed a Deed of Trust conveying to Douglas K. Watson, II, Trustee, the real property hereinafter described, to secure Mukesh N. Mehta and Varsha M. Mehta, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. 2012087551, 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 Lillian Poelker, 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, June 7, 2022, 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 Forty-Five (45), Block Two (2), of CINCO RANCH CINCO FOREST, SECTION ONE, an addition in Fort Bend County, Texas, according to map or plat thereof recorded in Slide No. 1842/A to 1843/A, of the Map and/or Plat Records of

Fort Bend County, Texas.

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. 85

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.

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

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

WITNESS MY HAND on \_\_\_\_\_ day of May 2022.



DEAN W. GREER, State Bar No. 084141000  
Attorney or Authorized Agent for the  
Mortgagee or Mortgagee's Servicer  
WEST & WEST ATTORNEYS, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230



FILED

2022 MAY 16 AM 10:43

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RS312

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Diogu Kalu Diogu, II, (the "*Grantor*"), executed a Deed of Trust dated July 29, 2011, and recorded in the Official Records of Fort Bend County, Texas (the "*Records*") under Document No. 2011077666, as modified by that certain Real Estate Extension Letter Agreement dated August 3, 2016 and recorded in the Records under Document 2016122950 (together with all extensions, modifications, and renewals, if any, collectively referred to hereinafter as the "*Deed of Trust*");

WHEREAS, the Grantor, pursuant to the Deed of Trust, conveyed to Geoffrey D. Greenwade, Trustee (the "*Original Trustee*"), for the benefit of Green Bank, N.A., its successors and assigns ( "*Green Bank*"), all of the personal property, real property and premises described and referred to in the Deed of Trust (the "*Mortgaged Property*"), including the following described in Exhibit A attached hereto for property located at 4726 Gainsborough Drive, Fulshear, Texas 77441 in Fort Bend County, Texas.

WHEREAS, the Deed of Trust secures payment of that certain Balloon Note dated July 29, 2011, executed by Grantor, as Borrower, and payable to the order of Green Bank, in the original principal amount of FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$420,000.00), as modified by that certain Real Estate Extension Letter Agreement dated August 3, 2016 and recorded in the Records under Document 2016122950 (together with all extensions, modification, and renewals, if any, collectively referred to hereinafter as the "*Note*");

WHEREAS, Veritex Community Bank ("*Veritex*"), successor to Green Bank, N.A., as successor in interest to the Beneficiary, assigned all of its right title and interest in and to the Note and Deed of Trust to Lakeland West Capital 41, L.L.C., a Texas limited liability company (the "*Holder*"), as set forth in that certain Assignment of Mortgage dated June 10, 2021, executed by Veritex for the benefit of the Holder and that certain Allonge dated June 10, 2021, executed by Veritex for the benefit of Holder.

WHEREAS, Holder is the current legal owner and holder of the Deed of Trust and the indebtedness secured by the Deed of Trust (the "*Indebtedness*") and, at the option of Holder, with or without cause, Holder may appoint, in writing, but without the necessity of recordation, notice or any other formality, a successor trustee, who shall

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thereupon succeed to all the estates, titles, rights, powers, and trusts granted and vested in the Original Trustee in the Deed of Trust and by applicable law.

WHEREAS, the Holder has named, constituted and appointed in writing BRADLEY E. RAUCH, KIM E. LEWINSKI, JEFF LEVA, SANDY DASIGENIS, and LILLIAN POELKER, as Substitute Trustees, each with the power to act independently (and without the joinder of the others) under and by virtue of the Deed of Trust and to hold possess and execute all the estates, titles, rights, powers, and trusts granted and vested in Original Trustee in the Deed of Trust and by applicable law.

WHEREAS, Grantor has defaulted in the payment of the Indebtedness, notice has been given stating that the Grantor is in default, and the Grantor has had the opportunity to cure the default prior to acceleration of the Indebtedness, but the Grantor has failed to cure such default(s);

WHEREAS, acceleration of maturity and demand have been made upon the Grantor for the payment of the Indebtedness, and/or have been waived, and/or have occurred;

