

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

**DEED OF TRUST INFORMATION:**

Date: JUNE 12, 2024  
Grantor(s): HASSAN BAH AND KASSANDRA J. LEMA, HUSBAND & WIFE  
Original Mortgagee: CHAU DIEM VU AND CHUNG Q. VU  
Original Principal: \$270,000.00  
Property County: HARRIS COUNTY  
Property: LOT NINETEEN (19), BLOCK TWO (2), CYPRESS POINT LAKE ESTATES, SECTION THREE (3), ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 506, PAGE 138, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.  
Reported Address: 16503 NIGHTINGALE FALLS COURT, CYPRESS, TX 77429

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6<sup>th</sup> day of August, 2024  
**Time of Sale:** 01:00 PM or within three hours thereafter  
**Place of Sale:** Bayou City Event Center, 9401 Knight Road, Houston, TX 77045  
**Substitute Trustee(s):** Daniel F. Albert  
**Substitute Trustee Address:** 10925 Beechnut St. Ste. A106, Houston, TX 77072

**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 Daniel Albert has been appointed as Substitute Trustee 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 and Substitute Trustee;

**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. Daniel Albert, as Substitute Trustee will sell the Property to the highest bidder for cash


TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3767  
FILED 6/13/2024 8:32:47 AM

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on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", and 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. Purchaser will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

  
Daniel Albert Law Firm, PLLC

Certified Mail No. 9590940272381284893935

Return Receipt Requested

c: Hassan Bah and Kassandra J. Lema, by first-class mail

COPY  
UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3763  
FILED 6/13/2024 8:30:12 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 8/9/2013	<b>Grantor(s)/Mortgagor(s):</b> SHEPHARD PATTON III AND JAMIE PATTON, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CROSSCOUNTY MORTGAGE, INC., A CORPORATION ,ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded in:</b> <b>Volume:</b> ER 048-20 <b>Page:</b> 1871 <b>Instrument No:</b> 20130409866	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 8, IN BLOCK 8, OF WESTFIELD, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 310, PAGE 147 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 6/12/2024

Dated: June 13, 2024

**SANDY DASIGENIS**

Printed Name:

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

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

**MH File Number:** TX-24-102754-POS

**Loan Type:** FHA

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/2/2017	<b>Grantor(s)/Mortgagor(s):</b> MATTHEW LEE AND HEATHER LEE, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GOLD STAR MORTGAGE FINANCIAL GROUP, CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: RP-2017-247941	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 37, BLOCK 2, VENTANA LAKES SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 658288, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 6/11/2024 \_\_\_\_\_

Dated: June 13, 2024 \_\_\_\_\_



**SANDY DASIGENIS**

Printed Name: 

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

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

**MH File Number:** TX-24-102789-POS  
**Loan Type:** Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3764  
FILED 6/13/2024 8:30:12 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3765

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/9/2021	<b>Grantor(s)/Mortgagor(s):</b> CHRISTIAN RICARDO RIVERA MATOS, AN UNMARRIED MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TRINITY OAKS MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Planet Home Lending, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2021-655315	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 321 Research Parkway, Suite 303, Meriden, CT 06450
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT ONE (1), IN BLOCK FOUR (4), OF WESTFIELD, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 310, PAGE 147 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 6/12/2024

Dated: June 13, 2024

**SANDY DASIGENIS**

Printed Name:

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

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

**MH File Number:** TX-24-102873-POS  
**Loan Type:** FHA

FILED 6/13/2024 8:30:12 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3766  
FILED 6/13/2024 8:30:12 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/15/2021	<b>Grantor(s)/Mortgagor(s):</b> BENJAMIN CRAWFORD LEE MCCURDY AND TOWANNA LARIA MCCURDY, COMMUNITY PROPERTY
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Planet Home Lending, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2021-601241	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 321 Research Parkway, Suite 303, Meriden, CT 06450
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT TWENTY-ONE (21), IN BLOCK SIX (6), OLDE OAKS, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 301, PAGE 129, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 6/12/2024

Dated: June 13, 2024

SANDY DASIGENIS

Printed Name:

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

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

MH File Number: TX-24-102940-POS  
Loan Type: FHA

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

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated October 26, 2007 and recorded under Vol. RP-051-85, Page 1137, or Clerk's File No. 20070682595, in the real property records of HARRIS County Texas, with Jeffrey Lacombe and Julie Lacombe, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide KB Home Loans, a Countrywide Mortgage Ventures, LLC Series, a limited liability corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jeffrey Lacombe and Julie Lacombe, husband and wife securing payment of the indebtedness in the original principal amount of \$118,458.00 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 Jeffrey Lacombe, Julie Lacombe. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT 4, IN BLOCK 1, LIBERTY LAKES, SECTION 8, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR FLAT THEREOF RECORDED UNDER FILM CODE NO. 603006 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3768

FILED 6/13/2024 8:36:37 AM

FILED 6/13/2024 8:36:37 AM FRCL-2024-3768 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.

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

\_\_\_\_\_  
Aaron Demuth, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

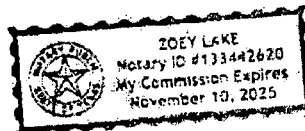
STATE OF TEXAS

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 10th day of June, 2024.

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



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-23-3372

COPY



FILED 6/13/2024 8:36:37 AM FRCL-2024-3769 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 123871-TX

Date: June 11, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: OMAR A. OMAR, A MARRIED PERSON (REHAB OMAR) WIFE

ORIGINAL MORTGAGEE: WELLS FARGO BANK, N.A

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

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

DEED OF TRUST DATED 10/26/2012, RECORDING INFORMATION: Recorded on 11/7/2012, as Instrument No. 20120519719 in Book ER 038-20 Page 0093

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 101, IN BLOCK 1, OF CANYON LAKES AT STONEGATE, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 468095, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS MORE ACCURATELY DESCRIBED AS: LOT ONE HUNDRED ONE (101), IN BLOCK ONE (1), OF CANYON LAKES AT STONEGATE SECTION ONE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 468095, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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



Matter No.: 123871-TX

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

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

COPY

FILED 6/13/2024 8:36:37 AM FRCL-2024-3770 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 118288-TX

Date: June 10, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: SELA GONZALES, A SINGLE PERSON AND JESSE RODRIGUEZ, A SINGLE PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

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

DEED OF TRUST DATED 8/22/2019, RECORDING INFORMATION: Recorded on 8/23/2019, as Instrument No. RP-2019-372071

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-THREE (23), IN BLOCK FOUR (4), OF PARTIAL REPLAT B" OF STERLING GREEN, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 244, PAGE 64 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743



Matter No.: 118288-TX

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AMAR SOOD, PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated: August 8, 2003**

**Amount: \$122,550.00**

**Grantor(s): CLEMENTE GARZA and FRANCISCA GARZA**

**Original Mortgagee: BANCO POPULAR NORTH AMERICA**

**Current Mortgagee: POPULAR BANK, FORMERLY KNOWN AS BANCO POPULAR NORTH AMERICA**

**Mortgage Address: POPULAR BANK, FORMERLY KNOWN AS BANCO POPULAR NORTH AMERICA, 525 Vine Street, Suite 600, Cincinnati, OH 45202**

**Recording Information: Document No. W920159**

**Legal Description: LOT FIFTY-FIVE (55) AND THE ADJOINING NORTH TEN (10) FEET OF LOT FIFTY-FOUR (54), WEDGEWOOD ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 18, MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**Date of Sale: August 6, 2024 between the hours of 10:00 AM and 1:00 PM.**

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

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

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

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

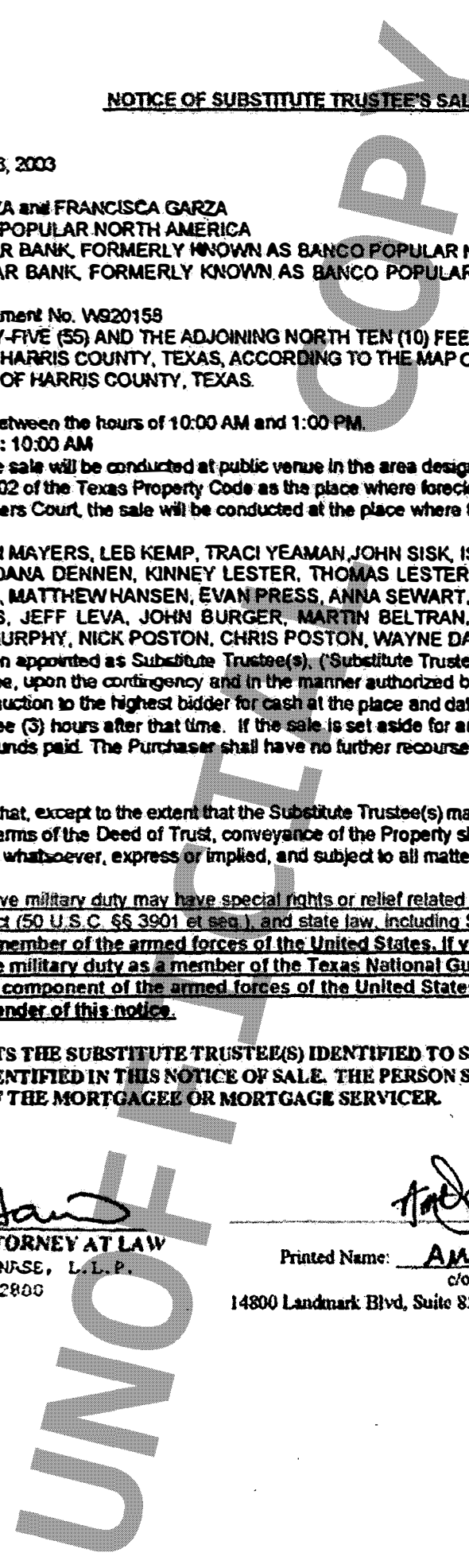
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member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

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

**Anthony Allen Garcia, ATTORNEY AT LAW**  
HUGHES, WATERS & ASKINASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-002728

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

FILED 6/13/2024 9:19:07 AM  
FRCL-2024-3772  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



Notice of Substitute Trustee's Sale

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

Deed of Trust Date: March 10, 2006	Original Mortgagor/Grantor: ALEXANDRA NARANJO
Original Beneficiary / Mortgagee: BANK OF AMERICA, NA., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
Recorded in: Volume: N/A Page: N/A Instrument No: Z162524	Property County: HARRIS
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

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

**Secures:** Note in the original principal amount of \$135,071.00, executed by ALEXANDRA NARANJO and payable to the order of Lender.

**Property Address/Mailing Address:** 19426 HICKORY MEADOW LN, HOUSTON, TX 77084

**Legal Description of Property to be Sold:** LOT 10, IN BLOCK 3, OF LAKE RIDGE, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 554074 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

<b>Date of Sale:</b> August 06, 2024.	<b>Earliest time Sale will begin:</b> 10:00 AM
---------------------------------------	--

**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Burrett 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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3773  
FILED 6/13/2024 9:19:07 AM

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

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

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

UNOFFICIAL

## Notice of Substitute Trustee's Sale

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

Deed of Trust Date: June 21, 2005	Original Mortgagor/Grantor: LUISA E. ORTIZ
Original Beneficiary / Mortgagee: HOME123 CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: Y561555	Property County: HARRIS
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

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

Secures: Note in the original principal amount of \$128,816.00, executed by LUISA E. ORTIZ and payable to the order of Lender.

Property Address/Mailing Address: 9318 VAL VERDE ST, HOUSTON, TX 77063

Legal Description of Property to be Sold: LOT FOUR (4), IN BLOCK NINE (9), OF WESTMONT, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 82, PAGE 67, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: August 06, 2024

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasiganis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

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

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

UNOFFICIAL COPY

24-210455

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: October 11, 2017	Original Mortgagor/Grantor: STEVEN SCOTT STEGER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SILENE FINANCE, LP
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2017-0447871	Property County: HARRIS
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

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

Secures: Note in the original principal amount of \$106,400.00, executed by STEVEN SCOTT STEGER and payable to the order of Lender.

Property Address/Mailing Address: 10262 BRIDGELAND LN, HOUSTON, TX 77041

Legal Description of Property to be Sold:

EXHIBIT A

FIELD NOTES

OF A SURVEY OF

LOT NINETEEN (19) AND NINETEEN A (19-A) IN BLOCK NINETEEN (19) OF WESTWAY SUBDIVISION, SECTION ONE (1), ACCORDING TO THE "RESTATED AND SUPPLEMENTED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COURTYARD-WESTWAY HOMEOWNERS' ASSOCIATION AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. F101724, SAID LOTS NINETEEN (19) AND NINETEEN-A (19-A) IN BLOCK NINETEEN (19), BEING OUT OF UNRESTRICTED RESERVE "C" OF THE WESTWAY SECTION ONE SUBDIVISION, AS RECORDED IN VOLUME 206, PAGE 127 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "C";

THENCE SOUTH 87° 59' 30" WEST, ALONG THE NORTH LINE OF SAID UNRESTRICTED RESERVE "C", A DISTANCE OF 330.00 FEET TO A 4 INCH WOOD POST FOUND MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LOTS 19 AND 19-A;

THENCE SOUTH 02° 00' 30" EAST, A DISTANCE OF 53.00 FEET TO A 1/2 INCH IRON SET FOR CORNER;



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3775

FILED 6/13/2024 9:19:07 AM

THENCE SOUTH 87° 59' 30" WEST, A DISTANCE OF 6.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 02° 00' 30" EAST, A DISTANCE OF 36.00 FEET TO AN "X" SET IN CONCRETE BEING THE SOUTHEAST CORNER OF LOTS 19 AND 19-A;

THENCE SOUTH 87° 59' 30" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 19, A DISTANCE OF 32.50 FEET TO AN "X" SET IN CONCRETE MARKING THE SOUTHWEST CORNER OF LOTS 19 AND 19-A;

THENCE NORTH 02° 00' 30" WEST, A DISTANCE OF 35.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 87° 59' 30" EAST, A DISTANCE OF 6.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 02° 00' 30" WEST, A DISTANCE OF 54.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOTS 19 AND 19-A;

THENCE NORTH 87° 59' 30" EAST, ALONG THE NORTH LINE OF SAID UNRESTRICTED RESERVE "C", A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LOTS 19 AND 19-A.

<b>Date of Sale:</b> August 06, 2024.	<b>Earliest time Sale will begin:</b> 10:00 AM
---------------------------------------	--

**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

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

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

FILED 6/13/2024 9:19:07 AM FRCL-2024-3775 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY  
UNOFFICIAL

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Beacon Default Management, Inc.  
30101 Agoura Court, Suite 203  
Agoura Hills, California 91301

---

Trustee Sale No. 2024-100691  
Loan Number: xxxx1154  
Order No. 150-2406168-05

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on July 2, 2020, **Modern Automated Pharmacy, PLLC**, a Texas Professional Limited Liability Company, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of **Law Office of T. Alan Ceshker**, as Trustee, **Harvest Small Business Finance, LLC**, as Beneficiary which Deed of Trust secures the payment of that certain promissory note of even date therewith in the original amount of \$1,818,700.00, payable to the order of **Harvest Small Business Finance, LLC**, recorded on July 15, 2020, as Instrument No. 2020-313212, in Harris County, Texas, which 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;

Please see Exhibit "A" attached hereto and made a part of.

Commonly known as: 13939 Westheimer Road, Houston, TX 77077

**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 **Beacon Default Management, Inc., Selina I. Parelskin, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook** 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

Substitute Trustee's Mailing Address: 30101 Agoura Court, Suite 203, Agoura Hills, California  
Phone Number: 310-929-5457

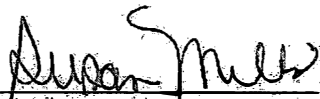
**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Harvest Small Business Finance, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 8/6/2024 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Harris County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. 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: **Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the**

area of the Bayou City Event Center in the area known as the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court..

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

WITNESS, my hand this June 18, 2024



Beacon Default Management, Inc., Selina I. Parelskin, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook

COPY

UNOFFICIAL

**EXHIBIT "A"**  
**Legal Description**

Being a tract or parcel of land containing 0.6198 of one acre (27,100 square feet) of land, more or less, situated in the Joel Wheaton Survey, Abstract Number 80, Harris County, Texas; being part of and out of Unrestricted Reserve "E" Block 4, CORRECTION PLAT OF WESTHOLLOW, a plat of subdivision recorded in Volume 274, Page 85, Map Records of Harris County, Texas; being all of that certain called 0.5739 acres, described in deed to Palm Casual Furniture of San Antonio, Inc., as recorded under Harris County Clerk's File (HCCF) Number R692502, Official Public Records of Real Property of Harris County, Texas; and being part of and out of the remainder of that certain called 9.848 acres, described in deed to RBI Liquidated Assets, II, Ltd., as recorded under HCCF Number P341902, said 0.6198 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected on said CORRECTION PLAT OF WESTHOLLOW):

BEGINNING at a 5/8 inch iron rod found marking the North common corner of said Unrestricted Reserve "E", said 0.5739 acre tract, and that certain called 5.5246 acres, referred to as Tract Two, as described in deed to Harris County Flood Control District, and recorded under HCCF Number E822631, said iron rod also being in the South right-of-way (ROW) line of Westheimer Road (also known as FM 1093), based on a 120-foot width, said iron rod also marking the Northeast corner of the herein described tract;

THENCE, South 00° 00' 04" East, with the common line of said Unrestricted Reserve "E", said 0.5739 acre tract, and said 5.5246 acre tract, a distance of 200.00 feet to a 5/8 inch iron rod with plastic cap set marking the Southeast corner of said 0.5739 acre tract in the herein described tract;

THENCE, South 89° 59' 56" West, with the South line of said 0.5739 acre tract, at 125.00 feet pass the Southwest corner of said 0.5739 acre tract, continuing in all, a distance of 135.00 feet to a 5/8 inch iron rod with plastic cap set marking the Southwest corner of the herein described tract;

THENCE, North 00° 00' 04" West, along a line 10.00 feet West of and parallel with the West line of said 0.5739 acre tract, a distance of 200.00 feet to a 5/8 inch iron rod with plastic cap set in the South Row line of the aforesaid Westheimer Road, and marking the Northwest corner of the herein described tract;

THENCE, North 89° 59' 56" East, with said South Row line, at 10.00 feet pass the Northwest corner of said 0.5739 acre tract, continuing in all, a distance of 135.00 feet to the POINT OF BEGINNING, and containing 0.6198 of one acre, (27,000 square feet), more or less, of land.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3779

FILED 6/20/2024 9:28:33 AM

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **October 24, 2023**, **Cedric McLaughlin** ("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 **\$175,000.00**, payable to the order of **LJC Financial, LLC**, which Deed of Trust is recorded under clerk's file number **RP-2023-416467** in the **Real Property Records of Harris 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 15, in Block 3, in PECAN VILLAS, a subdivision in Harris County, Texas; according to the map or plat recorded in Volume 30, Page 2 of the Map Records of Harris County, Texas, commonly known as 7803 Broadview Drive, Houston, Texas 77061; and**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 owner 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 June 20, 2024.

  
Signature

**STEVE LEVA**, Substitute Trustee  
Printed Name

Matter No. 1887  
FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/30/2007	<b>Grantor(s)/Mortgagor(s):</b> CESAR REYES, UNMARRIED AND HILDA REYES, UNMARRIED
<b>Original Beneficiary/Mortgagee:</b> BANK OF AMERICA, N.A.	<b>Current Beneficiary/Mortgagee:</b> Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely in its capacity as trustee of NYMT Loan Trust I
<b>Recorded in:</b> <b>Volume:</b> ER 002-88 <b>Page:</b> 1226 <b>Instrument No:</b> 20070352307	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1600 LBJ Freeway, Farmers Branch, TX 75234
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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.	

**Legal Description:** LOT 19, BLOCK 5, CYPRESS MEADOW SEC. 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP/ PLAT RECORDED IN CLERK'S FILE NO. Y854225, AND FILM CODE NO. 592295, MAP/PLAT RECORDS, HARRIS COUNTY, TEXAS.

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

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

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

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

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

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

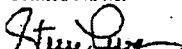
Dated: 6/14/2024

Dated: 6/20/24



**STEVE LEVA**

Printed Name:



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

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

**MH File Number:** TX-23-100625-POS  
**Loan Type:** Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3777

FILED 6/20/2024 9:27:49 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/12/2004	<b>Grantor(s)/Mortgagor(s):</b> PAMELA D. LEWIS, AN UNMARRIED WOMAN
<b>Original Beneficiary/Mortgagee:</b> WELLS FARGO HOME MORTGAGE, INC.	<b>Current Beneficiary/Mortgagee:</b> WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> 582-22 <b>Page:</b> 0784 <b>Instrument No:</b> X415456	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Selene Finance, LP is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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.	