WHEREAS, the Holder has called upon and requested either or any of Bradley E. Rauch, Kim E. Lewinski, Jeff Leva, Sandy Dasigenis, and Lillian Poelker, or any additional substitute trustee appointed pursuant to the terms of the Deed of Trust, as Substitute Trustees, to perform the Trustee's duties under the Deed of Trust and to post, mail and file, or have posted, mailed, and filed, notice and to sell the Mortgaged Property without prejudice and without creating an election not to proceed against any other collateral securing the obligations of the Grantor to the Holder, and without waiving any rights or remedies which the Holder has against the Grantor or any other parties obligated for payment of the Indebtedness;

NOW, THEREFORE, the undersigned Substitute Trustee, at the request of the Holder, hereby gives notice that after due posting of this Notice as required by the Deed of Trust and law, a Substitute Trustee will sell on June 7, 2022 (that being the first Tuesday of said month, as provided for in Texas Property Code Sec. 51.002) at public auction to the highest bidder for cash, 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, for the purposes of holding Public Sales of Real Property in Fort Bend County, Texas, the sale to begin no earlier than 1:00 o'clock p.m. and no later than three (3) hours after such

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time, the Mortgaged Property, including without limitation, all personal property described in the Deed of Trust, owned by the Grantor, Grantor's heirs, legal representatives, successors and assigns, and originally covered by the Deed of Trust, whether or not herein specifically described.

**THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).**

[NEXT PAGE IS THE SIGNATURE PAGE]

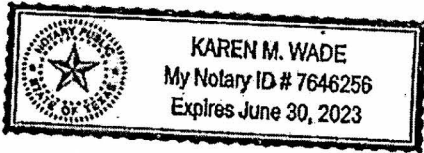
EXECUTED this 12th day of May, 2022.


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\_\_\_\_\_  
Kim Lewinski, Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This document was acknowledged before me on this, the 12th day of May, 2022, by Kim Lewinski, Substitute Trustee.



  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**Name and Address of Substitute Trustees:**

Mr. Bradley E. Rauch  
Hirsch & Westheimer, P.C.  
1415 Louisiana, 36<sup>th</sup> Floor  
Houston, Texas 77002

Ms. Sandy Dasigenis  
Foreclosure Network of Texas  
10406 Rockley Road  
Houston, Tx 77099

Ms. Kim E. Lewinski  
Hirsch & Westheimer, P.C.  
1415 Louisiana, 36<sup>th</sup> Floor  
Houston, Tx 77002

Ms. Lillian Poelker  
Foreclosure Network of Texas  
10406 Rockley Road  
Houston, Tx 77099

Mr. Jeff Leva  
Foreclosure Network of Texas  
10406 Rockley Road  
Houston, Tx 77099

**AFTER RECORDING, PLEASE RETURN TO:**

Kim E. Lewinski  
Hirsch & Westheimer, P.C.  
1415 Louisiana, 36<sup>th</sup> Floor  
Houston, TX 77002

EXHIBIT A

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A TRACT OF LAND CONTAINING 5.1198 ACRES (223,020 SQUARE FEET) KNOWN AS LOT 67 OF PECAN HILL, AN UNRECORDED SUBDIVISION IN FORT BEND COUNTY, TEXAS, BEING OUT OF A CERTAIN CALLED 60.7345 ACRE TRACT RECORDED IN VOLUME 503, PAGE 128 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), SITUATED IN THE ISAAC N. CHARLES SURVEY, ABSTRACT NO. 17, IN FORT BEND COUNTY, TEXAS. SAID 5.1198 ACRE TRACT (LOT 67) BEING THAT SAME TRACT RECORDED IN FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2006131934 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN F.B.C.C.F. NO, 2006131934)

BEGINNING at an iron pipe found in the south line of a said 160.7345 acre tract marking the southwest corner of the herein described tract and the southeast corner of a certain called Lot 68 recorded in Volume 541, Page 695 F.B.C.D.R., said corner also being in the easterly north line of a certain called 167.996 acre tract recorded in F.B.C.C.F. No. 2006124567;

THENCE N 02° 55' 00" E. along the common line of the west line of the herein described tract with the east line of said Lot 68, a distance of 567.99 feet (called-569.88 feet) to an iron pipe found in the south right-of-way (R.O.W.) line of Gainsborough Drive (60 feet R.O.W.) marking the northwest corner of the herein described tract and the northeast corner of said Lot 68, said corner also being at a point on a curve to the left;

THENCE in a Southeasterly direction, along with the north line of the herein described tract and the south R.O.W. line of said Gainsborough Drive, along with the arc of said curve to the left having a radius of 1.680.00 feet, an arc length of 85.52 feet, a central angle of 02° 55' 00" and a chord bearing and distance of S 88° 32' 30" E-85.51 feet to an iron pipe found at the end of said curve far corner;