**Legal Description:** LOT 10, IN BLOCK 1, SPRING LAKES SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 420, PAGE(S) 26, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 6/13/2024

Dated: 6/20/24



**STEVE LEVA**

Printed Name:



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

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Selene Finance, LP

**MH File Number:** TX-19-74501-POS  
**Loan Type:** Conventional Residential

TS No.: 2024-00685-TX  
24-000535-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

**Time:** The sale will begin at 12:00 PM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 11115 HOLWORTH DR, HOUSTON, TX 77072

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/22/2006 and recorded 10/06/2006 in Book RP 030-50 Page 1323 Document 20060103351, real property records of Harris County, Texas, with **ALBERTO PALACIOS, A SINGLE MAN** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **ALBERTO PALACIOS, A SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of **\$101,650.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY**, as Trustee for **SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00685-TX  
24-000535-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT THREE (3), IN BLOCK THREE (3), OF BRAYS VILLAGE, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 239, PAGE 28 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3780  
FILED 6/20/2024 9:38:19 AM

TS No.: 2024-00685-TX  
24-000535-673

### Notice of [Substitute] Trustee Sale

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

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

Date: 6/13/2024

Luis Rivera – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

By: *L.R.*  
Luis Rivera, Trustee Sales Assistant

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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

Certificate of Posting

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

FRCL-2024-3780  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 6/20/2024 9:38:19 AM

UNOFFICIAL COPY

TS No.: 2024-00807-TX  
22-000262-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 5311 LONG CREEK LANE, HOUSTON, TX 77088

**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 05/23/2002 and recorded 05/28/2002 in Book 552-35 Page 2860 Document V826504, real property records of Harris County, Texas, with **TERRY ZENO AND SPOUSE, ELOISE ANN ZENO** grantor(s) and NOVASTAR MORTGAGE, INC. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **TERRY ZENO AND SPOUSE, ELOISE ANN ZENO**, securing the payment of the indebtedness in the original principal amount of \$135,800.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00807-TX  
22-000262-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT EIGHT (8), IN BLOCK FOUR (4), OF INWOOD FOREST, SECTION ELEVEN (11), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 165, PAGE 97 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605 West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

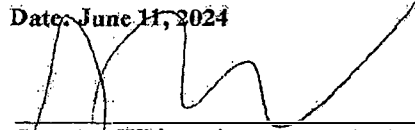
TS No.: 2024-00807-TX  
22-000262-673

## Notice of [Substitute] Trustee Sale

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

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

Date: June 11, 2024



Saundra White – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

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



TS No.: 2024-00808-TX  
21-000205-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 5907 PETTY ST, HOUSTON, TX 77007

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/22/2005 and recorded 11/28/2005 in Book RP 014-56 Page 1091 Document Y923856, real property records of Harris County, Texas, with **BRANDI L. JORDAN, AN UNMARRIED WOMAN** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE3, Asset Backed Pass-Through Certificates, Series OOMC 2006-HE3 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 **BRANDI L. JORDAN, AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of \$189,900.00, 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 Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE3, Asset Backed Pass-Through Certificates, Series OOMC 2006-HE3 is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00808-TX  
21-000205-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT ONE (1), IN BLOCK ONE (1), OF CONTEMPORARY PARK, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN FILM CODE NO. 528216, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605 West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

UNOFFICIAL COPY

TS No. 2024-00808-TX  
21-000205-673

### Notice of [Substitute] Trustee Sale

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

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

Date: 6/13/2024

Luis Rivera - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

By: LR  
Luis Rivera, Trustee Sales Assistant

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

For additional sale information visit: [www.reallybid.com/texas](http://www.reallybid.com/texas) or (877) 518-5700

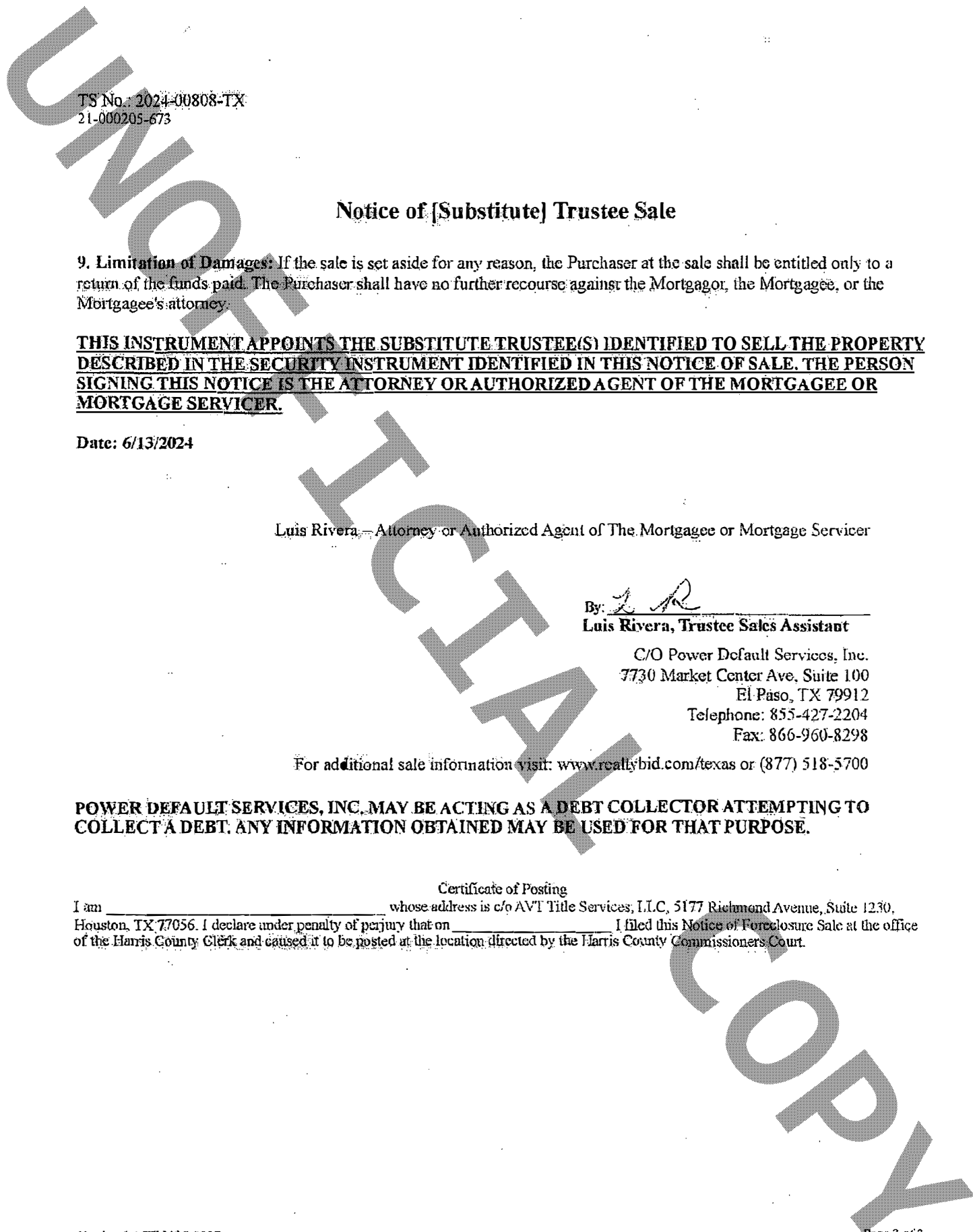
**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

#### Certificate of Posting

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

FRCL-2024-3782 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 6/20/2024 9:38:19 AM



## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 3771 GLADE FOREST DRIVE, KINGWOOD, TX 77339

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/28/2006 and recorded 08/02/2006 in Book RP 025-64 Page 1582 Document Z498142, real property records of Harris County, Texas, with **STEPHENSON M. PARKER AND MICHELLE R. PARKER, HUSBAND AND WIFE** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** 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 **STEPHENSON M. PARKER AND MICHELLE R. PARKER, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$107,350.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00840-TX  
24-000528-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT SEVEN (7), IN BLOCK FIFTEEN (15) OF HUNTER'S RIDGE VILLAGE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 272, PAGE 18 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

TS No.: 2024-00840-TX  
24-000528-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 12, 2024

  
Eundie Chery-Trustee Sale Assistant

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

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

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

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

COPY

## Notice of [Substitute] Trustee Sale

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

### 1. Date, Time and Place of Sale:

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 17011 GRAMPIN DR, HOUSTON, TX 77084-1752

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/06/2005 and recorded 06/08/2005 in Book RP 006-78 Page 2492 Document Y526381, real property records of Harris County, Texas, with **FREDY BAUTISTA, A SINGLE PERSON AND REINA BUSTOS, A SINGLE PERSON** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2005-3, Asset-Backed Certificates, Series 2005-3 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 **FREDY BAUTISTA, A SINGLE PERSON AND REINA BUSTOS, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of **\$88,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2005-3, Asset-Backed Certificates, Series 2005-3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00841-TX  
24-000527-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT FOURTEEN (14), IN BLOCK EIGHT (8), OF PARTIAL REPLAT OF WESTGLEN SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO(S). 350078 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605 West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

UNOFFICIAL



TS No.: 2024-00841-TX  
24-000527-673

## Notice of [Substitute] Trustee Sale

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

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

Date: June 12, 2024

  
Loundie Chery-Trustee Sale Assistant

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

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

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

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

**Time:** The sale will begin at 12:00 PM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 9511 FAR POINT CT, HOUSTON, TX 77095-2292

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/08/2005 and recorded 09/14/2005 in Book RP 011-42 Page 1579 Document Y763724, real property records of Harris County, Texas, with **MELVIN GREEN, JR A SINGLE MAN** grantor(s) and Finance America, LLC 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 **MELVIN GREEN, JR A SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of **\$200,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1** is the current mortgage of the note and deed of trust or contract lien.

TS No.: 2024-00845-TX  
24-000529-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT(S) THIRTY ONE (31), IN BLOCK ONE (1), OF CYPRESS FALLS ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 524172, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

UNOFFICIAL COPY


TS No.: 2024-00845-TX  
24-000529-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 12, 2024



~~Yandie Chery - Trustee Sale Assistant~~

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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

#### Certificate of Posting

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3786

FILED 6/20/2024 9:38:19 AM

UNOFFICIAL COPY

TS No.: 2024-00846-TX  
24-000546-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925**, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. **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:** 12711 BRANDON BEND DRIVE, 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 04/24/2007 and recorded 05/01/2007 in Book RP 043-50 Page 0940 Document 20070261345, real property records of Harris County, Texas, with **AYO KELLY, AN UNMARRIED PERSON** grantor(s) and Saxon Mortgage, Inc. d/b/a Saxon Home Mortgage as Lender. Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3 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 **AYO KELLY, AN UNMARRIED PERSON**, securing the payment of the indebtedness in the original principal amount of **\$152,854.00**, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00846-TX  
24-000546-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT THIRTY-ONE (31), IN BLOCK ONE (1), OF COLONY CROSSING VILLAGE OF TALBOT MILL, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 357089 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3787

FILED 6/20/2024 9:38:19 AM

UNOFFICIAL COPY

TS No.: 2024-00846-TX  
24-000546-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 18, 2024

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

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

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

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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3787

FILED 6/20/2024 9:38:19 AM

UNRECORDED

TS No.: 2024-00850-TX  
24-000525-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

**Time:** The sale will begin at 12:00 PM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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:** 6914 HUNTBROOK DR, SPRING, TX 77379-5018

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/16/2006 and recorded 11/20/2006 in Book RP 034-11 Page 0807 Document 20060208999, real property records of Harris County, Texas, with **HONORATO G. GARCIA JR AND WIFE, CELIA O. GARCIA** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **HONORATO G. GARCIA JR AND WIFE, CELIA O. GARCIA**, securing the payment of the indebtedness in the original principal amount of \$129,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1** is the current mortgagee of the note and deed of trust or contract lien.

FILED 6/20/2024 9:38:19 AM FRCL-2024-3788 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



TS No.: 2024-00850-TX  
24-000525-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT FORTY EIGHT (48) IN BLOCK EIGHT (8) OF OAKWOOD GLEN, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 219, PAGE 34 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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


TS No.: 2024-00850-TX  
24-000525-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 12, 2024

  
Loundie Chery-Trustee Sale Assistant

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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

Certificate of Posting

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

COPY

UNOFFICIAL

TS No.: 2024-00851-TX  
24-000526-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 8211 TERRACE BROOK DR, HOUSTON, TX 77041

**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 08/19/2005 and recorded 08/25/2005 in Book RP 010-51 Page 0217 Document Y719564, real property records of Harris County, Texas, with **NICOLE N. BIBBS, A SINGLE WOMAN** grantor(s) and Finance America, I.I.C. 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 **NICOLE N. BIBBS, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$142,480.00**, 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 HOME EQUITY ASSET TRUST 2006-4 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00851-TX  
24-000526-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT TWO (2), IN BLOCK TWO (2), OF TERRACE BROOK, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 566118 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605 West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

UNOFFICIAL COPY

TS No.: 2024-00851-TX  
24-000526-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 12, 2024

  
Loundie Chery-Trustee Sale Assistant

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

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

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

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

COPY

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 1511 GRAND VALLEY DRIVE, HOUSTON, TX 77090

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/11/2005 and recorded 01/13/2005 in Book 598 -70 Page 1368 Document Y195090, real property records of Harris County, Texas, with **GIBSON MOORE AND WIFE, HELEN JACKSON** grantor(s) and **AEGIS FUNDING CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **GIBSON MOORE AND WIFE, HELEN JACKSON**, securing the payment of the indebtedness in the original principal amount of **\$24,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-1, MORTGAGE BACKED NOTES** is the current mortgage of the note and deed of trust or contract lien.

TS No.: 2024-00869-TX  
24-000551-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT EIGHTEEN (18), IN, BLOCK TWENTY-EIGHT (28), OF PONDEROSA FOREST, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 168, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

UNOFFICIAL COPY

TS No.: 2024-00869-TX  
24-000551-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 18, 2024



Sandra White - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

FILED 6/20/2024 9:38:19 AM  
FRCL-2024-3790  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

**Time:** The sale will begin at 12:00 PM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925**, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. **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:** 20322 Monkswood Drive, Katy, TX 77450

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/03/2006 and recorded 10/05/2006 in Book RP 030-42 Page 1158 Document 20060101174, real property records of Harris County, Texas, with **Lani A. Spadaro & Leila S. Spadaro, husband and wife** grantor(s) and **ASPIRE FINANCIAL, INC., DBA TEXASLENDING.COM** as Lender, Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-3, Asset-Backed Certificates, Series 2007-3 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 **Lani A. Spadaro & Leila S. Spadaro, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$25,254.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-3, Asset-Backed Certificates, Series 2007-3** is the current mortgage of the note and deed of trust or contract lien.

TS No.: 2024-00872-TX  
18-000572-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT TWO (2), IN BLOCK ONE (1) OF NOTTINGHAM COUNTRY, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 234, PAGE 62 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605 West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

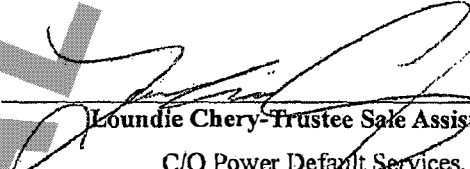
TS No.: 2024-00872-TX  
18-000572-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 14, 2024

  
Loundie Chery-Trustee Sale Assistant

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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

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

TS No.: 2024-06034  
24-000075-568

## Notice of Substitute Trustee Sale

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

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

**Date:** 08/06/2024

**Time:** The sale will begin at 12:00 PM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 6022 GOLDEN FOREST DRIVE, HOUSTON, TX 77092

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/31/2023 and recorded 04/03/2023 in Document RP-2023-115016, real property records of Harris County, Texas, with **ICONIC REAL ESTATE LLC, A MISSOURI LIMITED LIABILITY COMPANY** grantor(s) and Easy Street Capital Investments, LLC as Lender, EF MORTGAGE, LLC 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 **ICONIC REAL ESTATE LLC, A MISSOURI LIMITED LIABILITY COMPANY**, securing the payment of the indebtedness in the original principal amount of **\$204,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **EF MORTGAGE, LLC** is the current mortgagee of the note and deed of trust or contract lien.

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

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

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

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

TS No.: 2024-06034  
24-000075-568

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

Date: 6/11/2024

Printed Name: Marissa Vidrome

Entra Default Solutions, LLC  
1355 Willow Way, Suite 115  
Concord, CA 94520  
Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

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

COPY UNOFFICIAL

FRCL-2024-3792  
FILED 6/20/2024 9:38:19 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-06034  
24-000075-568

EXHIBIT A

LOT 394, BLOCK 11, OF FOREST WEST, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 130, PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

## 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 3, BLOCK 2, NEWPORT SECTION 9, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 681115 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

A.P.N. 1386500020003 AND 1386500020003

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/30/2021 and recorded in Document RP-2021-568479 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 12:00 PM

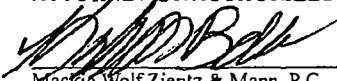
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County 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 BRENDA L. GUAJARDO, provides that it secures the payment of the indebtedness in the original principal amount of \$225,834.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Everett Financial Inc., DBA Supreme Lending is the current mortgagee of the note and deed of trust and SUPREME LENDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is Everett Financial Inc., DBA Supreme Lending c/o SUPREME LENDING, 14801 Quorum Drive, Suite 300, Dallas, TX 75254 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

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

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT 23, IN BLOCK 10, OF CIMARRON, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 238, PAGE 17 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/02/2007 and recorded in Document 20070163089 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 10:00 AM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 DAVID A. HUMMEL AND DIANA L. HUMMEL, provides that it secures the payment of the indebtedness in the original principal amount of \$92,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7 obtained a Order from the 234th District Court of Harris County on 06/03/2024 under Cause No. 202417485. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



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

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

Certificate of Posting

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



## 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 SEVENTEEN (17), IN BLOCK THREE (3), OF RUSHWOOD, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 218, PAGE 103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/14/2006 and recorded in Document 20060294856 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 12:00 PM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 PAULINE WILSON AND FELICIA OLIVER, provides that it secures the payment of the indebtedness in the original principal amount of \$80,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3 obtained a Order from the 215th District Court of Harris County on 02/10/2020 under Cause No. 201947193. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

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

## 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 13, IN BLOCK 4 OF PAMELA HEIGHTS, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 50, PAGE 74 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/18/ 2005 and recorded in Document Y461632 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 10:00 AM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 CANDELARIO S. ZAPATA AND BENIGNA B. ZAPATA, provides that it secures the payment of the indebtedness in the original principal amount of \$80,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R5 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R5 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R5 obtained a Order from the UNITED STATES DISTRICT COURT - SOUTHERN DISTRICT OF TEXAS, HOUSTON DIVISION on 01/29/2024 under Cause No. 4:23-CV-00579. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



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

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

Certificate of Posting

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

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1. **Property to Be Sold.** The property to be sold is described as follows: LOT FIFTY-FIVE (55) IN BLOCK TEN (10) OF BEAR CREEK VILLAGE, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 235, PAGE 50 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/28/2005 and recorded in Document Y380987 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 10:00 AM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 FRED RAM AND SEDIGHEH TAMIZKARASTANEH, provides that it secures the payment of the indebtedness in the original principal amount of \$101,600.00, 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, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC2 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC2 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC2 obtained a Order from the 190th District Court of Harris County on 06/10/2024 under Cause No. 202419291. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

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

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

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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

## 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 SIX (6), IN BLOCK EIGHT (8), OF WESTLAKE VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 288, PAGE 43 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/02/2003 and recorded in Document X083535 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 12:00 PM

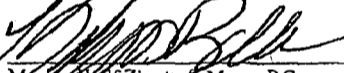
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County 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 EDGAR D GARCIA AND SONIA D GARCIA, provides that it secures the payment of the indebtedness in the original principal amount of \$109,088.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. J.P. Morgan Mortgage Acquisition Corp. is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is J.P. Morgan Mortgage Acquisition Corp, c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

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

## NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT 4, BLOCK 1, WESTHAVEN ESTATES SECTION 1 PARTIAL REPLAT NO. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 665114, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/16/2022 and recorded in Document RP-2022-315047 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 10:00 AM

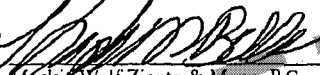
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925. or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County 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 AMY CABLA DEERE, provides that it secures the payment of the indebtedness in the original principal amount of \$612,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PLAZA HOME MORTGAGE, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PLAZA HOME MORTGAGE, INC. c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

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

### Certificate of Posting

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

## 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 TWELVE (12), IN BLOCK NINE (9), OF ENCLAVE AT EAST MEADOW SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 675227 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/27/2016 and recorded in Document RP-2016-240513 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 10:00 AM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 LUIS A. VELA, provides that it secures the payment of the indebtedness in the original principal amount of \$211,300.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

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

### Certificate of Posting

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

5965-1015

### NOTICE OF FORECLOSURE SALE

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

2903 EBBTIDE DRIVE, HOUSTON, TEXAS 77045

LEGAL DESCRIPTION

LOT FOUR HUNDRED SIXTY-TWO (462) IN BLOCK EIGHTEEN (18) ALMEDA PLAZA, SECTION III, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN VOLUME 58, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY

RECORDED ON SEPTEMBER 29, 2006

UNDER DOCUMENT# 20060083591

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

PLACE

THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

DATE

AUGUST 6, 2024

TIME

10:00 AM - 1:00 PM

#### TERMS OF SALE

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

#### OBLIGATIONS SECURED

The Deed of Trust executed by ALEJANDRO LOPEZ ADAMES and PETRA G. ADAMES, provides that it secures the payment of the indebtedness in the original principal amount of \$142,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.


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

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

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

**ATTORNEYS AT LAW**


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

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

#### CERTIFICATE OF POSTING

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

POSTED June 20, 2024  
NAME Chris Poston

  
TRUSTEE

FILED 6/20/2024 12:09:06 PM FRCL-2024-3804 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

# Notice of Substitute Trustee Sale

F23-00239 TX  
6723081072 / 8016225347

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: **08/06/2024**  
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM  
Place: **Harris** County, TX at the following location: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT 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 Sixteen (16), in Block Two (2) of Southwood Oaks, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 998, Page 71 of the Deed Records of Harris County, Texas.

APN: 065-102-002-0016

Commonly known as: 3229 Prospect Street, Houston, TX 77004-7831

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 10/15/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 12/13/2021 as Instrument No, RP- 2021-710410 of the Real Property Records of Harris County, Texas.

Trustor(s):	Frank Neal, sole ownership, an unmarried person	Original Beneficiary:	LEGIONS CAPITAL, INC. d/b/a LoanGuys.com, a/an California Corporation
Current Beneficiary:	U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-4	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Cherie Maples or Michele Sanders		

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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 present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in i. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. 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 \$307,500.00, executed by Frank Neal, sole ownership, an unmarried person, and payable to the order of LEGIONS CAPITAL, INC. d/b/a LoanGuys.com, a/an California Corporation; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Frank Neal, sole ownership, an unmarried person. U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-4 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-4  
30699 Russell Ranch Rd., Ste. 295  
Westlake Village, CA 91362  
Chad Scherr  
(818) 483-1823

Dated: 6/20/24

Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Cherie Maples or Michele Sanders

*Patricia Poston*

Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.

111 Pacifica, Suite 140

Irvine, CA 92618

Attn: Trustee Department

UNOFFICIAL COPY

# Notice of Substitute Trustee Sale

F24-00153 TX  
103924/399405669

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: **08/06/2024**  
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM  
Place: **Harris County, TX** at the following location: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd. Houston, TX 77045**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT 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 TWENTY-SIX (26), IN BLOCK NINETEEN (19), OF OAK FOREST, SECTION SIXTEEN (16), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

APN: 080-449-000-0026

Commonly known as: 5202 Nina Lee Lane, Houston, TX 77092

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Assignment of Rents and Security Agreement, dated 05/05/2022 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 5/10/2022 as Document No. 2022-244708 of the Real Property Records of Harris County, Texas.

Trustor(s): DUPREE REALTY LLC, A Original Beneficiary: PARK PLACE FINANCE LLC  
TEXAS LIMITED LIABILITY  
COMPANY

Current Beneficiary: 1 Sharpe Opportunity Intermediate Trust Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Michele Sanders or Cherie Maples**

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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 present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. 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 \$182,000.00, executed by DUPREE REALTY LLC, A TEXAS LIMITED LIABILITY COMPANY, and payable to the order of PARK PLACE FINANCE LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DUPREE REALTY LLC, A TEXAS LIMITED LIABILITY COMPANY. 1 Sharpe Opportunity Intermediate Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

1 Sharpe Opportunity Intermediate Trust  
370 Highland Avenue  
Piedmont, CA 94611  
Eric Pezold  
[Epezold@swlaw.com](mailto:Epezold@swlaw.com)  
(714) 427-7414

Dated: 6.20.24

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Michele Sanders or Cherie Maples

*Patricia Poston*

Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3806

FILED 6/20/2024 12:09:08 PM

AFTER RECORDING, PLEASE RETURN TO:  
Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

UNOFFICIAL COPY

**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:** 06/24/2005  
**Grantor(s):** MARIA TREVINO AND SPOUSE, JESUS TREVINO  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AVAILABLE MORTGAGE FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$90,015.00  
**Recording Information:** Book RP 007-64 Page 0025 Instrument Y574753  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 6826 CLOUD SWEEP LANE, HOUSTON, TX 77086

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.  
**Current Mortgagee:** Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-5  
**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Current Beneficiary:** Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-5  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300, Greenville, SC 29601

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris 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 Sandy Dasigenis, Jeff Leva, Steve Leva, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandy Dasigenis, Jeff Leva, Steve Leva, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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

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

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

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

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on JUNE 20, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

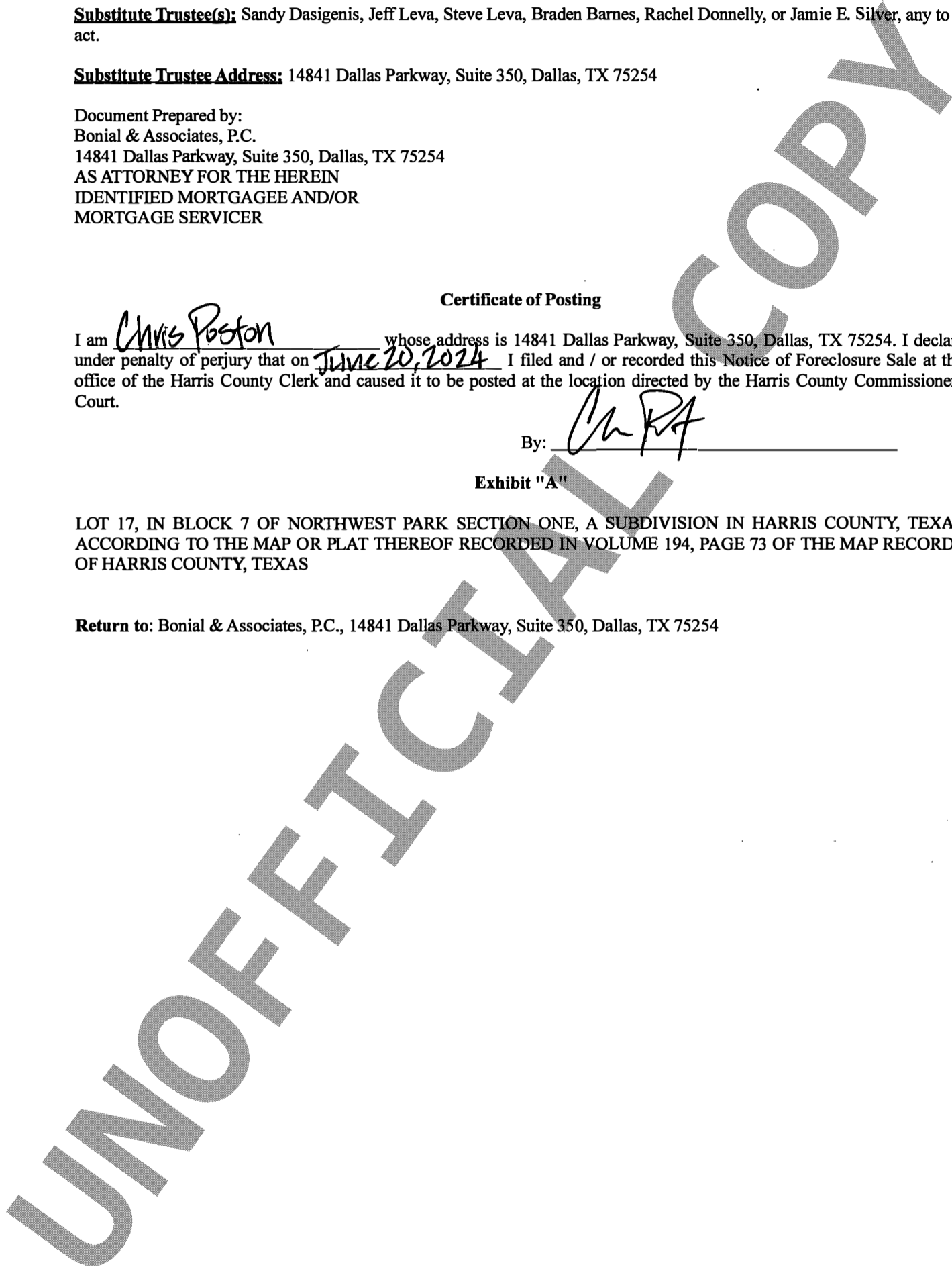
By: CRP

**Exhibit "A"**

LOT 17, IN BLOCK 7 OF NORTHWEST PARK SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 194, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

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

FILED 6/20/2024 12:09:09 PM FRCL-2024-3807 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



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

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

**DEED OF TRUST INFORMATION:**

**Date:** 07/26/2018  
**Grantor(s):** JANICE MARIE DAVIS AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$186,188.00  
**Recording Information:** Instrument RP-2018-339285  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 10611 JORDAN HEIGHTS DR, HOUSTON, TX 77016

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

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

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

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

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

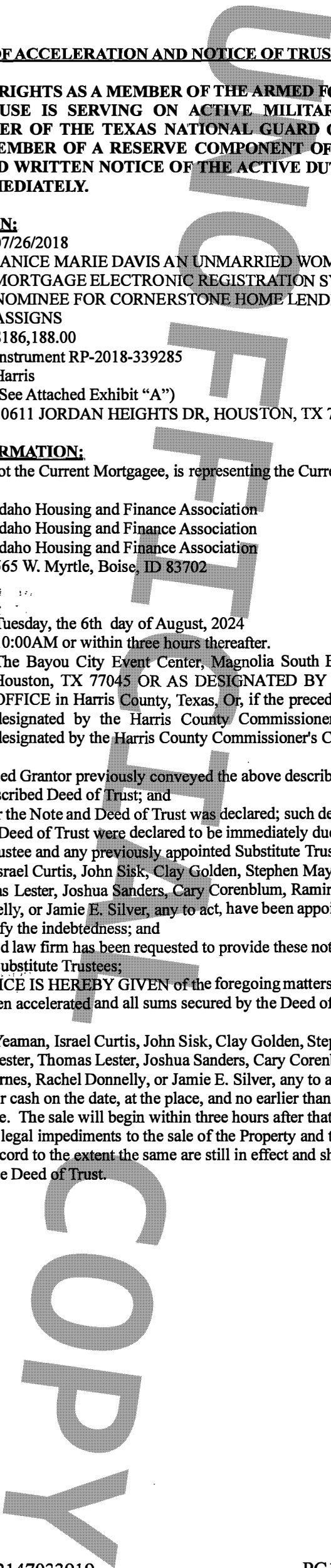
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3808

FILED 6/20/2024 12:09:10 PM





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

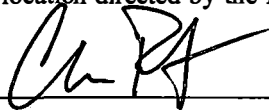
**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or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

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

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

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on JUNE 20, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

**Exhibit "A"**

LOT 10, IN BLOCK 4, OF LELAND WOODS, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 617300, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3808  
FILED 6/20/2024 12:09:10 PM

**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:** 03/15/2021  
**Grantor(s):** RAFAEL M ABREU RODRIGUEZ SR AND ANGELICA J BONILLA, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$224,360.00  
**Recording Information:** Instrument RP-2021-138948 ; re-recorded under Instrument RP-2022-37545  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 24935 LORENZO GLAZE TRAIL, KATY, TX 77493

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

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

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

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

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

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

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

FILED 6/20/2024 12:09:11 PM FRCL-2024-3809 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, 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.

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

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

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

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on June 20, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: Chris Poston

**Exhibit "A"**

LOT 11, BLOCK 1, CAMILLO LAKES, SECTION 5, FILM CODE NO. 691862, MAP RECORDS, HARRIS COUNTY, TEXAS.

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

COPY

23-108967

**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(f)

Deed of Trust Date: March 17, 2008	Original Mortgagor/Grantor: SOFRONIA J. BRADLEY
Original Beneficiary / Mortgagee: JAMES B. NUTTER & COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CELINK
Recorded in: Volume: N/A Page: N/A Instrument No: 20080144794	Property County: HARRIS
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0023, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$217,500.00, executed by SOFRONIA J. BRADLEY and payable to the order of Lender.

**Property Address/Mailing Address:** 9406 VICKIJOHN DR, HOUSTON, TX 77031

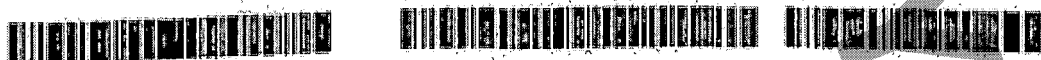
**Legal Description of Property to be Sold:** LOT TWENTY-EIGHT (28) IN BLOCK THIRTY-ONE (31), OF BRAEBURN VALLEY WEST, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 175, PAGE 20 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. TAX ID: 1040320000026.

<b>Date of Sale:</b> August 06, 2024.	<b>Earliest time Sale will begin:</b> 10:00 AM
---------------------------------------	--

**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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, CELINK, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durren whose address is 14800 Landmark Blvd., Suite 350, 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 CEM/TK 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, Armar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Desigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Armar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Desigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Mortgagee, the Mortgagee, or the Mortgagee's attorney.



**SUBSTITUTE TRUSTEE**

Armar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Desigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Scheibel, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)221-7112

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3813  
FILED 6/20/2024 1:42:58 PM

24-180124

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: December 28, 2017	Original Mortgagor/Grantor: CHRISTOPHER JOHNSON AND KAITLYN THIBODEAUX
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: N/A Volume: N/A Page: N/A Instrument No: RP-2018-4716	Property County: HARRIS
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Bentlie Place, Suite 100 Greenville, South Carolina 29601-2743

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0023, 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 \$72,639.00, executed by CHRISTOPHER LEE JOHNSON; KAITLYN THIBODEAUX and payable to the order of Lender.

Property Address/Mailing Address: 1406 DARDEN DR, HUFFMAN, TX 77336

Legal Description of Property to be Sold: BEING A 0.504 ACRE TRACT OF LAND SITUATED IN THE JOHN MERRY SURVEY, ABSTRACT NO. 49, HARRIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS RECORDED IN INSTRUMENT NO. RP-2017-154348, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID FEDERAL TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS LOT 10 TO LARRY JOE SCARBOROUGH AND WIFE, CYNTHIA CARBOROUGH, AS RECORDED IN INSTRUMENT NO. K063540, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE SOUTH LINE OF DARDEN DRIVE;

THENCE SOUTH, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 162.55 FEET AND CONTINUING A TOTAL DISTANCE OF 169.63 FEET ALONG THE COMMON LINE OF SAID FEDERAL AND SCARBOROUGH TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID TRACTS, SAID IRON ROD SET BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO 1836 PROPERTIES, LLC, AS RECORDED IN INSTRUMENT NO. RP-2016-314358, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89° 57' 00" WEST, A DISTANCE OF 130.00 FEET ALONG THE COMMON LINE OF SAID FEDERAL AND 1836 TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID FEDERAL TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BARBARA D. LANE, AS RECORDED IN INSTRUMENT NO. 20110535334, SAID OFFICIAL PUBLIC RECORDS;



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
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THENCE NORTH, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 6.97 FEET AND CONTINUING A TOTAL DISTANCE OF 167.84 FEET ALONG THE COMMON LINE OF SAID FEDERAL AND LANE TRACTS TO A POINT FROM WHICH A FENCE CORNER BEARS NORTH 05° 39' EAST - 0.4 OF ONE FOOT, SAID POINT BEING THE COMMON NORTH CORNER OF SAID FEDERAL AND LANE TRACTS, AND BEING ON THE AFORESAID SOUTH LINE OF DARDEN DRIVE.

THENCE NORTH 89° 09' 50" EAST, A DISTANCE OF 130.02 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 21,936 SQUARE FEET OR 0.504 OF ONE ACRE OF LAND.

ALSO BEING KNOWN AS LOTS 11 AND 12, BLOCK 1, OF HUFFMAN HEIGHTS, AN UNRECORDED SUBDIVISION.

2001 RADCO, FLEETWOOD EAGLE, SERIAL NO. TXFLY86A02824EG11 & TXFLY86B02824EG11, SIZE 56X28

ALSO BEING KNOWN AS LOTS 11 AND 12, BLOCK 1, OF HUFFMAN HEIGHTS, AN UNRECORDED SUBDIVISION.

Date of Sale: August 6th, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Amar Sood, Patricia Poston, David

Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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.



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SUBSTITUTE TRUSTEE

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

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

COPY

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24-206088

**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(f)

Deed of Trust Date: September 30, 2016	Original Mortgagor/Grantor: ROBERTO HERNANDEZ BRAVO AND FANNIE URESTI DE LA CRUZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CHURCHILL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2016-450912	Property County: HARRIS
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0023, 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 \$157,592.00, executed by ROBERTO HERNANDEZ BRAVO and FANNIE URESTI DE LA CRUZ and payable to the order of Lender.

Property Address/Mailing Address: 4822 GRASILLA DR, HOUSTON, TX 77045

Legal Description of Property to be Sold: LOT 1, IN BLOCK 3, OF SAN PABLO, SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO(S). 590266 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: August 6, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Amar Sood, Patricia Poston, David Poston,



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
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Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

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

UNRECORDED

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3815  
FILED 6/20/2024 1:43:00 PM

24-210462

### Notice of Substitute Trustee's Sale

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

Deed of Trust Date: October 7, 2022	Original Mortgagor/Grantor: YIMA GUO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GUARANTEED RATE AFFINITY, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2022-501617	Property County: HARRIS
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0023, the Mortgage Servicer is authorized to collect the debt and to administer any remaining foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$177,460.00, executed by YIMA GUO and payable to the order of Lender.

**Property Address/Mailing Address:** 3731 AMOS ST, HOUSTON, TX 77021

**Legal Description of Property to be Sold:** LOT TWENTY (20), IN BLOCK SEVENTEEN (17), OF SOUTH LAWN ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

<b>Date of Sale:</b> August 06, 2024.	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, SELENE FINANCE, LP, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dastgenis, Jeff Leva, Steve Leva or Nicole Durrett 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 *SETBACK FINANCE LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under *66* Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Anna Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasgupta, Jeff Leva, Steve Leva ~~and Nicole Durnell~~ whose address is: 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee

the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Anna Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasgupta, Jeff Leva, Steve Leva or Nicole Durnell 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 Mortgagee, the Mortgagee, or the Mortgagee's attorney.

  
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SUBSTITUTE TRUSTEE

Anna Sood, Patricia Poston, David Poston, Nick Poston,  
Chris Poston, Sandy Dasgupta, Jeff Leva, Steve Leva or  
Nicole Durnell, Trustee

c/o Robertson, Amschur, Scheidt, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: 6789321-7112

UNOFFICIAL

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Ejike Obukweh	Deed of Trust Date	April 13, 2022
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Guardian Mortgage, a division of Sunflower Bank, N.A., its successors and assigns	Original Principal	\$379,991.00
Recording Information	Instrument #: RP-2022-201703 in Harris County, Texas	Original Trustee	John Courell
Property Address	4623 Cochran St., Houston, TX 77009	Property County	Harris

## MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Guardian Mortgage, a division of Sunflower Bank, N.A.	Mortgage Servicer	Guardian Mortgage, a division of Sunflower Bank, N.A.
Current Beneficiary	Guardian Mortgage, a division of Sunflower Bank, N.A.	Mortgage Servicer Address	2701 N. Dallas Parkway, Suite 180, Plano, TX 75093

## SALE INFORMATION:

Date of Sale	08/06/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Meyers, Colette Meyers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrell, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:  
**LOT 3, BLOCK 1, EVELYN STREET HOMES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 693786, MAP RECORDS, HARRIS COUNTY, TEXAS.**

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

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

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

FILED 6/20/2024 1:43:01 PM FRCL-2024-3816 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated June 14, 2024.

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

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

## NOTICE OF TRUSTEE'S SALE

### DEED OF TRUST INFORMATION:

Grantor(s)	John Davis, Jr. and Bobbie Lee Davis	Deed of Trust Date	November 9, 2006
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	Original Principal	\$159,000.00
Recording Information	Instrument #: 20060204709 Book #: RP 033-96 Page #: 1192 in Harris County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsop
Property Address	11615 Sagehollow Lane, Houston, TX 77064	Property County	Harris

### MORTGAGE SERVICER INFORMATION:

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

### SALE INFORMATION:

Date of Sale	08/06/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Collette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrill, Mo Taberzadeh, Selim Taberzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

### PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:  
**LOT 10, IN BLOCK 11, OF SAGEMONT, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 121, PAGE 18, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00894

PAGE 1

## NOTICE OF TRUSTEE'S SALE

any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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

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

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

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

Dated June 17, 2024.

*By Selma H. Taberzadeh*

Selma H. Taberzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

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

COPY

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 291-00994



# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	John Henry Alexander and Margaret Alexander	Deed of Trust Date	August 31, 2007
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	Original Principal	\$190,500.00
Recording Information	Instrument #: 20070553485 Book #: ER 004-16 Page #: 0417 in Harris County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsup
Property Address	2206 Alabama Street, Houston, TX 77004	Property County	Harris

## MORTGAGE SERVICER INFORMATION:

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

## SALE INFORMATION:

Date of Sale	08/06/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Collette Mayers, Tim Worstell, Aaron Crawford, Wayne Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: <b>ALL THAT CERTAIN LOT OR PARCEL OF LAND, LYING AND BEING SITUATED IN HARRIS COUNTY, TEXAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: LOT NUMBER TWO (2), IN BLOCK NUMBER FOUR (4) OF WASHINGTON TERRACE, AN ADDITION TO THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 557, PAGE 68 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.</b>
--

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

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

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

TAHERZADEH PLLC

NOTICE OF TRUSTEE'S SALE 291-00949

PAGE 1

**NOTICE F TRUSTEE'S SALE**

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

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

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

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

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

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

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

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

Dated June 12, 2024.

*Scott M. Chitt*  
Scott H. Chitt  
15851 N. Dallas Parkway, Suite 410  
Addicks, TX 75001  
(469) 729-6800

Return to: **TALPERRAZER, PLLC**  
15851 N. Dallas Parkway, Suite 410, Addicks, TX 75001

**TALPERRAZER, PLLC**  
NOTICE OF TRUSTEE'S SALE 201-00949

# NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

Grantor(s)	Thomas Jones, Jr.	Deed of Trust Date	August 21, 2008
Original Mortgage	Morgan Financial, Inc. DBA Morgan Funding, Inc.	Original Principal	\$147,000.00
Recording Information	Instrument #: 20080451838 in Harris County, Texas	Original Trustee	Brown, Fowler & Alsop
Property Address	226 Victoria Dr, Houston, TX 77022	Property County	Harris

**MORTGAGE SERVICER INFORMATION:**

Current Mortgage	Securix Bank	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Securix Bank	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

Date of Sale	08/06/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Mainstage South Ballroom located at 9401 Knight Rd, Houston, TX 77065 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court
Substitute Trustees	Carl Meyers, Leo Kemp, Traci Yeaman, Kelly McDaniel, Israel Oursie, John Sisk, Clay Golden, Stephen Myers, Collette Meyers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corbittum, Matthew Hansen, Edwin Press, Aubdunson, Amar Sood, Patricia Posson, David Posson, Nick Posson, Chris Posson, Sandy Davigent, Jeff Leva, Steve Leva, Nicole Durrell, Mo Taberzadeh, Selim Taberzadeh, or Michael Linke, any to act
Substitute Trustee's Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

Legal Description as per the Deed of Trust:  
**LOT 19, BLOCK 1, OF GRACELAND TERRACE, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 41, PAGE 73, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

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

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

## NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated June 13, 2024.

sd Scott H. Crist

Scott H. Crist  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

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

FRCL-2024-3820  
FILED 6/20/2024 2:36:06 PM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

C&M No. 44-24-01383/ FILE NOS

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

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated August 09, 2019 and recorded under Clerk's File No. RP-2019-354214, in the real property records of HARRIS County Texas, with Dominique Perkins, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dominique Perkins, a single man securing payment of the indebtedness in the original principal amount of \$120,175.00 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 Dominique Perkins. 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 12, IN BLOCK 11, OF CRESTMONT ADDITION, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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

44-24-01383  
HARRIS



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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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

Executed on June 18, 2024.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-01383

COPY

WALTON

C&M No. 44-24-01321/ FILE NOS

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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 29, 2013 and recorded under Vol. ER 045-28, Page 2127, or Clerk's File No. 20130264739, in the real property records of HARRIS County Texas, with Richard L Field, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bank of America, N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Richard L Field, a single person securing payment of the indebtedness in the original principal amount of \$102,950.00 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 Richard L. Field. 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 THIRTY-ONE (31), OF MIDDLEBROOK, SECTION ONE (1), LOCATED IN CORE "H", CLEAR LAKE CITY, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 191, PAGE 36 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

### SALE INFORMATION

**Date of Sale: 08/06/2024**

**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

44-24-01321  
HARRIS



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FRCL-2024-3821  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

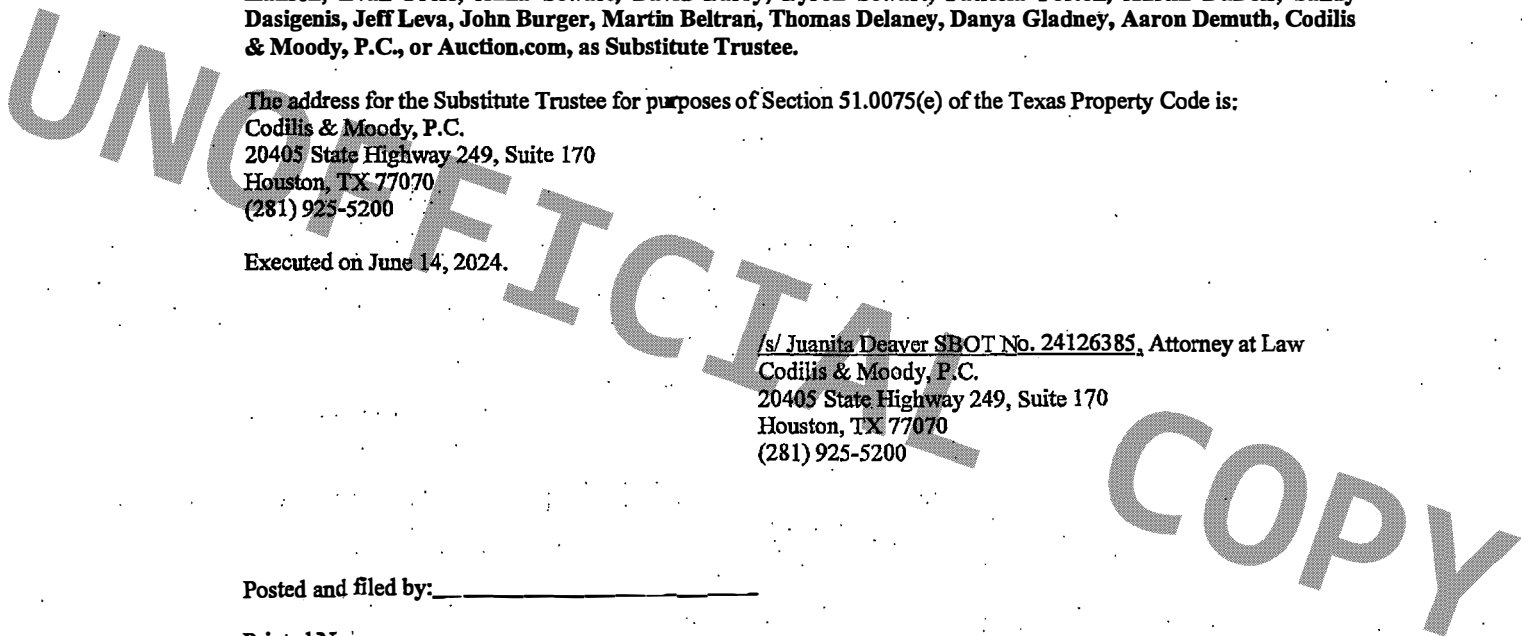
Executed on June 14, 2024.