THENCE N 89° 37' 38" E (called-East), along with the north line of the herein described tract and the south R.O.W. line of said Gainsborough Drive, a distance of 290.10 feet (called-290.00 feet) to an iron rod found marking the northeast corner of the herein described tract and the northwest corner of a certain called 9.2199 acre Snader's tract recorded in F.B.C.C.F, No. 9612689;

THENCE SOUTH, along the common line of the east line of the herein described tract with the west line of said Snader's tract, a distance of 578.13 feet to an iron rod found in the south line of aforesaid 160.7345 acre tract marking the southeast corner of the herein described tract and the southwest corner of said Snader's tract, said corner also being in the easterly north line of aforesaid 167.996 acre tract;

THENCE N 88° 25' 08" W. along with the south line of said 160.7315 acre tract and the herein described and the easterly north line of said 167.996 acre tract, a distance of 404.63 feet to the POINT OF BEGINNING containing 5.1198 acres of land, more or less. Said property commonly known as Lot 67, Pecan Hill, Fort Bend County, Texas.

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**NOTICE OF TRUSTEE'S SALE**

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

Date: May 16, 2022

Trustee: Brent Spivy

Mortgagee: Tracy E. Dennis

Note: Original Principal \$120,000

Residential Lease to Own Contract:

Date: August 31, 2013

Tenant/Mortgagor: Arturo Rivera and Rachel Rivera, husband and wife

Mortgagee: Tracy E. Dennis

Property: 2538 Country Place Drive, Richmond, Fort Bend County, TX 77406, also known as Lot 32, Block 13, The Grove Section 4, Fort Bend County, TX, and identified as R70578 in the Fort Bend County Appraisal District map, together with all improvements.

County: Fort Bend County, Texas

Trustee's Name: Brent Spivy

Trustee's Address: 5340 Wesleyan St., 271364, Houston, TX 77277

Date of Sale (first Tuesday of month): June 7, 2022

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

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

Mortgagee has appointed the Trustee in accordance with the Texas Property Code to act

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2022 MAY 16 AM 10:46

*Arturo Rivera*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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12-53996

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as the Trustee for the foreclosure of Buyers' interest under the Residential Lease to Own Contract. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**THIS INSTRUMENT APPOINTS THE TRUSTEE IN ACCORDANCE WITH THE TEXAS PROPERTY CODE AND THE RESIDENTIAL LEASE TO OWN CONTRACT TO SELL THE PROPERTY DESCRIBED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY FOR THE MORTGAGEE.**

This Notice follows demand and notice dated November 8, 2021, as required by the Texas Property Code and the Residential Lease to Own Contract. Foreclosure as described will be of any and all interest claimed or asserted by Arturo Rivera and Rachel Rivera, husband and wife, however described. Conveyance will be by Trustee's Deed for any interest claimed or asserted by Arturo Rivera and Rachel Rivera, husband and wife, and/or Mortgagee as to the real property and improvements.



Phillip R Livingston  
Attorney for Tracy E. Dennis, Mortgagee

FILED

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2022 MAY 16 AM 11:13

*Ann Fisher*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, HENRY MITCHELL, JR, AN UNMARRIED MAN delivered that one certain Deed of Trust dated AUGUST 9, 2019, which is recorded in INSTRUMENT NO. 2019089317 of the real property records of FORT BEND County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$226,943.00 payable to the order of DHI MORTGAGE COMPANY, LTD., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, JUNE 7, 2022, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 16, BLOCK 3, OF LAKEVIEW RETREAT SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180153 AND AMENDED IN PLAT NO. 20180293 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT FORT BEND COUNTY FAIRGROUNDS, BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: MAY 16, 2022.

*[Signature]*

SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR LEE CARROLL

FILE NO.: GMG-2560  
PROPERTY: 18410 PELHAM HOLLOW TRAIL  
RICHMOND, TEXAS 77407

HENRY MITCHELL, JR.