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

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-01321





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

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 23, 1998 and recorded under Vol. 521-33, Page 3390, or Clerk's File No. T293410 corrective via clerk instrument number T393266, in the real property records of HARRIS County Texas, with Geroge E. Stark and Carolyn R. Stark, husband and wife as Grantor(s) and GN Mortgage Corporation as Original Mortgagee.

Deed of Trust executed by Geroge E. Stark and Carolyn R. Stark, husband and wife securing payment of the indebtedness in the original principal amount of \$69,800.00 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 George E. Stark, Carolyn R. Stark, US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VJMTG Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**  
**BEING LOT 183, BEING 0.16529 ACRES OUT OF THE 125.17676 ACRE TRACT OF LAND (NORTH BELT FOREST, SECTION ONE, AN UNRECORDED SUBDIVISION) OUT OF THE 294.4497 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6239, PAGE 331, OF THE HARRIS COUNTY DEED RECORDS, AND IN THE EDWIN STIMSON SURVEY, A-702, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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.

44-24-01124  
HARRIS



4819549

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3822  
FILED 6/20/2024 2:36:06 PM


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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0075 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas DeLaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.

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

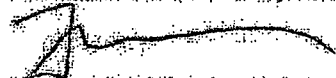
  
Will Morphis, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

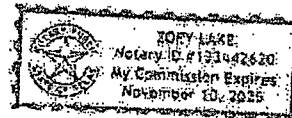
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Will Morphis 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 17th day of June, 2024.

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



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-01124

UNOFFICIAL COPY

EXHIBIT "A"

Being Lot 183, being 0.16529 acres out of the 125.17676 acre tract of land (North Bell Forest, Section One, an unrecorded subdivision) out of the 294.4497 acre tract of land as recorded in Volume 5299, Page 331, of the Harris County Deed Records, and in the Edwin Stinson Survey, A-702, Harris County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at a 1" iron pipe in the South right-of-way line of ATASCOSITA ROAD at its intersection with the west boundary line of said Edwin Stinson Survey;

THENCE South  $00^{\circ} 00' 54''$  East, a distance of 3625.35' along the West boundary line of said Edwin Stinson Survey, A-702, across a 200-foot wide H.L.F.C.D. (Corner's Bayou) right-of-way to its intersection with the South right-of-way line of GREENS ROAD. (100-foot right-of-way);

THENCE a distance of 7005.80' along the said South right-of-way line of GREENS ROAD, being along a curve to the left, having a radius of 3050.00' and a central angle of  $78^{\circ} 06' 21''$  to the point of tangency of the said curve;

THENCE South  $89^{\circ} 55' 57''$  East, a distance of 365.80' along the said South right-of-way line of GREENS ROAD to the point of BEGINNING and the Northwest corner of the tract herein described;

THENCE South  $89^{\circ} 55' 57''$  East, a distance of 60.00' along the said South right-of-way line of GREENS ROAD to a point for the Northeast corner;

THENCE South  $00^{\circ} 01' 03''$  West, a distance of 170.00' to a point for the Southeast corner;

THENCE North  $89^{\circ} 55' 57''$  West, a distance of 60.00' to a point for the Southwest corner;

THENCE North  $00^{\circ} 01' 03''$  East, a distance of 170.00' to the point of BEGINNING, and containing 0.16529 acres of land, more or less.

COPY

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

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated June 04, 2009 and recorded under Vol. ER 12-10, Page 1459, or Clerk's File No. 20090248625, in the real property records of HARRIS County Texas, with Rome S Beasley and Venescia Owens-Beasley, Married as Grantor(s) and First National Bank as Original Mortgagee.

Deed of Trust executed by Rome S Beasley and Venescia Owens-Beasley, Married securing payment of the indebtedness in the original principal amount of \$116,480.00 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 Rome S Beasley and Venescia Owens-Beasley. PlainsCapital Bank 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

**Legal Description:**

**LOT SIX (6), BLOCK ONE (1), OF SUNSET BEND, SECTION ONE (1), REPLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 604080, MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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 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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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

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

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

Executed on June 14, 2024.

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

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-23-1331

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

C&M No. 44-22-2416/ FILE NOS

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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 23, 2016 and recorded under Clerk's File No. RP-2016-434904, in the real property records of HARRIS County Texas, with Debra A. Stephens and Derrick O. Stephens, Wife and Husband, as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC DBA Benchmark Mortgage., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Debra A. Stephens and Derrick O. Stephens, Wife and Husband, securing payment of the indebtedness in the original principal amount of \$334,068.00 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 Debra A. Stephens. 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 30, BLOCK 1, MIRABELLA SEC 10, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 676838 OF THE MAP AND PLAT RECORDS, HARRIS COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 08/06/2024

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 of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"

44-22-2416  
HARRIS



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

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

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

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

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

Executed on June 14, 2024.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-22-2416

COPY

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

C&M No. 44-22-1513/ FILE NOS

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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 23, 2018 and recorded under Clerk's File No. RP-2018-82644, in the real property records of HARRIS County Texas, with Ezequiel Gamez Palomo joined herein by my spouse, Ileana Puente Zamarron as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Loandepot.com, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Ezequiel Gamez Palomo joined herein by my spouse, Ileana Puente Zamarron securing payment of the indebtedness in the original principal amount of \$184,300.00 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 Ezequiel Gamez Palomo. 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:

**TRACT NO(S). 236, 237 AND 238, OF CASTLEWOOD TRACT "C", AN UNRECORDED SUBDIVISION IN THE JOHN MARKE SURVEY, ABSTRACT NO. 555, IN HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

### SALE INFORMATION

Date of Sale: 08/06/2024

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

44-22-1513  
HARRIS



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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Eván Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on 06/14/2024.

/s/ Danya F. Gladnev SBOT No. 24059786, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-22-1513

UNOFFICIAL

Exhibit "A"

Tract No(s) 226, 227 and 228, of CASTLEWOOD TRACT "C", an unrecorded subdivision in the John Marke Survey, Abstract No. 555, in Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the 120-acre tract of land conveyed to Archer Development Co., Inc., et al by Deed of record in Volume 3359, Page 130, of the Deed Records of Harris County, Texas, said tract of land being out of the West half of the John Marke Survey;

THENCE North, a distance of 1,705.26 feet to a point for corner;

THENCE East, a distance of 1,574.84 feet to a point for corner;

THENCE North, a distance of 1215.00 feet to the POINT OF BEGINNING and Southwest corner of the herein described tract from which a iron nail set for reference in a wood fence bears North 02°27' East, a distance of 1.47 feet;

THENCE North, along the East line of Tract 95 of Castlewood Tract "B", a distance of 160.00 feet to a 1/2 inch iron rod found in the South right-of-way line of Rosebury Drive (60 feet wide), for the Northwest corner of the herein described tract;

THENCE East, along said South right-of-way line of Rosebury Drive, a distance of 180.00 feet to a 1/2 inch iron rod found for the Northeast corner of the herein described tract;

THENCE South, along the West line of Tract 235, a distance of 160.00 feet to a 1/2 inch iron rod found for the Southeast corner of the herein described tract;

THENCE West, along the North line of Tract(s) 229, 228, and 227, a distance of 180.00 feet to the POINT OF BEGINNING and containing 0.661 acre of land, more or less.

UNRECORDED

5810 Tanglewood Park 3, Houston, TX 77057

24-009552

**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: 08/06/2024

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harris 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 April 7, 2006 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. 2222217 with Robert B. Dillon and Christy C. Dillon (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured:** Deed of Trust or Contract Lien executed by Robert B. Dillon and Christy C. Dillon, securing the payment of the indebtedness in the original amount of \$436,000.00, 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 Banc of America Funding Corporation, Mortgage Pass-Through Certificates, Series 2006-G is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold: THE FOLLOWING DESCRIBED PROPERTY IS LOCATED IN HARRIS COUNTY, STATE OF TEXAS:**

A TRACT OF LAND CONTAINING 0.0683 ACRE (2,976 SQUARE FEET) LOCATED IN BLOCK 1 OF THE REPLAT OF POST OAK GARDENS FIFTH SECTION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 349056 OF THE HARRIS COUNTY MAP RECORDS, SAID 0.0683 ACRE TRACT BEING THAT SAME TRACT OF LAND RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) N876782 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED UNDER FILM CODE NO. 349056 H.C.M.R.)

COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF BERING DRIVE (60 FEET R.O.W.) WITH THE NORTHEASTERLY LINE OF BLOCK 1, SAID CORNER ALSO BEING THE EASTERLY CORNER OF SAID BLOCK 1;

THENCE N 57 DEGREES 40 MINUTES 29 SECONDS W, ALONG WITH THE NORTHEASTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 89.83 TO AN IRON ROD SET MARKING THE EASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND THE NORTHERLY CORNER OF PARZIALE'S TRACT RECORDED IN H.C.C.F. NO. S236321;



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THENCE S 32 DEGREES 19 MINUTES 31 SECONDS W, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID PARZIALE'S TRACT, A DISTANCE OF 75.00 FEET TO A CUT "X" SET IN CONCRETE MARKING THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE WESTERLY CORNER OF SAID PARZIALE'S TRACT, SAID CORNER ALSO BEING IN THE NORTHEASTERLY R.O.W. LINE OF TANGLEWOOD PARK STREET (28 FEET PRIVATE STREET);

THENCE N 57 DEGREES 40 MINUTES 29 SECONDS W, ALONG WITH THE NORTHEASTERLY R.O.W. LINE OF SAID TANGLEWOOD PARK STREET, A DISTANCE OF 33.38 FEET TO A P.K. NAIL SET FOR CORNER AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE IN A NORTHWESTERLY DIRECTION, ALONG WITH THE NORTHEASTERLY R.O.W. LINE OF SAID TANGLEWOOD PARK STREET AND ALONG SAID ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 43.00 FEET, AN ARC LENGTH OF 6.31 FEET, A CENTRAL ANGLE OF 07 DEGREES 31 MINUTES 46 SECONDS AND A CHORD BEARING AND DISTANCE OF N 61 DEGREES 26 MINUTES 22 SECONDS W 6.30 FEET TO AN IRON ROD SET MARKING THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHERLY CORNER OF RAUCH'S TRACT RECORDED IN H.C.C.F. NO. T43845;

THENCE N 32 DEGREES 19 MINUTES 31 SECONDS E, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID RAUCH'S TRACT, A DISTANCE OF 75.41 FEET TO A BRICK COLUMN FOUND MARKING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE EASTERLY CORNER OF SAID RAUCH'S TRACT, SAID CORNER ALSO BEING IN THE NORTHEASTERLY LINE OF SAID BLOCK 1;

THENCE S 57 DEGREES 40 MINUTES 29 SECONDS E, ALONG WITH THE NORTHEASTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 39.67 TO THE POINT OF BEGINNING CONTAINING 0.0683 ACRE OF LAND.

UNOFFICIAL COPY

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

U.S. Bank National Association, as Trustee for Banc of America Funding Corporation, Mortgage Pass-Through Certificates, Series 2006-G  
2476 Stateview Blvd  
Fort Mill, SC 29715

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

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

6/14/24  
Executed on  
*C. G. [Signature]*  
James E. Albert III, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
6565 N MacArthur Drive, Suite 470  
Irving, TX 75038

6/20/24  
Executed on  
*[Signature]*  
SUBSTITUTE TRUSTEE  
Agency Sales & Posting  
Jeff Leya, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett OR AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

CERTIFICATE OF POSTING

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

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3827  
FILED 6/20/2024 2:36:06 PM

2601 ROSEDALE ST, HOUSTON, TX 77004

**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 SIGNING THIS NOTICE IS 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 Ferg, Travis, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: **ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER**

DT: ENOS AND APPT (SVC) 240318



AL: 2601 ROSEDALE ST

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT  
TO BE FORECLOSED:**

Deed of Trust or Contract Lien dated 07/03/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-253815 in the real property records of Harris County Texas, with MILA INVESTING LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS  
SECURED:**

Deed of Trust or Contract Lien executed by MILA INVESTING LLC securing the payment of the indebtedness in the original principal amount of \$655,000.00 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 MILA INVESTING LLC. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL  
DESCRIPTION  
OF PROPERTY  
TO BE SOLD:**

LOT TWENTY-ONE (21), IN BLOCK ONE (1), OF WILMOTH ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 655, PAGE 610 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

DT:ZNS AND APPT (SVC) 240318

AL: 2601 ROSEDALE ST



**REPORTED  
PROPERTY  
ADDRESS:  
TERMS OF  
SALE:**

2601 ROSEDALE ST, HOUSTON, TX 77004

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

DT: ANS AND APPT (SVC) 240318

AL: 2601 ROSEDALE ST





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.**

Signed on the 15 day of June, 2024

Respectfully,  
JACK O'BOYLE & ASSOCIATES, PLLC  
*Travis Gray*  
Jack O'Boyle | SBN: 15163300  
jack@jackboyle.com  
Travis H. Gray | SBN: 24044905  
travis@jackboyle.com  
Chris Ferguson | SBN: 24069714  
chris@jackboyle.com  
P.O. Box 815369  
Dallas, Texas 75381  
P: 972.247.0653 | F: 972.247.0642  
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

DT: 2NOS AND APPT (SVC) 240318  
AL: 2601 ROSEDALE ST



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_ and my address is c/o 12300 Ford Rd, Ste. 212,  
Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed  
at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse  
(or other designated place) his notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

COPY UNOFFICIAL

DP: 2NOS AND APPT (SVC) 240318

AL: 2601 ROSEDALE ST



3328 BLODGETT ST, HOUSTON, TX, 77004

**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 SIGNING THIS NOTICE IS 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, son, Travis Gray

Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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:**

e/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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DEPT: ENOS AND APPT (SVC) 240318



AL: 3328 BLODGETT ST

FILED 6/20/2024 2:36:06 PM FRCL-2024-3828 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT  
TO BE  
FORECLOSED:**

Deed of Trust or Contract Lien dated 07/03/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-248853 in the real property records of Harris County Texas, with MILA INVESTING LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS  
SECURED:**

Deed of Trust or Contract Lien executed by MILA INVESTING LLC securing the payment of the indebtedness in the original principal amount of \$450,000.00 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 MILA INVESTING LLC. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL  
DESCRIPTION  
OF PROPERTY  
TO BE SOLD:**

LOT TWENTY (20), IN BLOCK THREE (3), OF HADEN TERRACE, SECTION THREE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

DT: zNOS AND APPT (SVC) 240318

AL: 3328 BLODGETT ST



**REPORTED  
PROPERTY  
ADDRESS:  
TERMS OF  
SALE:**

3328 BLODGETT ST, HOUSTON, TX 77004

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

DT: ZNOS AND APPT (SVC) 240318

AL: 3328 BLODGETT ST



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 refiling may be after the date originally scheduled for this sale.

COPY

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

Signed on the 15 day of June, 2024

Respectfully,  
JACK O'BOYLE & ASSOCIATES, PLLC  
*Travis Gray*  
Jack O'Boyle | SBN: 15165300  
[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: 972.247.0640  
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

UNOFFICIAL

DT: zNOS AND APPT (SYC) 240318

AL: 3328 BLODGETT ST



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212,  
Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed  
at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse  
(or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

DT: NOS AND APPY (SVC) 240318

AL: 3328 BLODGETT ST



DUPLICATE

4822 IBIS LAKE CT, KATY, TX, 77449

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318

AL: 4822 IBIS LAKE CT



4819326



LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 03/21/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-107914 in the real property records of Harris County Texas, with ESTHER YULIE ANGULA ADAMS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by ESTHER YULIE ANGULA ADAMS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY securing the payment of the indebtedness in the original principal amount of \$289,275.00 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 ESTHER YULIE ANGULA ADAMS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL DESCRIPTION**

LOT FORTY FOUR (44), IN BLOCK ONE (1), OF RICEWOOD

DT: zNOS AND APPT (SVC) 240318  
AL: 4822 IBIS LAKE CT



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3829  
FILED 6/20/2024 2:36:06 PM

**OF PROPERTY TO BE SOLD:** VILLAGE, SECTION NINE (9), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 622017 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY ADDRESS:** 4822 IBIS LAKE CT, KATY, TX 77449

**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

DT: ZNOS AND APPT (SVC) 240318  
AL: 4822 IBIS LAKE CT



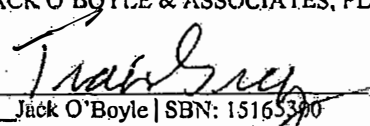
UNRECORDED COPY

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 refileing 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.**

Signed on the 15 day of June, 2024

Respectfully,  
JACK O'BOYLE & ASSOCIATES, PLLC  
  
Jack O'Boyle | SBN: 15165300  
jack@jackoboyle.com  
Travis H. Gray | SBN: 24044965  
travis@jackoboyle.com  
Chris Ferguson | SBN: 24069714  
chris@jackoboyle.com  
P.O. Box 815369

DT: zNOS AND APPT (SVC) 240318  
AL: 4822 IBIS LAKE CT



UNOFFICIAL COPY

Dallas, Texas 75381  
P: 972.247.0653 | F: 972.247.0642  
ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 240318  
AL: 4822 IBIS LAKE CT



CERTIFICATE OF POSTING

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

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DT: zNOS AND APPT (SVC) 240318  
AL: 4822 IBISLAKE CT



12306 BEDFORD BEND DR., HUMBLE, TX, 77346

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: 2NOS AND APPT (SVC) 240318



AL: 12306 BEDFORD BEND DR



4819323

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3830  
FILED 6/20/2024 2:36:06 PM

COPY

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

HARRIS

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 08/01/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-290764 in the real property records of Harris County Texas, with MILA INVESTING LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by MILA INVESTING LLC securing the payment of the indebtedness in the original principal amount of \$307,000.00 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 MILA INVESTING LLC. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:**

LOT 55, IN BLOCK 2, OF BALMORAL SECTION 23, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 690351 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS. (the "Property")

DT: zNOS AND APPT (SVC) 240318

AL: 12306 BEDFORD BEND DR



**REPORTED  
PROPERTY  
ADDRESS:**

12306 BEDFORD BEND DR, HUMBLE, TX 77346

**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 Mortgage 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

DT: zNOS AND APPT (SVC) 240318

AL: 12306 BEDFORD BEND DR





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.**

Signed on the 15 day of June, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

*Travis Gray*  
\_\_\_\_\_  
Jack O'Boyle | SBN: 15165300  
[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

DT: NOS AND APPT (SVC) 240318  
AL: 12306 BEDFORD BEND DR



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

COPY UNOFFICIAL

DT: 2NOS AND APPT (SVC) 240318

AL: 12306 BEDFORD BEND DR



2771 FREUND ST, HOUSTON, TX, 77003

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: 2NOS AND APPT (SVC) 240318

AL: 2771 FREUND ST



4819321

FILED 6/20/2024 2:36:06 PM FRCL-2024-3831 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT  
TO BE  
FORECLOSED:**

Deed of Trust or Contract Lien dated 07/03/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-248337 in the real property records of Harris County Texas, with MILA INVESTING LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS  
SECURED:**

Deed of Trust or Contract Lien executed by MILA INVESTING LLC securing the payment of the indebtedness in the original principal amount of \$408,000.00 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 MILA INVESTING LLC. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL  
DESCRIPTION  
OF PROPERTY  
TO BE SOLD:**

LOT 3, BLOCK 1, OF EAST END ON THE BAYOU SEC 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 686051 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, (the "Property")

DT: 2NOS AND APPT (SVC) 240318

AL: 2771 FREUND ST



UNOFFICIAL COPY

**REPORTED****PROPERTY ADDRESS:** 2771 FREUND ST, HOUSTON, TX 77003**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

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AL: 2771 FREUND ST



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 refiling may be after the date originally scheduled for this sale.

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

Signed on the 16 day of June, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

*Travis H. Gray*  
\_\_\_\_\_  
Jack O'Boyle | SBN: 15165300  
jack@jackoboyle.com

Travis H. Gray | SBN: 24044965  
travis@jackoboyle.com

\_\_\_\_\_  
Chris Ferguson | SBN: 24069714  
chris@jackoboyle.com

P.O. Box 815369  
Dallas, Texas 75381  
P: 972.247.0633 | F: 972.247.0642  
ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

DT: 2NOS AND APPT (SVC): 240318

AL: 2771 FREUND ST



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

UNOFFICIAL COPY

DT: 2NOS AND APPT (SVC) 240318  
AL: 2771 FREUND ST



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 123870-TX

Date: June 12, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: MARTIN SERNA III, SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DIRECT MORTGAGE LOANS, LLC DBA DIRECT MTG LOANS OF MD, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

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

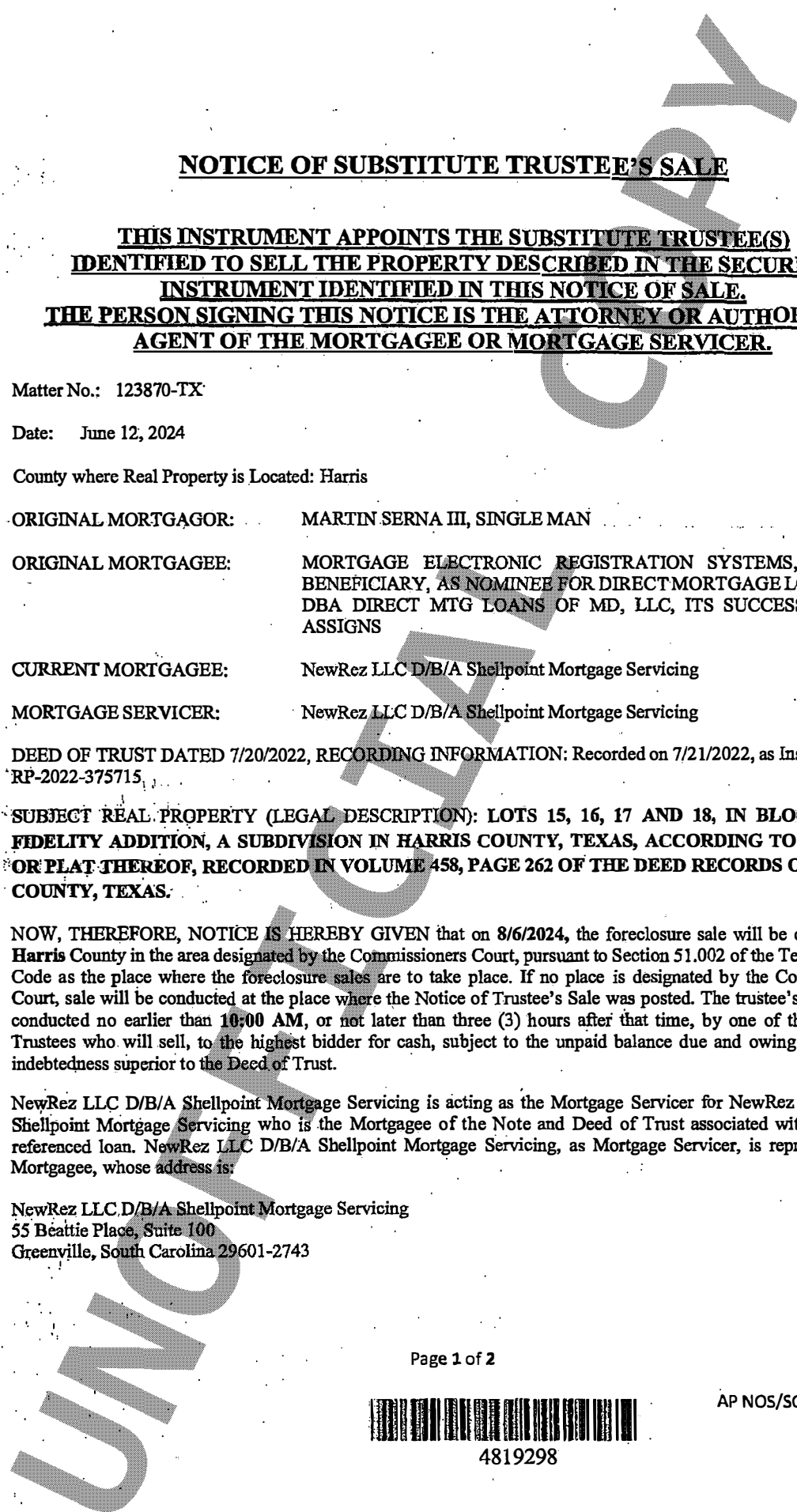
DEED OF TRUST DATED 7/20/2022, RECORDING INFORMATION: Recorded on 7/21/2022, as Instrument No. RP-2022-375715

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOTS 15, 16, 17 AND 18, IN BLOCK 55, OF FIDELITY ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 458, PAGE 262 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743





Matter No.: 123870-TX

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

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

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

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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3832

FILED 6/20/2024 2:36:06 PM

UNOFFICIAL COPY

24TX255-0020  
6219 SQUIRES CT, SPRING, TX 77389

## NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:  
  
LOT TWENTY-EIGHT (28), BLOCK ONE (1), OF NORTHAMPTON ESTATES, PHASE II, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 343, PAGE 145, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated October 27, 2023 and recorded on October 30, 2023 as Instrument Number RP-2023-415028 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** August 06, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, 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 DANMAISORO CAPITAL LLC secures the repayment of a Note dated October 27, 2023 in the amount of \$396,000.00. BOOMERANG FINANCE SUB-REIT LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, 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.




4819210

COPY

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George

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

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



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
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 HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL COPY

24TX255-0019  
711 DOVERSIDE ST, HOUSTON, TX 77022

### NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:  
SEE EXHIBIT A

**Security Instrument:** Deed of Trust dated December 4, 2023 and recorded on December 8, 2023 as Instrument Number RP-2023-463633 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** August 06, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, 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 DANMAISORO CAPITAL LLC secures the repayment of a Note dated December 4, 2023 in the amount of \$121,500.00. BFSR4, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, 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.



4819209

DRAFT COPY

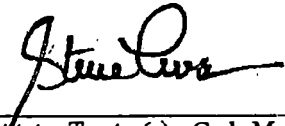
Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George

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

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



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
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 HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3834  
FILED 6/20/2024 2:36:06 PM

# EXHIBIT A

## LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.161 ACRES, OR 7,000 SQUARE FEET OF LAND OUT OF THE WEST ONE-HALF (W. 1/2) OF LOT FIVE (5), OF EATON SUBDIVISION OF THE J.T. HARRELL SURVEY, ABSTRACT NO. 329, RECORDED IN VOLUME 2, PAGE 14, OF THE MAP RECORDS OF HARRIS COUNTY, SAID 0.161 ACRE TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE IN THE NORTH LINE OF DOVERSIDE DRIVE; SAID PIPE BEING SOUTH 00 DEG. 21 MIN. EAST A DISTANCE OF 460.00 FEET AND SOUTH 89 DEG. 54 MIN. WEST A DISTANCE OF 252.10 FEET FROM A PIPE MARKING THE NORTHEAST CORNER OF THE 10 ACRE TRACT OF WHICH THIS IS A PART;

THENCE: NORTH 00 DEG. 06 MIN 00 SEC. WEST A DISTANCE OF 140.00 FEET TO A PIPE FOR THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF A TRACT KNOWN AS LOT TWENTY-EIGHT (28), OF BEDFORD PLACE;

THENCE: NORTH 89 DEG. 54 MIN.00 SEC. EAST A DISTANCE OF 50.00 FEET TO A PIPE FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE: SOUTH 00 DEG. 06 MIN. 00 SEC. EAST A DISTANCE OF 140.00 FEET TO A PIPE IN THE NORTH LINE OF DOVERSIDE DRIVE FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF LOT (30), OF BEDFORD PLACE;

THENCE: SOUTH 89 DEG. 54 MIN. 00 SEC. WEST ALONG THE NORTH LINE OF DOVERSIDE DRIVE A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING, BEING KNOWN AS LOT OR TRACT TWENTY-NINE (29), OF BEDFORD PLACE, AN UNRECORDED SUBDIVISION ACCORDING TO THE MAP BY HOWE & WISE, DATED SEPTEMBER 21, 1944;

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

24TX255-0016  
5210 W. 43RD ST., HOUSTON, TX 77092

### NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:

LOTS 25 AND 26, IN BLOCK 17, OF OAK FOREST SECTION SIXTEEN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated January 30, 2024 and recorded on February 1, 2024 as Instrument Number RP-2024-35642 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** August 06, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, 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 DANMAISORO CAPITAL LLC secures the repayment of a Note dated January 30, 2024 in the amount of \$263,500.00. BFSR4, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, 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.




4819201

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George

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

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



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
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 HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL



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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 02, 2018 and recorded under Clerk's File No. RP-2018-501806, in the real property records of HARRIS County Texas, with Cheryl Kay Baker, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for IHS Mortgage LLC, its successors and assigns, as Original Mortgagee.

Deed of Trust executed by Cheryl Kay Baker, a single woman securing payment of the indebtedness in the original principal amount of \$156,750.00 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 Cheryl Kay Baker. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

#### Legal Description:

UNIT 7, BUILDING G-3930, OF FORESTER'S POND CONDOMINIUMS, A CONDOMINIUM PROJECT SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORD IN VOLUME 56, PAGE 59 AND VOLUME 153, PAGE 19, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

### SALE INFORMATION

Date of Sale: 08/06/2024

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 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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

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

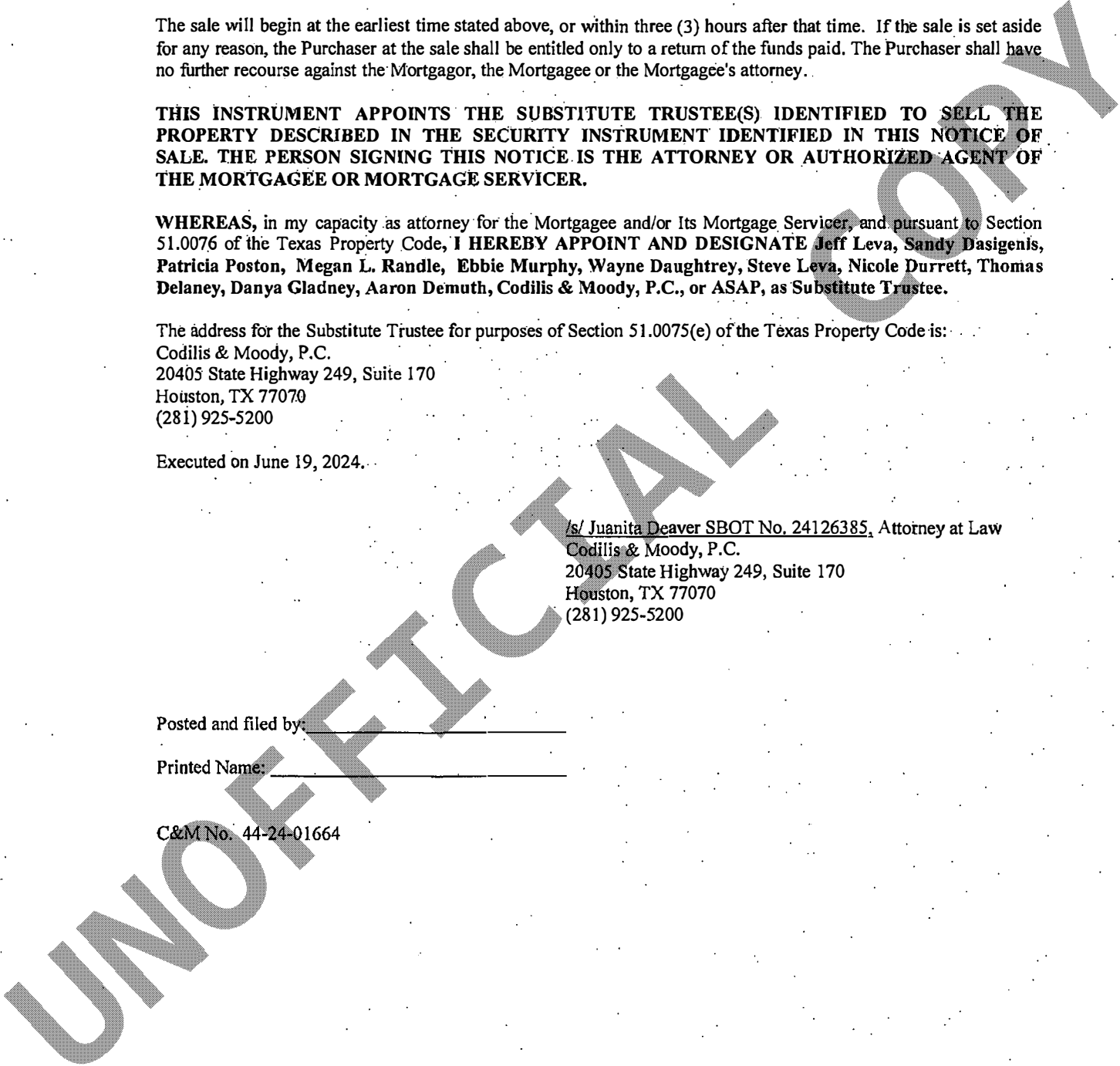
Executed on June 19, 2024.

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

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-01664



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

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated March 04, 2015 and recorded under Clerk's File No. 20150098834, in the real property records of HARRIS County Texas, with Timothy J. Fitzhenry, A Married Man, Ikuko T. Fitzhenry as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Network Capital Funding Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Timothy J. Fitzhenry, A Married Man, Ikuko T. Fitzhenry securing payment of the indebtedness in the original principal amount of \$115,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Timothy J. Fitzhenry. US Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT EIGHT (8), IN BLOCK ELEVEN (11), OF TANGLEWILDE SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52 PAGE 26, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3837  
FILED 6/20/2024 2:36:06 PM

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 Léva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Léva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Deinuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.

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

Executed on June 19, 2024.

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

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-22-0350

UNOFFICIAL

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Harris County Texas Home Equity Security Instrument

Date of Security Instrument: March 3, 2014  
Amount: \$57,158.00  
Grantor(s): RUTH GLENN  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS  
Current Mortgagee: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST  
Original Trustee: VERDUGO TRUSTEE SERVICE CORPORATION  
Mortgage Servicer and Address: NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743  
Recording Information: Recorded on 3/7/2014, as Instrument No. 20140092378 in Book ER 054-60 Page 1511 Harris County, Texas  
Legal Description: LOT EIGHT (8), BLOCK TWENTY FOUR (24), OF SCENIC WOODS; AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. MORE ACCURATELY DESCRIBED AS: LOT EIGHT (8), BLOCK TWENTY FOUR (24), OF SCENIC WOODS; AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.  
Date of Sale: 8/6/2024  
Earliest Time Sale Will Begin: 10:00 AM

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



4819613

COPY

FILED 6/20/2024 2:36:06 PM FRCL-2024-3838 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

WHEREAS, an Final Judgment was entered on 4/30/2024, under Cause No. 2022-77915, in the 61st Judicial District Court of Harris County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225 San Diego, California 92108. (713) 293-3618.

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

EXECUTED in multiple originals on 6/18/2024.

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

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS Number: 120507-TX

FILED 6/21/2024 1:13:02 PM  
FRCL-2024-3839  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

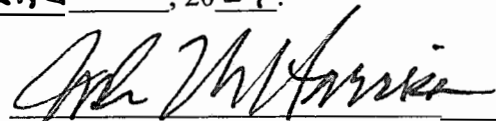
WHEREAS, the undersigned Substitute Trustee has been appointed by Independent Bank, the beneficiary under that certain Deed of Trust dated November 25, 2014, executed by Alejandro del Valle de la Vega and Iryna del Valle Kogai, and filed for record in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. 20140532435; and

WHEREAS, the note owned and held by Independent Bank, is now in default and the note is secured by the above described Deed of Trust;

NOW, THEREFORE, Josh M. Harrison or Preston C. Goodwin or another duly appointed Substitute Trustee, will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby, and at the request of the holder of the indebtedness, default having been made in the payment thereof, sell on Tuesday, the 6<sup>th</sup> day of August, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder for cash, in the area for such public sales of real property, located at the Bayou City Event Center, in the area known as the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas, or in such other location as may be designated by the Harris County Commissioners' Court, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. on that day, the following described property, to-wit:

Lot Twelve (12), in Block One (1), of The Woodlands, Village of Creekside Park, Section 23, a Subdivision in Harris County, Texas, according to the Map or Plat thereof, Recorded Under Film Code No(s). 637002, of the Map Records of Harris County, Texas, which currently has the address of 50 South Fremont Ridge Loop, The Woodlands, Texas 77389.

WITNESS MY HAND on this 21<sup>st</sup> day of June, 2024.



Josh M. Harrison, Substitute Trustee  
Goodwin & Harrison, L.L.P.  
P.O. Box 8278  
The Woodlands, Texas 77387-8278  
(281) 363-3136  
Email: [josh@goodwin-harrison.com](mailto:josh@goodwin-harrison.com)

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**T.S. No.:** 2230810075.5

**DATE:** July 11, 2024

**NOTE:** Promissory Note described as follows:

Date: 4/29/2022  
Debtor(s): Jaime H Garcia  
Original Creditor: Wildcat Lending Fund One, LP  
Original Principal Amount: \$182,000.00  
Current Holder: DO Income Fund, LLC

**DEED OF TRUST:** Deed of Trust described as follows:

Date: 4/29/2022  
Grantor: Jaime H Garcia  
Trustee: Micheal E. Gillman  
Current Beneficiary: DO Income Fund, LLC  
Recorded: 5/3/2022, In Instrument No.: 2022-231762, In the County of Harris, State of Texas

**LENDER:** DO Income Fund, LLC

**BORROWER:** Jaime H Garcia

**PROPERTY:** The real property described as follows:

**Lot 203 and 204, in Block 9 of GLEN LEE PLACE, SECTION ONE (1), a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 49, Page 36 of the Map Records of Harris County, Texas.**

**6003 Boness Road, Humble, TX 77396**

**SUBSTITUTE TRUSTEE:** Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262

COPY



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

8/6/2024, the first Tuesday of the month, to commence at 10:00 AM (or within 3 hours after).

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the area of the Bayou City Event Center in the area known as the Magnolia South Ballroom located at 9401 Knight Road, Houston Texas 77045 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**RECITALS**

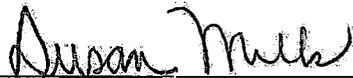
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute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

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

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

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

Notice of Sale executed by:



Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kester, Doug Malloy, Alexandra Holub, Marlene Zografos, Trustee

COPY UNOFFICIAL

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**T.S. No.:** 2240611091

**DATE:** July 11, 2024

**NOTE:** Promissory Note described as follows:

**Date:** 7/1/2022  
**Debtor(s):** 1992 Partners LLC, a Delaware limited liability company and Walkers and Friends DE LLC, a Delaware limited liability company and Montrose Portfolio TIC LLC, a Delaware limited liability company  
**Original Creditor:** Keystone Real Estate Income Trust, LLC, a Delaware limited liability company  
**Original Principal Amount:** \$5,125,000.00  
**Current Holder:** Keystone Real Estate Income Trust, LLC, a Delaware limited liability company

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** 7/1/2022  
**Grantor:** 1992 Partners LLC, a Delaware limited liability company and Walkers and Friends DE LLC, a Delaware limited liability company and Montrose Portfolio TIC LLC, a Delaware limited liability company  
**Trustee:** Warren C. Brown  
**Current Beneficiary:** Keystone Real Estate Income Trust, LLC, a Delaware limited liability company  
**Recorded:** 7/5/2022, as Instrument No.: 2022-345016, In the County of Harris, State of Texas

**LENDER:** Keystone Real Estate Income Trust, LLC, a Delaware limited liability company

**BORROWER:** 1992 Partners LLC, a Delaware limited liability company and Walkers and Friends DE LLC, a Delaware limited liability company and Montrose Portfolio TIC LLC, a Delaware limited liability company

**PROPERTY:** The real property described as follows:

**TRACT I:**

**Lot 26, in Block 13 of WINLOW PLACE, a subdivision in Harris County, Texas, according to the map or**

**plat thereof recorded in Volume 6, page 46 of the Map Records of Harris County, Texas.**

**TRACT 2:**

**Lot 25, in Block 13 of WINLOW PLACE, a subdivision in Harris County, Texas, according to the map or**

**plat thereof recorded in Volume 6, page 46 of the Map Records of Harris County, Texas.**

**3618 Garrott Street, Houston, TX 77006**

**LOT 7 AND THE ADJOINING SOUTH 1/2 OF LOT 8, BLOCK 12, WESTMORELAND, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 6, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS.**

**201 Emerson Street, Houston, TX 77006**

**LOTS 10 AND 11, BLOCK 3, OF WESTMORELAND, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 6 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS**

**1810-1812 W. Alabama St., Houston, TX 77098, 3618 Garrot St, Houston, TX 77006, 201 Emerson St, Houston, TX 77006**

**SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook**

**Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262**

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

**8/6/2024, the first Tuesday of the month, to commence at 10:00 AM (or within 3 hours after).**

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the area of the Bayou City Event Center in the area known as the Magnolia South Ballroom located at 9401 Knight Road, Houston Texas 77045 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**RECITALS**

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

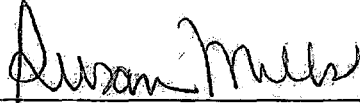
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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

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

Notice of Sale executed by:



**TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Trustee**

OFFICIAL COPY

**NOTICE OF TRUSTEE'S SALE**

**DATE:** June 20, 2024

**PROMISSORY NOTE:** Promissory Note described as:

Date: June 22, 2021  
Maker: 2013 Houston Sunnyside Street, LLC  
Payee: City Bank, a Texas banking association  
Principal Amount: \$21,238,700.00

**DEED OF TRUST:** Deed of Trust with Assignment of Rents, Security Agreement, and Financing Statement described as:

Date: June 22, 2021  
Grantor: 2013 Houston Sunnyside Street, LLC  
Trustee: Scott Blount  
Beneficiary: City Bank, a Texas banking association  
Recording Information: Recorded in/under Instrument #RP-2021-350591 of the Official Public Records of Harris County, Texas.