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



R#54328

**FILED**

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2022 MAY 16 PM 4:48

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

May 13, 2022

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS

DEED OF TRUST ("Deed of Trust"):

Dated: July 30, 2019  
Grantor: **BRANDY BURLESON**  
Trustee: Stephanie A. Roman  
Lender: 2226 TANNIN TRACE TRUST  
Recorded in: Official Public Records of Real Property of **FORT BEND** County Texas under file No. **2019083932**  
Property: Lot Fourteen (14), in Block One (1), of CAMBRIDGE FALLS, Section Eleven (11), a subdivision in Fort Bend County Texas, according to the map or plat thereof recorded in Plat No. 20170167 of Plat Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 2226 Tannin Trace Fresno, TX 77545  
Secures: Promissory Note executed June 30, 2019 ("Note") in the original principal amount of \$235,700.30, executed by **BRANDY BURLESON** ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.  
Substitute Trustee(s): Loan T. Tran and Khanh T. Vo  
9750 Bellaire Blvd, Ste 299, Houston, TX 77036

FORECLOSURE SALE:

Date: Tuesday, June 7, 2022  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three hours thereafter.**  
Place: **Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South, Rosenberg, TX 77471 or as designated by the County Commissioner's Court.**  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.**

WHEREAS a default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, present owner and holder of the Note, has appointed Loan T. Tran and Khanh T. Vo 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  
9750 Bellaire Blvd Ste 299, Houston, Texas 77036  
Phone: 713-271-8886  
Fax: 713-271-8897

22TX373-0522  
26939 SHOAL GLEN LANE, KATY, TX 77494

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FILED

2022 MAY 17 AM 10:06

**NOTICE OF FORECLOSURE SALE**

*Steph P. Baker*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
RS4496

Property: The Property to be sold is described as follows:  
  
LOT TWO (2) IN BLOCK TWO (2), OF PINE MILL RANCH, SECTION TWENTY-SIX (26), A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130061 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 21, 2013 and recorded on October 22, 2013 as Instrument Number 2013134586 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: June 07, 2022, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by ERIKA PEREZ MORRISON AND TIMOTHY LEE MORRISON secures the repayment of a Note dated October 21, 2013 in the amount of \$414,954.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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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.**

*Jonathan Andring*

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

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Austin DuBois and Auction.com employees, including but not limited to those listed herein  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, SANDY DASIGENIS, declare under penalty of perjury that on the 17<sup>TH</sup> day of MAY, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

# NOTICE OF NON-JUDICIAL FORECLOSURE SALE

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WHEREAS, on September 02, 2021, W.L. HOUSTON'S BUSINESS INVESTMENTS LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$287,700.00, payable to the order of LJC Financial, LLC, which Deed of Trust is recorded under Clerk's File No. 2021156249 in the Real Property Records of Fort Bend County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

**Lot One (1), in Block Two (2), of SIENNA VILLAGE OF SHIPMAN'S LANDING, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 1739/ A & B of the Plat Records of Fort Bend County, Texas, commonly known as 3402 Crosby Landing, Missouri City, Texas, 77459; and**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Sandy Dasigenis, Lillian Poelker, Clifford D. Harmon, Shana Murphy and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, June 07, 2022**, being the first Tuesday of such month, at the county courthouse of **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Fort Bend County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 p.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, June 07, 2022**.

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

WITNESS my hand as of May 17, 2022.

*Shana Murphy*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
K54499

*Sandy Dasigenis*

Signature

**SANDY DASIGENIS**

Printed Name

, Substitute Trustee

Matter No. 1606

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED

2022 MAY 17 AM 10:07

**FILED**

**NOTICE OF FORECLOSURE SALE**

2022 MAY 17 AM 10:06

May 16, 2022

**Deed of Trust "Deed of Trust"):**

*Quinn Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*QR*

R 54499

**Dated:** April 17, 2017  
**Grantor:** Juan Vazquez and Griselda Vazquez  
**Trustee:** Ashley B. Patten  
**Lender:** Kamal Babatunde Sanusi and Modupe Sanusi  
**Recorded in:** Document No. 2021097018 of the real property records of Fort Bend County, Texas, being in renewal and extension of Deed of Trust recorded in Document No. 2017040379 of the real property records of Fort Bend County, Texas

**Legal Description:** Lot Thirty-Two (32), in Block Three (3), of GRAND MISSION, Section Four (4), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Slide No. 2560/A of the Plat Records of Fort Bend County, Texas.

Commonly known as: 7226 Clayhorn Ct, Richmond, Texas 77407.