**LENDER:** City Bank, a Texas banking association

**BORROWER:** 2013 Houston Sunnyside Street LLC

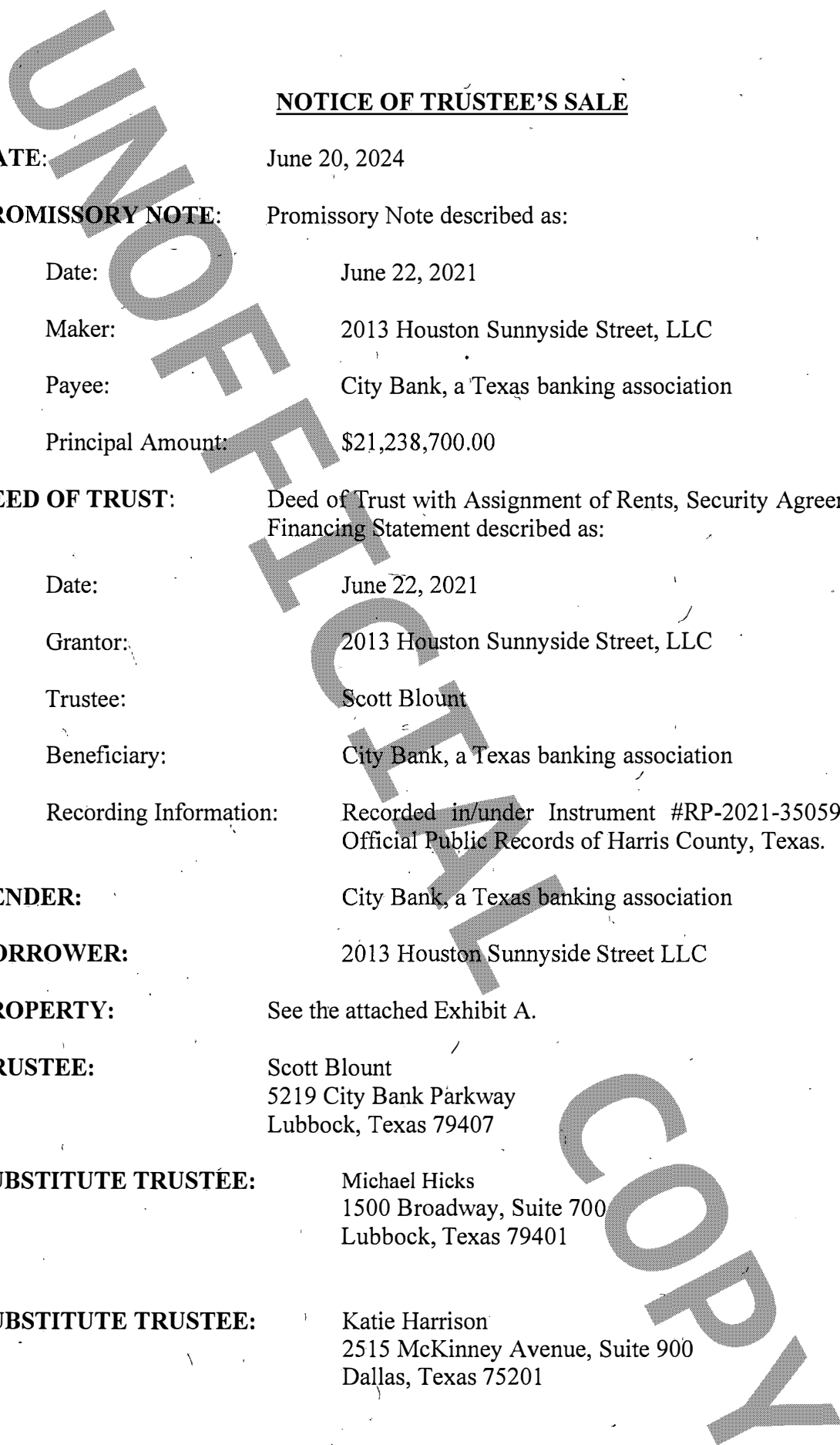
**PROPERTY:** See the attached Exhibit A.

**TRUSTEE:** Scott Blount  
5219 City Bank Parkway  
Lubbock, Texas 79407

**SUBSTITUTE TRUSTEE:** Michael Hicks  
1500 Broadway, Suite 700  
Lubbock, Texas 79401

Or

**SUBSTITUTE TRUSTEE:** Katie Harrison  
2515 McKinney Avenue, Suite 900  
Dallas, Texas 75201



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

August 6, 2024, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

The Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, Texas 77045, or other such location as designated by the County Commissioners of Harris County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust. Because of such default, Lender, the owner and holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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



Michael D. Hicks, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS            )  
  )  
COUNTY OF LUBBOCK    )

This instrument was acknowledged before me, on June 20, 2024, by Michael D. Hicks, Substitute Trustee.

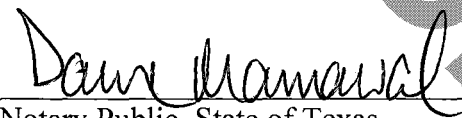
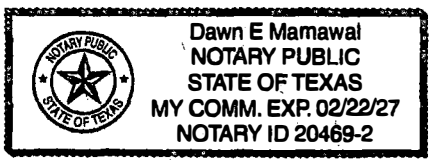
  
Notary Public, State of Texas



EXHIBIT A

**Tract 1:**

3.144 acres of land, or 136,940 square feet, more or less, out of SECTION 7, BLOCK 1 OF THE H. T.C.R.R.COMPANY SURVEY ABSTRACT 429, in Harris County, Texas, being all that same property called Tract 1 in Special Warranty Deed executed by La Casita Apartments, LP, to 2013 Houston Sunnyside Street, LLC, a Texas limited liability company, dated November 8, 2013, recorded in Document No. 20130570534 of the Official Public Records of Harris County, Texas; said 3.144 acre tract being more particularly described by metes and bounds in Exhibit "A-2" attached hereto and incorporated herein by reference.

**Tract 2:**

0.611 acre of land, or 26,598 square feet, more or less, out of THE H.&T.C.R.R.COMPANY SURVEY in Harris County, Texas, being a portion of the MITCHELL PLACE SUBDIVISION, also known as Unrestricted Reserve "D" of the COURTLAND APARTMENTS as recorded in Volume 189, Page 41 of the Map Records of Harris County, Texas, being all that same property called Tract 2 in Special Warranty Deed executed by La Casita Apartments, LP, to 2013 Houston Sunnyside Street, LLC, a Texas limited liability company, dated November 8, 2013, recorded in Document No. 20130570534 of the Official Public Records of Harris County, Texas; said 0.611 acre tract being more particularly described by metes and bounds in Exhibit "A-3" attached hereto and incorporated herein by reference.

**Tract 3:**

4.068 acres of land, or 177,223 square feet, more or less, out of THE H.&T.C.R.R.COMPANY SURVEY in Harris County, Texas, being a portion of the MITCHELL PLACE SUBDIVISION, also known as Unrestricted Reserve "A" of the COURTLAND APARTMENTS as recorded in Volume 189, Page 41 of the Map Records of Harris County, Texas, being all that same property called Tract 3 in Special Warranty Deed executed by La Casita Apartments, LP, to 2013 Houston Sunnyside Street, LLC, a Texas limited liability company, dated November 8, 2013, recorded in Document No. 20130570534 of the Official Public Records of Harris County, Texas; said 4.068 acre tract being more particularly described by metes and bounds in Exhibit "A-4" attached hereto and incorporated herein by reference.

**Tract 4:**

7.171 acres of land, or 312,378 square feet, more or less, out of THE H.&T.C.R.R.COMPANY SURVEY in Harris County, Texas, being a portion of the MITCHELL PLACE SUBDIVISION, also known as Unrestricted Reserve "B" of the COURTLAND APARTMENTS as recorded in Volume 189, Page 41 of the Map Records of Harris County, Texas, being all that same property called Tract 4 in Special Warranty Deed executed by La Casita Apartments, LP, to 2013 Houston Sunnyside Street, LLC, a Texas limited liability company, dated November 8, 2013, recorded in Document No. 20130570534 of the Official Public Records of Harris County, Texas; said 7.171 acre tract being more particularly described by metes and bounds in Exhibit "A-5" attached hereto and incorporated herein by reference.

**Tract 5:**

2.603 acres of land, or 133,407 square feet, more or less, out of THE H.&T.C.R.R.COMPANY SURVEY in Harris County, Texas, being a portion of Unrestricted Reserve "B" of the COURTLAND APARTMENTS as recorded in Volume 189, Page 41 of the Map Records of Harris County, Texas, being all that same property called Tract 5 in Special Warranty Deed executed by La Casita Apartments, LP, to 2013 Houston Sunnyside Street, LLC, a Texas limited liability company, dated November 8, 2013, recorded in Document No. 20130570534 of the Official Public Records of Harris County, Texas; said 2.603 acre tract being more particularly described by metes and bounds in Exhibit "A-6" attached hereto and incorporated herein by reference.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3842  
FILED 6/21/2024 4:18:37 PM

TRACT 1

DESCRIPTION OF A 3.144-ACRE  
(136,940 SQUARE FOOT) TRACT  
OF LAND OUT OF THE H. & T. C. R. COMPANY SURVEY, A-429, HARRIS  
COUNTY, TEXAS

Being a tract of land containing 3.144 acres (136,940 square feet) out of Section 7, Block 1 of the H. & T. C. R. Company Survey A-429, Harris County, Texas Said 3.144-acre tract also being out of Lot 13, Mitchell Place Subdivision as recorded in Volume 69, Page 394, Harris County Deed Records, Harris County, Texas and being all of Reserve "C", Courtland Apartments as recorded by plat in Volume 189, Page 41, Harris County Map Records, Harris County, Texas. Said 3.144-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the intersection of the north right-of-way of said Rosamond Street (60-foot wide) and a northeast right-of-way cutback line of Werner Street (60-foot wide). Said POINT OF BEGINNING being a southwest corner of said Reserve "C" and a southwest corner of said tract herein described;

THENCE North 44 deg. 49 min. 00 sec. West, with a northeast right-of-way cutback line of said Werner Street and a southwest line of said Reserve "C", a distance of 14.10 feet to a 5/8-inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found for a southwest corner of said tract herein described;

THENCE North 00 deg. 22 min. 00 sec. East with the east right-of-way line of said Werner Street and with a west line of said Reserve "C", a distance of 128.85 feet to a 5/8-inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found for the beginning of a curve to the right;

THENCE in a northeasterly direction with the east right-of-way line of said Werner Street, with a west line of said Reserve "C" and with the line of a curve to the right having a central angle of 24 deg. 08 min. 32 sec., radius of 270.00 feet, chord bearing of North 12 deg. 26 min. 16 sec. East, chord distance of 112.93 feet for a curve length of 113.77 feet to a 5/8-inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set for a point of reverse curvature, from which a 5/8-inch iron rod found bears North 81 deg. 48 min. 35 sec. East, a distance of 1.69 feet;

THENCE in a northeasterly direction with the east right-of-way line of said Werner Street, with a west line of said Reserve "C" and with the line of a curve to the left having a central angle of 24 deg. 08 min. 32 sec., radius of 330.00 feet, chord bearing of North 12 deg. 26 min. 16 sec. East, chord distance of 138.02 feet for a curve length of 139.05 feet to a 5/8-inch iron rod with

Exhibit "A-2"  
Page 1 of 2

**EXHIBIT "A-2"**

cap (stamped "WEISSER ENG. HOUSTON, TX") found for the end of said curve, from which a 5/8-inch iron rod found bears North 79 deg. 27 min. 12 sec. East, a distance of 1.14 feet;

THENCE North 00 deg. 22 min. 00)sec. East with the east right-of-way line of said Werner Street and with a west line of said Reserve "C", a distance of 239.99 feet to a 5/8-inch iron rod found for a northwest corner of said tract herein described, located at the beginning of a southeast right-of-way cutback line of Sunnyside Street (60 feet wide);

THENCE North 45 deg. 05 min. 30 sec. East with the southeast right-of-way cutback line of said Sunnyside Street and with a northwest line of said Reserve "C", a distance of 14.20 feet to a 5/8-inch iron rod found for the end of said right-of-way cutback line, being a northwest corner of said tract herein described;

THENCE North 89 deg. 49 min. 00 sec. East with the south right-of-way line of said Sunnyside Street and with the north line of said Reserve "C", a distance of 181.77 feet to a 5/8-inch iron rod found located in the west subdivision line of Alfano Court Subdivision as recorded in Volume 34, Page 13 of the Map Records of Harris County, Texas and the northeast corner of said tract herein described;

THENCE South 00 deg. 11 min. 00 sec. East with the east line of said line of said Alfano Court a distance of 634.51 feet to a 5/8-inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set for the southwest corner of Alfano Court and the southeast corner of said tract herein described, located in the north right-of-way line of said Rosamond Street;

THENCE West with the north right-of-way line of said Rosamond Street, and with the south line of said Reserve "C" a distance of 240.33 feet to the POINT OF BEGINNING and containing 3.144 acres (136,940 square feet) of land.

**Exhibit "A-2"**  
**Page 2 of 2**

**EXHIBIT "A-3"**

TRACT 2

DESCRIPTION OF A 0.611 -ACRE  
(26,598 SQ. FT.) TRACT OF LAND  
SITUATED IN THE H. & T. C. R. R.  
SURVEY, HARRIS COUNTY, TEXAS

Being a 0.611-acre (26,598 sq. ft.) tract of land situated in the H. & T. C. R. R. Survey, Harris County, Texas, said 0.611-acre tract being a portion of the Mitchell Place Subdivision, also known as Unrestricted Reserve "D" of the Courtland Apartments as recorded in Volume 189, Page 41 of the Map Records of Harris County, Texas and more particularly described by metes and bounds as follows, with the basis of bearings being the north line of said Courtland Apartments:

BEGINNING at 5/8 inch iron found in the east right-of-way line of Werner Street (based on a width of 60.00 feet), the southwest corner of Lot 2, Block 4 of the Robert H. Ray Subdivision, the northwest corner of said Unrestricted Reserve "D" and the northwest corner of the tract herein described;

THENCE South 89 deg. 38 min. 00 sec. East, along the south line of said Block 4, the north line of said Unrestricted Reserve "D", a distance of 189.85 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set for the southeast corner of Lot 1, Block 4 of said Robert H. Ray Subdivision, the southwest corner of Lot 28, Block 3 of Cliffside Place as recorded in Volume 43, Page 39 of the Map Records of Harris County, Texas, the northwest corner of Alfano Court as recorded in Volume 34, Page 13 of the Map Records of Harris County, Texas, the northeast corner of said Unrestricted Reserve "D" and the northeast corner of the tract herein described;

THENCE South 00 deg. 11 min. 00 sec. East, along the west line of said Alfano Court and the east line of said Unrestricted Reserve "D", a distance of 138.96 feet to a 5/8 inch iron rod found in the north right-of-way line of Sunnyside Street (based on a width of 60.00 feet), the southwest corner of Lot 16, Block 1 of said Alfano Court, the southeast corner of said Unrestricted Reserve "D" and the southeast corner of the tract herein described;

THENCE South 89 deg. 49 min. 00 sec. West, along the north right-of-way line of said Sunnyside Street, the south line of said Unrestricted Reserve "D", a distance of 181.19 feet to a 1/2 inch iron rod found for the southeast (cut-back) corner of said Werner Street and said Unrestricted Reserve "D";

**EXHIBIT "A-3"**

THENCE North 44 deg. 54 min. 30 sec. West, along said cut-back corner, a distance of 14.07 feet to a 1/2 inch iron rod found in the east right-of-way line of said Werner Street for the north end of said cut-back;

THENCE North 00 deg. 22 min. 00 sec. East, along the east right-of-way line of said Werner Street, the west line of said Unrestricted Reserve "D", a distance of 130.79 feet to the POINT OF BEGINNING and containing 0.611 acre (26,598 square feet) of land.

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EXHIBIT "A-4"

TRACT 3

DESCRIPTION OF A 4.068-ACRE  
(177,223 SQ. FT.) TRACT OF LAND  
SITUATED IN THE H. & T. C. R. R.  
SURVEY, HARRIS COUNTY, TEXAS

Being a 4.068-acre (177,223 sq. ft.) tract of land situated in the H. & T. C. R. R. Survey, Harris County, Texas, said 4.068-acre tract being a portion of the Mitchell Place Subdivision, also known as Unrestricted Reserve "A" of the Courtland Apartments as recorded in Volume 189, Page 41 of the Map Records of Harris County, Texas and more particularly described by metes and bounds as follows, with the basis of bearings being the north line of said Courtland Apartments:

BEGINNING at 1/2 inch iron found in the west right-of-way line of Werner Street (based on a width of 60.00 feet), the southeast corner of Lot 11, Block 3 of the Robert H. Ray Subdivision as recorded in Volume 26, Page 32 of the Map Records of Harris County, Texas, the northeast corner of said Unrestricted Reserve "A" and the northeast corner of the tract herein described;

THENCE South 00 deg. 22 min. 00 sec. West, along the west right-of-way line of said Werner Street, the east line of said Unrestricted Reserve "A", a distance of 131.37 feet to a 1/2 inch iron rod found for the north end of a cut-back corner at the northwest intersection of said Werner Street and Sunnyside Street (based on a width of 60.00 feet);

THENCE South 44 deg. 45 min. 31 sec. West, along said cut-back line, a distance of 12.78 feet (called 14.29 feet) to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found in the north right-of-way line of said Sunnyside Street and in a curve to the left;

THENCE Southwesterly, along said north right-of-way line of Sunnyside Street, with said curve to the left having a radius of 430.00 feet, a central angle of 26 deg. 55 min. 43 sec., an arc length of 202.10 feet (called 200.68 feet), a chord bearing of South 75 deg. 12 min. 32 sec. West and a chord distance of 200.24 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found for the termination of said curve, from which a 5/8 inch iron rod bears South 77 deg. 53 min. 51 sec. East - 2.86 feet;

THENCE South 61 deg. 44 min. 41 sec. West, along the north right-of-way line of said Sunnyside Street, a distance of 17.58 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found for the beginning of a curve to the right, from which a 5/8 inch iron rod bears South 78 deg. 44 min. 37 sec. East - 2.88 feet;

Exhibit "A-4"

Page 1 of 2

EXHIBIT "A-4"

THENCE Southwesterly, along the north right-of-way line of said Sunnyside Street, with said curve to the right having a radius of 370.00 feet, a central angle of 28 deg. 42 min. 19 sec., an arc length of 185.37 feet, a chord bearing of South 76 deg. 05 min. 51 sec. West and a chord distance of 183.44 feet to a 5/8 inch iron rod found for the termination of said curve;

THENCE North 89 deg. 33 min. 00 sec. West, along the north right-of-way line of said Sunnyside Street, a distance of 224.56 feet to a 5/8 inch iron rod found for the beginning of a curve to the left;

THENCE Southwesterly, along the north right-of-way line of said Sunnyside Street, with said curve to the left having a radius of 330.00 feet, a central angle of 17 deg. 45 min. 55 sec., an arc length of 102.32 feet, a chord bearing of South 81 deg. 34 min. 10 sec. West and a chord distance of 101.91 feet to a 1/2 inch iron rod found for the termination of said curve;

THENCE South 72 deg. 41 min. 12 sec. West, along the north right-of-way line of said Sunnyside Street, a distance of 54.89 feet to a 1/2 inch iron rod found for the southerly end of a cut-back line;

THENCE North 53 deg. 25 min. 54 sec. West, along said cut-back line, a distance of 29.47 feet to a 5/8 inch iron rod found in the east right-of-way line of Northline Drive (based on a width of 110.00 feet) as recorded in Volume 189, Page 41 of the Map Records of Harris County, Texas;

THENCE North 00 deg. 27 min. 00 sec. East, along the west line of said Unrestricted Reserve "A", the east right-of-way line of said Northline Drive, a distance of 261.02 feet (called 262.06 feet) to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found for the southwest corner of the said Robert H. Ray Subdivision, the northwest corner of said Unrestricted Reserve "A" and the northwest corner of the tract herein described;

THENCE South 89 deg. 38 min. 00 sec. East, along the south line of said Robert H. Ray Subdivision, the north line of said Unrestricted Reserve "A", a distance of 796.40 feet to the POINT OF BEGINNING and containing 4.068 acres (177,223 square feet) of land.

Exhibit "A-4"

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3842  
FILED 6/21/2024 4:18:37 PM

EXHIBIT "A-5"

TRACT 4

DESCRIPTION OF A 7.171-ACRE  
(312,378 SQ. FT.) TRACT OF LAND  
SITUATED IN THE H. & T. C. R. R.  
SURVEY, HARRIS COUNTY, TEXAS

Being a 7.171-acre (312,378 sq. ft.) tract of land situated in the H. & T. C. R. R. Survey, Harris County, Texas, said 7.171-acre tract being a portion of the Mitchell Place Subdivision, also being a portion of Unrestricted Reserve "B" of the Courtland Apartments as recorded in Volume 189, Page 41 of the Map Records of Harris County, Texas and more particularly described by metes and bounds as follows, with the basis of bearings being the south line of said Courtland Apartments:

BEGINNING at 5/8 inch iron with cap (stamped "WEISSER ENG. HOUSTON, TX") found in the north right-of-way line of Rosamond Street (based on a width of 60.00 feet) and the south end of a cut-back corner located at the southwest corner of said Unrestricted Reserve "B";

THENCE North 44 deg. 46 min. 30 sec. West, along the said cut-back line, a distance of 14.09 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set in the west line of said Unrestricted Reserve "B" and the east right-of-way line of Courtland Street (Northline Drive) (based on a width of 110.00 feet) as recorded in Volume 189, Page 41 of the Map Records of Harris County, Texas;

THENCE North 00 deg. 27 min. 00 sec. East, along the west line of said Unrestricted Reserve "B" and the east right-of-way line of said Courtland Street (Northline Drive), a distance of 470.12 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found at the south end of a cut-back line;

THENCE North 36 deg. 34 min. 08 sec. East, along the said cut-back line, a distance of 16.16 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found at the north end of said cut-back line and in the south right-of-way line of Sunnyside Street (based on a width of 60.00 feet) as shown of the plat of said Courtland Apartments;

THENCE North 72 deg. 41 min. 12 sec. East, along the north line of said Unrestricted Reserve "B", the south right-of-way line of said Sunnyside Street, a distance of 89.11 feet to a 1/2 inch iron rod found in asphalt for the beginning of a curve to the right;

THENCE Northeasterly, along said curve to the right, with the south right-of-way line of said Sunnyside Street having a radius of 270.00 feet, a central angle of 17 deg. 45 min. 57 sec., an arc length of 83.72 feet, a chord bearing of North 81 deg. 34 min. 10 sec. East and a chord distance of 83.38 feet to a cut "X" set for the termination of said curve;

Exhibit "A-5"

Page 1 of 2



**EXHIBIT "A-5"**

THENCE South 89 deg. 33 min. 00 sec. East, along the north line of said Unrestricted Reserve "B", the south right-of-way line of said Sunnyside Street, a distance of 160.22 feet to a "P/K" nail set for the most northerly northeast corner of the tract herein described;

THENCE South 00 deg. 27 min. 00 sec. West, crossing a portion of said Unrestricted Reserve "B", a distance of 200.00 feet to a "P/K" nail set in asphalt for the southwest corner of said Sunnyside 112 Equities tract and an angle point in the tract herein described;

THENCE South 89 deg. 33 min. 00 sec. East, crossing said Unrestricted Reserve "B", a distance of 318.00 feet to a "P/K" nail set for an angle point in the tract herein described;

THENCE South 00 deg. 27 min. 00 sec. West, crossing said Unrestricted Reserve "B", a distance of 9.30 feet to a "P/K" nail set for an angle point in the tract herein described;

THENCE South 89 deg. 33 min. 00 sec. East, crossing said Unrestricted Reserve "B", a distance of 133.81 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set, in the west right-of-way line of Werner Street (based on a width of 60.00 feet) as shown by the plat of said Courtland Apartments, on a curve to the right for the most easterly northeast corner of the tract herein described;

THENCE Southwesterly, along the west right-of-way line of said Werner Street, with said curve to the right having a radius of 270.00 feet, a central angle of 09 deg. 51 min. 32 sec., an arc length of 46.46 feet, a chord bearing of South 19 deg. 34 min. 46 sec. West and a chord distance of 46.40 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set for a point of reverse curvature;

THENCE Southwesterly, along the west right-of-way line of said Werner Street, with a curve to the left having a radius of 330.00 feet, a central angle of 24 deg. 08 min. 32 sec., an arc length of 139.05 feet, a chord bearing of South 12 deg. 26 min. 16 sec. West and a chord distance of 138.02 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found for the termination of said curve;

THENCE South 00 deg. 22 min. 00 sec. West, along the west right-of-way line of said Werner Street, the east line of said Unrestricted Reserve "B", a distance of 129.23 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found for the north end of a cut-back line located at the southeast corner of said Unrestricted Reserve "B";

THENCE South 45 deg. 11 min. 00 sec. West, along said cut-back line, a distance of 14.19 feet to a 5/8 inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set in the south line of said Unrestricted reserve "B" and the north right-of-way line of said Rosamond Street;

THENCE West, along the south line of said Unrestricted Reserve "B", the north right-of-way line of said Rosamond Street, a distance of 725.15 feet to the POINT OF BEGINNING and containing 7.171 acres (312,378 square feet) of land.

**Exhibit "A-5"**

**Page 2 of 2**

**EXHIBIT "A-6"**

TRACT 5

DESCRIPTION OF A 2.603-ACRE  
(113,407 SQ. FT.) TRACT OF LAND  
SITUATED IN H.&T.C.R.R. SURVEY  
A-429, HARRIS COUNTY, TEXAS

Being a 2.603-acre (113,407 square foot) tract of land situated in the H. & T.C.R.R. Survey, A-429, Harris County, Texas; said 2.603-acre tract being a portion of Unrestricted Reserve "B" of Courland Apartments as filed for record under Volume 189, Page 41 of the Harris County Map Records and being more particularly described by metes and bounds as follows, with the basis of bearings being the south right-of-way line of Sunnyside Street (based on a width of 60.00 feet):

BEGINNING at a "P/K" nail set in the south right-of-way line of said Sunnyside Street, in the north line of said Unrestricted Reserve "B" and for the northwest corner of the tract herein described;

THENCE South 89 deg. 33 min. 00 sec. East, along the south right-of-way line of said Sunnyside Street, a distance of 64.34 feet to a cut "X" found for the beginning of a curve to the left;

THENCE Northeasterly, along the south right-of-way line of said Sunnyside Street, with said curve having a radius of 430.00 feet, a central angle of 28 deg. 42 min. 19 sec., an arc length of 215.43 feet, a chord bearing of North 76 deg. 05 min. 51 sec. East and a chord distance of 213.18 feet to a 5/8-inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set for the point of termination of said curve to the left;

THENCE North 61 deg. 44 min. 41 sec. East, along the south right-of-way line of said Sunnyside Street, a distance of 17.58 feet to a "P/K" nail set for the beginning of a curve to the right;

THENCE Northeasterly, along the south right-of-way line of said Sunnyside Street, with said curve to the right having a radius of 370.00 feet, a central angle of 26 deg. 29 min. 21 sec., an arc length of 171.06 feet, a chord bearing of North 74 deg. 59 min. 09 sec. East and a chord distance of 169.54 feet to a 5/8-inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set for the point of termination of said curve to the right, from which a 3/4-inch iron pipe found bears South 28 deg. 03 min. 08 sec. East, a distance of 0.75 feet;

**Exhibit "A-6"**  
**Page 1 of 2**

EXHIBIT "A-6"

THENCE South 45 deg. 18 min. 06 sec. East, along a cutback of said Sunnyside Street and Werner Street (based on a width of 60.00 feet), a distance of 13.98 feet to a 5/8-inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found in the west right-of-way line of said Werner Street, from which a 1/2-inch iron rod with cap found bears South 19 deg. 41 min. 22 sec. East, a distance of 0.83 feet;

THENCE South 00 deg. 22 min. 00 sec. West, along the west right-of-way line of said Werner Street, a distance of 239.41 feet to a 5/8-inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") found for the beginning of a curve to the right;

THENCE Southwesterly, along the west right-of-way line of said Werner Street, with said curve having a radius of 270.00 feet, a central angle of 14 deg. 17 min. 01 sec., an arc length of 67.31 feet, a chord bearing of South 07 deg. 30 min. 12 sec. West and a chord distance of 67.14 feet to a 5/8-inch iron rod with cap (stamped "WEISSER ENG. HOUSTON, TX") set in for a point on said curve to the left, from which a 1/2-inch iron rod with cap bears South 35 deg. 13 min. 04 sec. East, a distance of 1.04 feet;

THENCE North 89 deg. 33 min. 00 sec. West, crossing said Unrestricted Reserve "B", a distance of 133.81 feet to a "P/K" nail set for an angle point of the tract herein described, from which a railroad spike found bears South 05 deg. 24 min. 52 sec. West, a distance of 0.81 feet;

THENCE North 00 deg. 27 min. 00 sec. East, crossing said Unrestricted Reserve "B", a distance of 9.30 feet to a "P/K" nail set for an angle point of the tract herein described;

THENCE North 89 deg. 33 min. 00 sec. West, crossing said Unrestricted Reserve "B", a distance of 318.00 feet to a "P/K" nail set for the southwest corner of the tract herein described;

THENCE North 00 deg. 27 min. 00 sec. East, crossing said Unrestricted Reserve "B", a distance of 200.00 feet to the POINT-OF-BEGINNING and containing 2.603 acres (113,407 square feet) of land.

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to Deed of Trust dated **September 1, 2022**, executed by **ROBERTO GARCIA and spouse, TANYA MARIE MORALES** ("Mortgagor") Mortgagor conveyed to **BLACK, MANN & GRAHAM LLP**, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Harris County, Texas and described as:

**LOT 8, IN BLOCK 31, OF FAIRMONT PARK EAST, SECTION FOUR-PHASE FOUR-A, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 350109, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

to secure the payment of that one certain Promissory Note ("Note") dated **September 1, 2022**, in the original principal amount of **\$261,000.00**, executed by **ROBERTO GARCIA and spouse, TANYA MARIE MORALES** and payable to the order of **AMOCO FEDERAL CREDIT UNION** ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under **Harris County Clerk's File No. RP-2022-448730**; all in the Official Real Property Public Records of Harris County, Texas; and

The Deed of Trust is in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the Harris County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, **JANA L. HARTNETT**, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of 10:00 a.m. and 1:00 p.m. on the first Tuesday in **August**, being **August 6, 2024**, at the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, or as designated by the County Commissioners Court. Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3843  
FILED 6/24/2024 10:35:46 AM

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

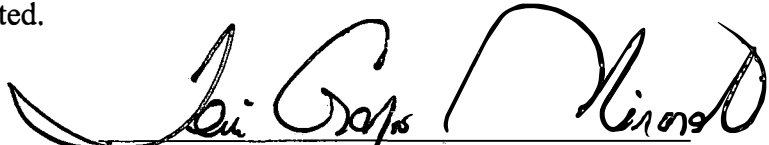
Signed on June 19, 2024.

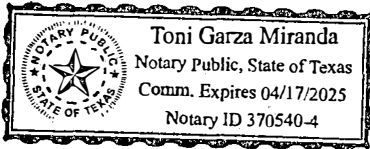
**DOYLE LAW FIRM, PLLC**  
6710 Stewart Road, Suite 300  
Galveston, Texas 77551,  
Telephone: 409/744-9783  
Fax: 409/744-9786

By:   
JANA L. HARTNETT, Substitute Trustee

THE STATE OF TEXAS  
COUNTY OF GALVESTON

This instrument was acknowledged before me on the 19<sup>th</sup> day of June, 2024, by JANA L. HARTNETT, Substitute Trustee, and in the capacity therein stated.

  
Notary Public in and for the State of Texas



# Notice of Foreclosure Sale & Appointment of Substitute Trustee

**Date:** June 25, 2024  
**Type of Security Instrument:** Deed of Trust  
**Date of Instrument:** August 3, 2022  
**Debtor:** Ma Flor Contreras  
**Original Trustee:** James N. Richards  
**Substitute Trustee:** James N. Richards or Clayton Gaddis  
**Current Beneficiary:** Milo Funding, LLC

**County of Property:** Harris County, Texas

**Recording Information:** Harris County Real Property Records Document Number RP-2022-406392

**Property Description:** LOT 452, IN BLOCK 16, OF HOME OWNED ESTATES, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 4, OF THE MAP AND/OR PLAY RECORDS OF HARRIS COUNTY, TEXAS (more commonly known as 13438 Corpus Christi Houston, TX 77015).

**Date of Sale of Property:** 8/6/2024

**Earliest Time of Sale of Property:** The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place of Sale of Property:** Harris County Courthouse, Bayou Event Center 9401 Knight Road, Houston, Texas 77045 or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.


**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 James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

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

J.N. Richards Law, P.C.  
c/o Nate Richards  
407 E. Corsicana Street  
Athens, Texas 75751  
214-559-7387

Executed on June 25, 2024

  
James N. Richards  
407 E. Corsicana Street  
Athens, Texas 75751  
Ph: 214-559-7387  
Fx: 817-518-9286  
Email: nate@jnrichardslawpc.com

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

Deed of Trust

Date: June 12, 2009

Original Grantor: Oscar Armando Guevara and Celina Aracely Guevara

Original Beneficiary: Ghassan Awad

Present Beneficiary: Ghassan Awad

Property County: Harris File No. 20090260937

Legal Description: See Exhibit A

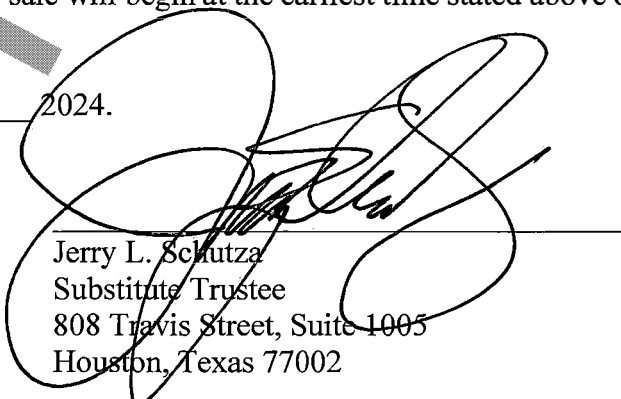
Date of Sale: August 6, 2024

Earliest Time Sale  
Will begin: 10:00 a.m.

Place of Sale of  
Property: Bayou City Events Center  
9401 Knight Rd.  
Houston, Texas 77045

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.

Dated this 24 day of JUNE 2024.



Jerry L. Schutza  
Substitute Trustee  
808 Travis Street, Suite 1005  
Houston, Texas 77002

COPY

UNOFFICIAL

ER 012 - 21 - 1668

Exhibit "A"

METES AND BOUNDS FOR 0.7866 ACRES OUT OF LOT 81, OF GARDEN ACRES ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

D

0.7866 acres of land out of Lot 81, of Garden Acres Addition, an addition in Harris County, Texas, according to the map or plat thereof recorded in volume 9, Page 38 of the map records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1 inch iron rod, said point being the northeast corner of herein described tract;

THENCE, S 00° 15' 02" W, a distance of 323.20 feet to a found iron fence post for a southeast corner of herein described tract;

THENCE, West, a distance of 110.55 feet to a found 1 inch iron pipe for a southwest corner of herein described tract;

THENCE North 313.70 feet, along the east right-of-way line of Barrett Street, to a found 1 inch iron rod for a corner of herein described tract;

THENCE, N 44° 46' 00" E, a distance of 14.08 feet to a found 1 inch iron pipe for a corner of herein described tract;

THENCE, East, along south right-of-way line of Tidwell Road, to a 101.88 feet to the PLACE OF BEGINNING, and containing 0.7866 acres of land more or less.

UNOFFICIAL COPY



3222 Brook Grove Dr, Kingwood, TX 77345

24-010317

**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: 08/06/2024

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harris 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 June 2, 2020 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. RP-2020-244303 with Reese McCall and Tonya McCall (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Springfield First Community Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Reese McCall and Tonya McCall, securing the payment of the indebtedness in the original amount of \$292,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 8, IN BLOCK 9, OF REPLAT OF SAND CREEK VILLAGE, SECTION THREE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 332, PAGE 119, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.



4819989

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3846

FILED 6/27/2024 9:24:47 AM

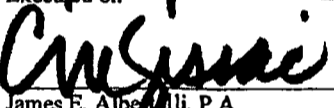
UNOFFICIAL COPY


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

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

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR A WEST OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly, Irvine, CA 92618, 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.**

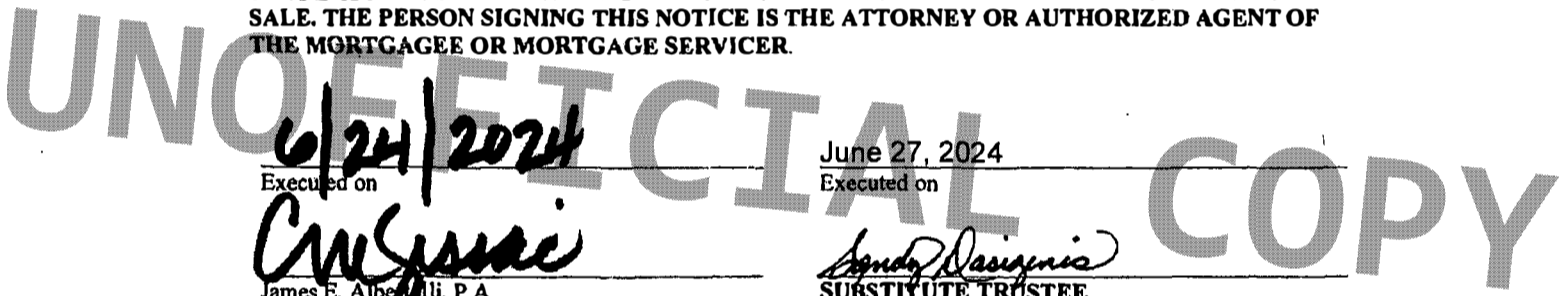
Executed on 6/24/2024  
  
James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
6565 N MacArthur Drive, Suite 470  
Irving, TX 75039

Executed on June 27, 2024  
  
SUBSTITUTE TRUSTEE  
Agency Sales & Posting  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva  
OR AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

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

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



FILED 6/27/2024 9:24:47 AM FRCL-2024-3847 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

1511 WACO ST. HOUSTON, TX, 77020

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphv, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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** c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O.  
**ADDRESS:** 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318

AL: 1511 WACO ST



4819961



LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 09/01/2022 and recorded under Volume, Page or Clerk's File No. DOC# RP-2022-449293 in the real property records of Harris County Texas, with THE GRAND MARQUISE HOMES LLC as Grantor(s) and CIVIC FINANCIAL SERVICES, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by THE GRAND MARQUISE HOMES LLC securing the payment of the indebtedness in the original principal amount of \$461,600.00 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 THE GRAND MARQUISE HOMES LLC. CIVIC REAL ESTATE HOLDINGS III, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

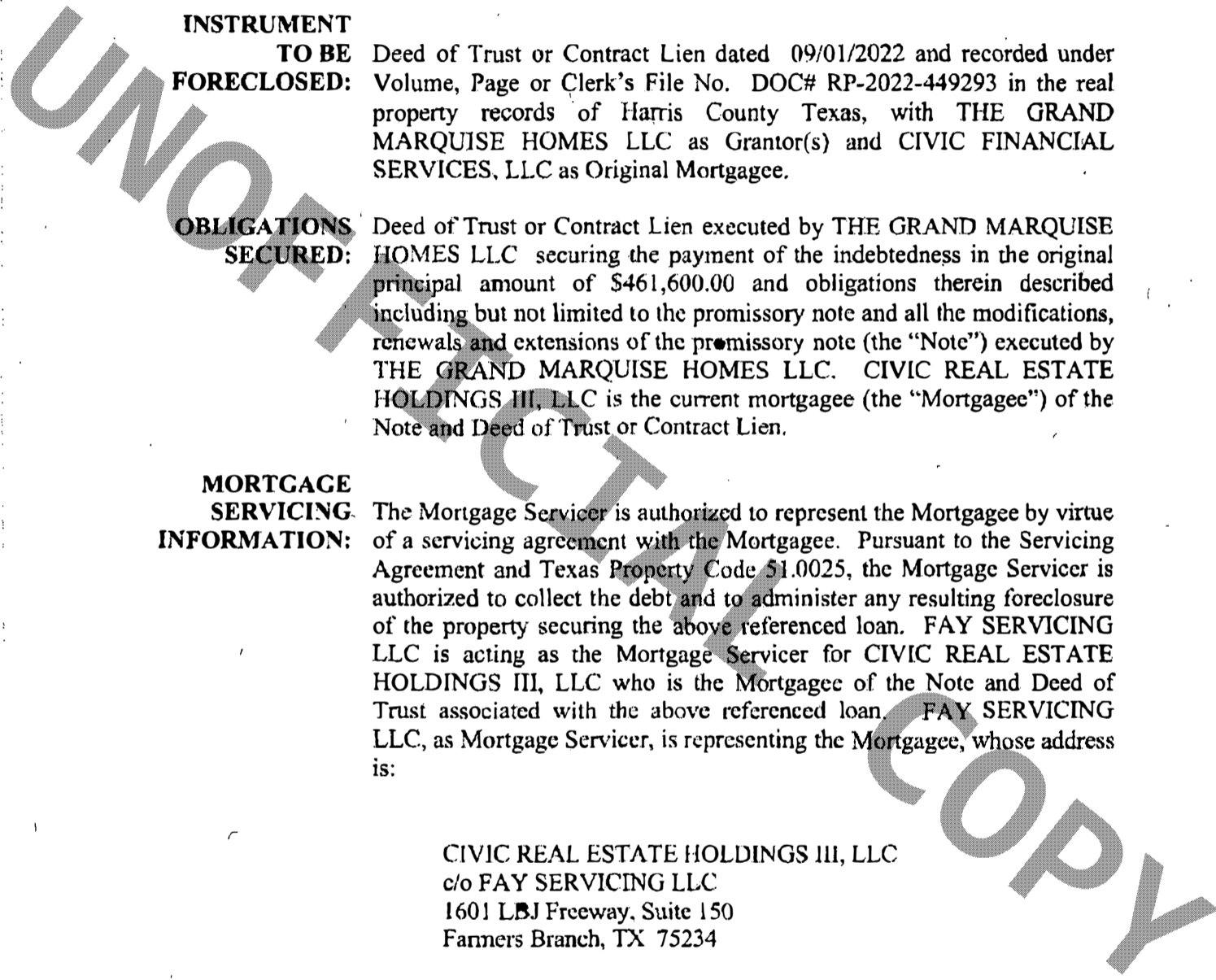
**MORTGAGE SERVICING INFORMATION:**

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. FAY SERVICING LLC is acting as the Mortgage Servicer for CIVIC REAL ESTATE HOLDINGS III, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY SERVICING LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CIVIC REAL ESTATE HOLDINGS III, LLC  
c/o FAY SERVICING LLC  
1601 LBJ Freeway, Suite 150  
Fannin Branch, TX 75234

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT 19, BLOCK 1, SUPPLEMENTAL PLAT OF E 1/2 OF BLOCK NO.1, DALY ADDITION, AND SUPPLEMENTAL PLAT OF W 1/2 OF BLOCK NO. 1, GREENS ADDITION, HARRIS COUNTY, TEXAS,

DT: zNOS AND APPT (SVC) 240318  
AL: 1511 WACO ST



ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 725, PAGE 395, DEED RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

**REPORTED  
PROPERTY  
ADDRESS:  
TERMS OF  
SALE:**

1511 WACO ST, HOUSTON, TX 77020

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

DT: zNOS AND APPT (SVC) 240318  
AL: 1511 WACO ST



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).

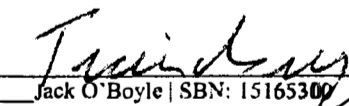
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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.**

Signed on the 23 day of June, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
 Jack O'Boyle | SBN: 15165300  
[jack@jackobovle.com](mailto:jack@jackobovle.com)  
 Travis H. Gray | SBN: 24044965  
[travis@jackobovle.com](mailto:travis@jackobovle.com)  
 Chris Ferguson | SBN: 24069714  
[chris@jackobovle.com](mailto:chris@jackobovle.com)  
 P.O. Box 815369  
 Dallas, Texas 75381  
 P: 972.247.0653 | F: 972.247.0642

DT: zNOS AND APPT (SVC) 240318

AL: 1511 WACO ST



ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

UNOFFICIAL COPY

DT: 2NOS AND APPT (SVC) 240318

AL: 1511 WACO ST



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

COPY

UNOFFICIAL

DT: zNOS AND APPT (SVC) 240318

AL: 1511 WACO ST





8136 N MAIN ST, HOUSTON, TX, 77020

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318

AL: 8136 N MAIN ST



4819958



UNRECORDED

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE FORECLOSED:**

Deed of Trust or Contract Lien dated 09/01/2022 and recorded under Volume, Page or Clerk's File No. DOC# RP-2022-449293 in the real property records of Harris County Texas, with THE GRAND MARQUISE HOMES LLC as Grantor(s) and CIVIC FINANCIAL SERVICES, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by THE GRAND MARQUISE HOMES LLC securing the payment of the indebtedness in the original principal amount of \$461,600.00 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 THE GRAND MARQUISE HOMES LLC. CIVIC REAL ESTATE HOLDINGS III, 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. FAY SERVICING LLC is acting as the Mortgage Servicer for CIVIC REAL ESTATE HOLDINGS III, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY SERVICING LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CIVIC REAL ESTATE HOLDINGS III, LLC  
c/o FAY SERVICING LLC  
1601 LBJ Freeway, Suite 150  
Farmers Branch, TX 75234

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:**

SOUTH 25 FEET OF LOT 1, BLOCK 18, WILLADALE, SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE

DT: zNOS AND APPT (SVC) 240318  
AL: 8136 N MAIN ST



COPY

FILED 6/27/2024 9:24:47 AM FRCL-2024-3848 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

23, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS  
(the "Property")

**REPORTED PROPERTY ADDRESS:** 8136 N MAIN ST, HOUSTON, TX 77020

**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

DT: zNOS AND APPT (SVC) 240318  
AL: 8136 N MAIN ST



UNOFFICIAL COPY

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.**

Signed on the 23 day of June, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

*Travis Gray*  
\_\_\_\_\_  
Jack O'Boyle | SBN: 15165300  
[jack@jackobovle.com](mailto:jack@jackobovle.com)  
 Travis H. Gray | SBN: 24044965  
[travis@jackobovle.com](mailto:travis@jackobovle.com)  
\_\_\_\_\_  
Chris Ferguson | SBN: 24069714  
[chris@jackobovle.com](mailto:chris@jackobovle.com)  
P.O. Box 815369  
Dallas, Texas 75381  
P: 972.247.0653 | F: 972.247.0642

DT: zNOS AND APPT (SVC) 240318

AL: 8136 N MAIN ST



UNRECORDED COPY

ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

UNOFFICIAL COPY

DT: zNOS AND APPT (SVC) 240318

AL: 8136 N MAIN ST



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

UNOFFICIAL COPY

DT: zNOS AND APPT (SVC) 240318

AL: 8136 N MAIN ST



15611 MARTINEAU ST. HOUSTON, TX, 77032

**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 SIGNING THIS NOTICE IS 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 Ferenson, Travis Grav, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: 2NOS AND APPT (SVC) 240318

AL: 15611 MARTINEAU ST



4819956

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 03/15/2022 and recorded under Volume, Page or Clerk's File No. DOC. NO. RP-2022-143906 in the real property records of Harris County Texas, with CALTEX ELITE PROPERTIES LLC as Grantor(s) and CIVIC FINANCIAL SERVICES, LLC as Original Mortgagee.