**Secures:** Promissory Note "Note" in the original principal amount of \$105,000.00, executed by Juan Vazquez and Griselda Vazquez "Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

**Modifications and Renewals:** Modification and Extension Agreement (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

**Substitute Trustee:** Jeff Leva, Sandy Dasigenis or Lillian Poelker

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

**Mortgage Servicer:** Moat Note Servicing

**Mortgage Servicer's Address:** 1610 IH 35 N  
San Antonio, Texas 78217

**Foreclosure Sale:**

**Date:** Tuesday, June 7, 2022

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.

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

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

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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, Kamal Babatunde Sanusi and Modupe Sanusi, 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 Kamal Babatunde Sanusi and Modupe Sanusi's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Kamal Babatunde Sanusi and Modupe Sanusi's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Kamal Babatunde Sanusi and Modupe Sanusi in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Kamal Babatunde Sanusi and Modupe Sanusi. The address of Mortgage Servicer is set forth above.

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

If Kamal Babatunde Sanusi and Modupe Sanusi 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



Kamal Babatunde Sanusi and Modupe Sanusi. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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



Veronica A. Martinez  
Meg Banahan  
R. Alex Weatherford  
Banahan Martinez Weatherford, PLLC  
1400 Broadfield Blvd., Suite 105  
Houston, Texas 77084  
Telephone (281) 394-3122  
Telecopier (281) 940-2743  
Attorney for Lender



Jeff Leva, Sandy Dasigenis or Lillian Poelker  
Substitute Trustee  
c/o Foreclosure Services LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179



NOTICE OF FORECLOSURE SALE

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17 May 2022

Deed of Trust ("Deed of Trust"):

**Dated:** July 20, 2016

**Grantor:** James Arthur and Mary A. Arthur, also known as Adelaide Mary Arthur, and Legonite, Inc.

**Trustee:** CMP FINANCIAL, LLC

**Trustee Address:** 10700 Richmond Avenue, Suite 200, Houston, TX 77042

**Original Lender:** HARVARD COMMERCE CAPITAL 1 LLC, formerly known as CMP CAPITAL LLC

**Recorded in:** File No. 2016078552 of the real property records of Fort Bend County, Texas.

**Legal Description:** TRACT 1: Lot Twenty-Nine (29), in Block Four (4), of REPLAT OF THE GROVE, SECTION ONE (1), an Addition in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Volume 22, Page 48, of the Map Records of Fort Bend County, Texas.

TRACT 2: Lot Thirty-One (31), in Block Ten (10), of QUAIL GREEN WEST, SECTION ONE (1), a Subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Volume 22, Page 56, of the Plat Records of Fort Bend County, Texas.

**Secures:** Promissory Note ("Note") in the original principal amount of \$180,000.00 executed by James Arthur and Mary A. Arthur, also known as Adelaide Mary Arthur, and Legonite, Inc., ("Borrower") and payable to the order of Original Lender and all other indebtedness of Borrower to Lender.

**Assignment:** The Note and the liens and security interests of the Deed of Trust were transferred and assigned to SANH D. HUYNH ("Lender") by an ASSIGNMENT OF NOTE AND DEED OF TRUST LIEN dated June 04, 2019 and recorded under File No. 2019059462 of the real property records of Fort Bend County, Texas.

**FILED**  
 2022 MAY 17 PM 12:30  
 Mc Hard  
 County Clerk  
 FORT BEND COUNTY TEXAS

- Property:** The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the Legal Description above, and all rights and appurtenances thereto.
- Foreclosure Sale:**
- Date:** Tuesday, 07 June 2022
- Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.
- Place:** Fort Bend County 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of the obligations of the Note and/or Deed of Trust. Because of such default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

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

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

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

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to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

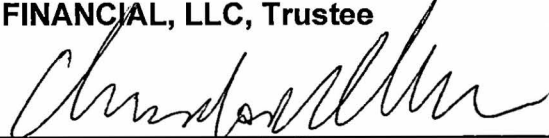
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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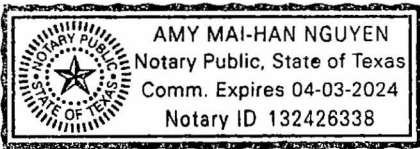
**CMP FINANCIAL, LLC, Trustee**

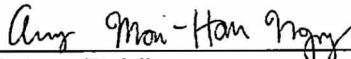
By:   
**Christopher M. Pham, Representative**

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF FORT BEND

This instrument was acknowledged before me on **17 May 2022**, by **Christopher M. Pham, Representative of CMP FINANCIAL, LLC**, for and on behalf of said entity.



  
Notary Public