**OBLIGATIONS**

**SECURED:** Deed of Trust or Contract Lien executed by CALTEX ELITE PROPERTIES LLC securing the payment of the indebtedness in the original principal amount of \$144,000.00 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 CALTEX ELITE PROPERTIES LLC. CIVIC REAL ESTATE HOLDINGS III, 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. FAY SERVICING LLC is acting as the Mortgage Servicer for CIVIC REAL ESTATE HOLDINGS III, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY SERVICING LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CIVIC REAL ESTATE HOLDINGS III, LLC  
c/o FAY SERVICING LLC  
1601 LBJ Freeway, Suite 150  
Farmers Branch, TX 75234

**LEGAL**

**DESCRIPTION OF PROPERTY TO BE SOLD:** LOT 22, BLOCK 8, GREENBRIAR COLONY TOWNHOUSES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 295, PAGE 79, MAP

DT: zNOS AND APPT (SVC) 240318

AL: 15611 MARTINEAU ST



COPY



RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

**REPORTED**

**PROPERTY ADDRESS:** 15611 MARTINEAU ST, HOUSTON, TX 77032

**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

DT: zNOS AND APPT (SVC) 240318

AL: 15611 MARTINEAU ST



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).

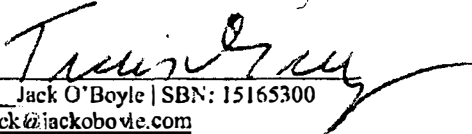
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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.

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Signed on the 23 day of June, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

jack@jackobovle.com

Travis H. Gray | SBN: 24044965

travis@jackobovle.com

Chris Ferguson | SHN: 24069714

chris@jackobovle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 240318

AL: 15611 MARTINEAU ST



COPY

UNCONFIDENTIAL

UNCONFIDENTIAL

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

DT: zNOS AND APPT (SVC) 240318

AL: 15611 MARTINEAU ST



COPY

UNOFFICIAL

24TX255-0027  
10819 SCHROEDER OAK CT., HOUSTON, TX 77070

**NOTICE OF FORECLOSURE SALE**

**Property:** The Property to be sold is described as follows:

SEE EXHIBIT A

**Security Instrument:** Deed of Trust dated May 24, 2023 and recorded on May 30, 2023 as Instrument Number RP-2023-196125 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** August 06, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, 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 MTE GLOBAL LLC secures the repayment of a Note dated May 24, 2023 in the amount of \$468,000.00. BOOMERANG FINANCE SUB-REIT LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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



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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George

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

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



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
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 HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

## EXHIBIT A

Being a tract of land situated in the G.W. Childress Survey, Abstract No. 217, Harris County, Texas, same being that tract of land conveyed to Danny Strickland, by deed recorded in Document No. T541468, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Donaldson Properties, LTD., a Texas limited partnership, by deed recorded in Document No. 20160008969, Official Public Records of Harris County, Texas, and lying along the North line of Lot 22, Block 1 of Schroeder Oaks Village, Section 1, an Addition in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 426057, of the Map Records of Harris County, Texas; THENCE North 02 degrees 45 minutes 55 seconds West, along the East line of said Donaldson Properties tract, a distance of 207.39 feet to a 5/8 inch iron rod found for corner, said corner lying along the South line of Louedd Road (60 foot right-of-way, as recorded in Volume 3512, Page 124 of the Harris County Deed Records); THENCE North 87 degrees 21 minutes 00 seconds East, along said South line of Louedd Road, a distance of 209.90 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Danny K. Strickland, by deed recorded in Document No. V666116, Official Public Records of Harris County, Texas; THENCE South 02 degrees 22 minutes 19 seconds East, along the West line of said Strickland tract (V666116), a distance of 206.84 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of aforesaid Strickland tract (V666116), and lying along the North line of Lot 26, Block 1 of said Schroeder Oaks Village, Section 1; THENCE South 87 degrees 11 minutes 51 seconds West, along said North line of Lot 26, a distance of 208.48 feet to the POINT OF BEGINNING and containing 43,326 square feet or 0.99 acres of land. TRACT 2: Being a tract of land situated in the G.W. Childress Survey, Abstract No. 217, Harris County, Texas, same being that tract of land conveyed to Danny K. Strickland, by deed recorded in Document No. V666116, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Magbag Wellness and Rehab, P.A., a Texas professional association, by deed recorded in Document No. RP-2022-207942, Official Public Records of Harris County, Texas, and lying along the South line of Louedd Road (60 foot right-of-way, as recorded in Volume 3512, Page 124 of the Harris County Deed Records); THENCE South 04 degrees 12 minutes 34 seconds West, along the West line of said Magbag Wellness tract, a distance of 208.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Magbag Wellness tract, and lying along the North line of Lot 28, Block 1 of Schroeder Oaks Village, Section 1, an Addition in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 426057, of the Map Records of Harris County, Texas; THENCE South 87 degrees 09 minutes 26 seconds West, along said North line of Lot 28, Block 1 of said Schroeder Oaks Village, Section 1, a distance of 141.06 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Danny Strickland, by deed recorded in Document No. T541468, Official Public Records of Harris County, Texas; THENCE North 02 degrees 22 minutes 19 seconds West, along the East line of said Strickland tract (T541468), a distance of 206.84 feet to a point for corner, said corner being the Northeast corner of said Strickland tract (T541468), and lying along the aforementioned South line of Louedd Road; THENCE North 87 degrees 15 minutes 46 seconds East, along said South line of Louedd Road, a distance of 164.91 feet to the POINT OF BEGINNING and containing 31,621 square feet or 0.73 acres of land. TRACT 3: Being a tract of land situated in the G.W. Childress Survey, Abstract No. 217, Harris County, Texas, same being that tract of land conveyed to Danny K. Strickland, by deed recorded in Document No. Z364361, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being Southwest corner of Reserve "A", Block 1, of New Quest Town Center, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in/under Film Code No. 525288, Official Public Records of Map or Plat Records of Harris County, Texas, and lying along the East line of that tract of land conveyed to Donaldson Properties, LTD., a Texas limited partnership, by deed recorded in Document No. 20160008969, Official Public Records of Harris County, Texas; THENCE North 86 degrees 58 minutes 37 seconds East, along the South line of said Reserve "A" of New Quest Town Center Subdivision, a distance of 317.04 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, and being the beginning of a non-tangent curve turning to the left, with a radius of 50.00 feet, a delta angle of 16 degrees 06 minutes 26 seconds, a chord bearing of South 18 degrees 32 minutes 43 seconds East, and a chord length of 14.01 feet; THENCE along said curve to the left, an arc length of 14.06 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying in the centerline of Schroeder Oak Court (60 foot right-of-way); THENCE South 86 degrees 58 minutes 37 seconds West, a distance of 320.85 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the East line of aforesaid Donaldson Properties tract; THENCE North 02 degrees 45 minutes 55 seconds West, along said East line of said Donaldson Properties tract, a distance of 13.50 feet to the POINT OF BEGINNING and containing 4,301 square feet or 0.10 acres of land. NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.

FILED 6/27/2024 9:24:47 AM  
FRCL-2024-3851  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

2626 HOLLY HALL ST. APT 403. HOUSTON, TX, 77054

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318

AL: 2626 HOLLY HALL ST, APT 403



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LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 10/13/2021 and recorded under Volume, Page or Clerk's File No. DOC# RP-2021-600771 in the real property records of Harris County Texas, with EVELYN HUBBARD as Grantor(s) and CIVIC FINANCIAL SERVICES, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by EVELYN HUBBARD securing the payment of the indebtedness in the original principal amount of \$77,520.00 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 EVELYN HUBBARD. CIVIC REAL ESTATE HOLDINGS III, 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. FAY SERVICING LLC is acting as the Mortgage Servicer for CIVIC REAL ESTATE HOLDINGS III, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY SERVICING LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CIVIC REAL ESTATE HOLDINGS III, LLC  
c/o FAY SERVICING LLC  
1601 LBJ Freeway, Suite 150  
Farmers Branch, TX 75234

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** CONDOMINIUM UNIT NO. 403 IN BUILDING "D", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL

DT: zNOS AND APPT (SVC) 240318  
AL: 2626 HOLLY HALL ST, APT 403



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COMMON ELEMENTS LOCATED IN AND BEING PART OF RICHMOND MANOR CONDOMINIUM PHASE ONE AND TWO, CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR RICHMOND MANOR CONDOMINIUMS PHASE ONE AND TWO, TOGETHER WITH SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED HERETO, RECORDED IN VOLUME 149, PAGE 123; VOLUME 150, PAGE 31; VOLUME 150, PAGE 97; AND VOLUME 153, PAGE 23 (PHASE TWO); ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS. (the "Property")

**REPORTED**  
**PROPERTY** 2626 HOLLY HALL ST, APT 403, HOUSTON, TX 77054  
**ADDRESS:**  
**TERMS OF** The Substitute Trustee will sell the Property by public auction at the place  
**SALE:** 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

DT: zNOS AND APPT (SVC) 240318

AL: 2626 HOLLY HALL ST, APT 403



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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 refiling may be after the date originally scheduled for this sale.

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

Signed on the 13 day of Jun, 2024.

Respectfully,  
JACK O'BOYLE & ASSOCIATES, PLLC

DT: zNOS AND APPT (SVC) 240318  
AL: 2626 HOLLY HALL ST, APT 403



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*Travis Gray*

Jack O'Boyle | SBN: 15165300

[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

UNOFFICIAL

DT: zNOS AND APPT (SVC) 240318

AL: 2626 HOLLY HALL ST, APT 403



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

DT: 2NOS AND APPT (SVC) 240318

AL: 2626 HOLLY HALL ST, APT 403



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1823 SHADOW BEND DR, HOUSTON, TX. 77043

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: 2NOS AND APPT (SVC) 240318

AL: 1823 SHADOW BEND DR



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LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 12/06/2023 and recorded under Volume, Page or Clerk's File No. RP-2023-471693 in the real property records of Harris County Texas, with DARRYL CRAIG MILLER DBA ESQUIRE HOMEBUYER as Grantor(s) and CLOSING CAPITAL LLC, ISAOA as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by DARRYL CRAIG MILLER DBA ESQUIRE HOMEBUYER securing the payment of the indebtedness in the original principal amount of \$232,000.00 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 DARRYL CRAIG MILLER DBA ESQUIRE HOMEBUYER. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:**

LOT 6 IN BLOCK 18, OF SHADOW OAKS, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP

DT: zNOS AND APPT (SVC) 240318  
AL: 1823 SHADOW BEND DR



OR PLAT THEREOF RECORDED IN VOLUME 55, PAGE 36 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

**REPORTED  
PROPERTY  
ADDRESS:  
TERMS OF  
SALE:**

1823 SHADOW BEND DR, HOUSTON, TX, 77043

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

DT: zNOS AND APPT (SVC) 240318

AL: 1823 SHADOW BEND DR



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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 refiling may be after the date originally scheduled for this sale.

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

Signed on the 22 day of June, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray  
Jack O'Boyle | SBN: 15162200  
[jack@jackobovle.com](mailto:jack@jackobovle.com)  
Travis H. Gray | SBN: 24044963  
[travis@jackobovle.com](mailto:travis@jackobovle.com)  
Chris Ferguson | SBN: 24069714  
[chris@jackobovle.com](mailto:chris@jackobovle.com)  
P.O. Box 815369  
Dallas, Texas 75381  
P: 972.247.0653 | F: 972.247.0642

DT: zNOS AND APPT (SVC) 240318

AL: 1823 SHADOW BEND DR





DT: zNOS AND APPT (SVC) 240318  
AL: 1823 SHADOW BEND DR

ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

COPY UNOFFICIAL



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

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

UNOFFICIAL COPY

DT: 2NOS AND APPT (SVC) 240318

AL: 1823 SHADOW BEND DR



819 Companion Drive, Crosby, TX 77532

24-007745

**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: 08/06/2024

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM - 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harris 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 October 26, 2011 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. 20110462763 with Keary E. Cebrat and Gridiya Chotiwan (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Network Funding, LP dba United Lending, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Keary E. Cebrat and Gridiya Chotiwan, securing the payment of the indebtedness in the original amount of \$181,808.00, 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.** LOTS ONE (1) AND TWO (2), IN BLOCK NINE (9), OF NEWPORT, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 288, PAGE 20 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



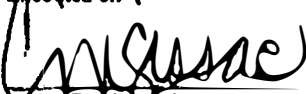
4820087

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

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

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

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

6/25/2024  
Executed on  


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

June 27, 2024  
Executed on



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

**CERTIFICATE OF POSTING**

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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3855

FILED 6/27/2024 9:25:47 AM

### 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 ONE THOUSAND SIX HUNDRED NINETY-SEVEN (1697), IN BLOCK SIXTY (60), OF HOME OWNED ESTATES, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 3, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/18/2005 and recorded in Document Y745193 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 10:00 AM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 TAMI TAHA, provides that it secures the payment of the indebtedness in the original principal amount of \$80,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-12

is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-12

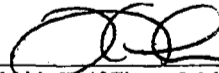
c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-12

obtained a Order from the 152nd District Court of Harris County on 03/28/2024 under Cause No. 202405020. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

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

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

Certificate of Posting

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

**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 5, BLOCK 1, OF PLANTATION LAKES SECTION 22, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 674743, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/14/2016 and recorded in Document RP-2016-192174 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 10:00 AM

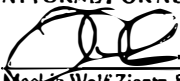
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. or as designated by the County 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 LUDWIG BETETA AND GISELLE BETETA, provides that it secures the payment of the indebtedness in the original principal amount of \$198,502.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents docs 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.

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

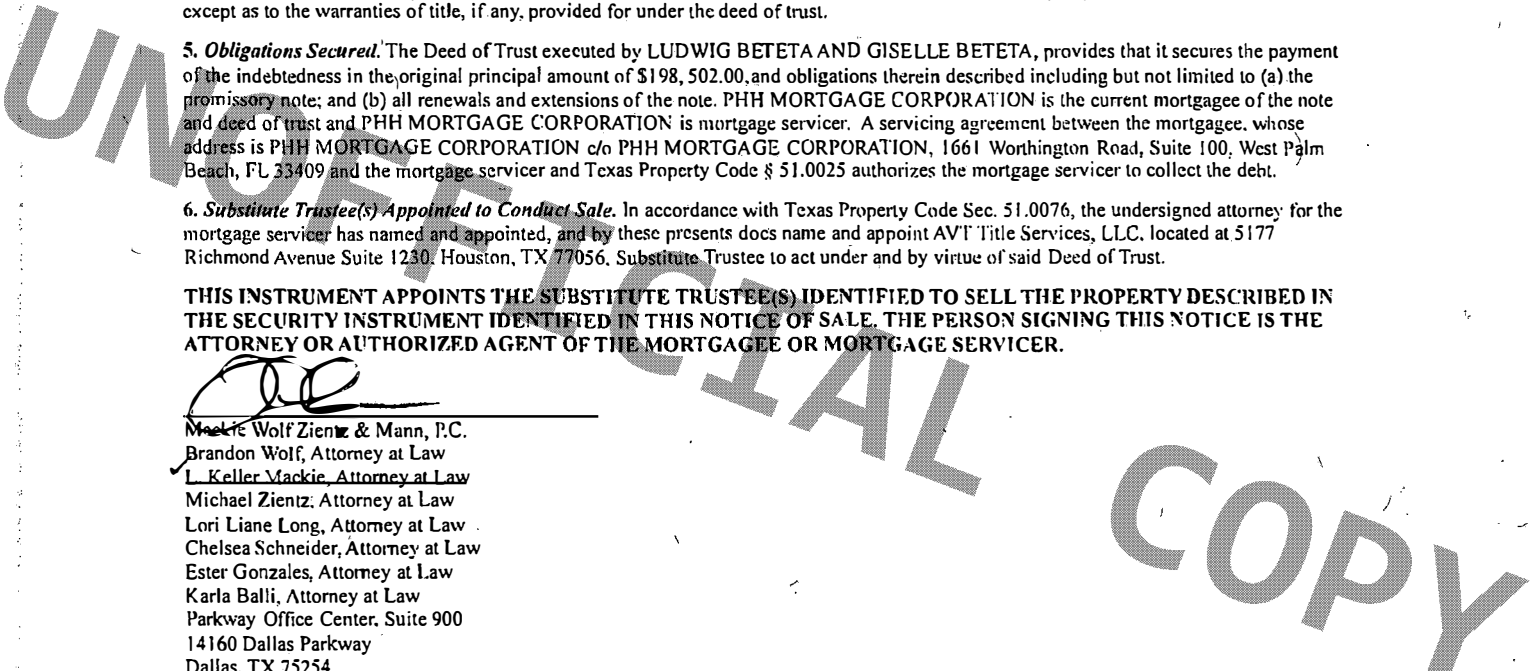
For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3856

FILED 6/27/2024 9:25:47 AM



## 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 6, BLOCK 1, DEL SUR LANDING, A SUBDIVISION IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 690527, MAP RECORDS, HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/21/2021 and recorded in Document RP-2021-412875 real property records of Harris County, Texas.

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

Date: 08/06/2024

Time: 10:00 AM


Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 FREDERICK SEUNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$245,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

### Certificate of Posting

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

TS No.: 2022-01168-TX  
23-000760-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

**Time:** The sale will begin at 12:00 PM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 13563 SAN MARTIN LANE, HOUSTON, TX 77083

**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 04/20/2005 and recorded 04/26/2005 in Book RP004-63 Page 0227 Document Y421127, real property records of Harris County, Texas, with **ANTOLIN GOMEZ AND WIFE, JUANA CRUZ ROBLES** grantor(s) and **LONG BEACH MORTGAGE COMPANY, A CORPORATION** as Lender, **U.S. Bank Trust Company, National Association**, as trustee, as successor-in-interest to **U.S. Bank National Association**, as Trustee, successor in interest to **Bank of America, National Association**, as Trustee, successor by merger to **LaSalle Bank National Association**, as Trustee for **SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3** 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 **ANTOLIN GOMEZ AND WIFE, JUANA CRUZ ROBLES**, securing the payment of the indebtedness in the original principal amount of **\$27,900.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association**, as trustee, as successor-in-interest to **U.S. Bank National Association**, as Trustee, successor in interest to **Bank of America, National Association**, as Trustee, successor by merger to **LaSalle Bank National Association**, as Trustee for **SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3** is the current mortgagee of the note and deed of trust or contract lien.



TS No.: 2022-01168-TX  
23-000760-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT 1, BLOCK 9, PHEASANT TRACE VILLAGE SECTION 1, PARTIAL REPLAT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 346, PAGE 120, MAP RECORDS, HARRIS COUNTY, TEXAS.**

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

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

UNOFFICIAL COPY

TS No.: 2022-01168-TX  
23-000760-673

### Notice of [Substitute] Trustee Sale

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

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

Date: 06/26/2024



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

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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

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

COPY

TS No.: 2023-00703-TX  
23-000347-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 1722 PRAIRIE GROVE DR, HOUSTON, TX 77077

**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 05/17/2005 and recorded 06/01/2005 in Book RP 006-25 Page 0439 Document Y505570, real property records of Harris County, Texas, with **STEPHEN BRETT ANDERSON AND SARAH DURHAM ANDERSON** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11 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 **STEPHEN BRETT ANDERSON AND SARAH DURHAM ANDERSON**, securing the payment of the indebtedness in the original principal amount of \$227,000.00, 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 STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2023-00703-TX  
23-000347-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT (15), BLOCK (13) OF LAKESIDE PLACE, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 245, PAGE 135 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

COPY UNOFFICIAL

TS No.: 2023-00703-TX  
23-000347-673

### Notice of [Substitute] Trustee Sale

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

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

Date: 06/25/2024



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

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

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

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

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

UNOFFICIAL COPY

TS No.: 2023-01012-TX  
18-000707-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 21215 Spring Hollow Ct, Spring, TX 77379-1942

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/14/2005 and recorded 07/27/2005 in Book RP 008-98 Page 0677 Document Y642674 , Re-filed 12/21/2011 in Book RP 080-31 Page 1841 in Document 20110534145 , real property records of Harris County, Texas, with **Roscoe Hill, a married man joined herein Proforma by his wife, Nicole Hill, as Community Property grantor(s)** and Argent Mortgage Company LLC as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W2** 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 **Roscoe Hill, a married man joined herein Proforma by his wife, Nicole Hill, as Community Property**, securing the payment of the indebtedness in the original principal amount of \$136,796.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2023-01012-TX  
18-000707-673

### Notice of [Substitute] Trustee Sale

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

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

**Lot 15, Block 03, Springbrook, Section Three, an addition in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 571241 of the Map Records of Harris County, Texas, as modified by any supplements thereto or replats thereof.**

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

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

UNOFFICIAL COPY

TS No.: 2023-01012-TX  
18-000707-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 21, 2024

  
Loandie Chery - Trustee Sale Assistant

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

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

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

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.



TS No.: 2023-01484-TX  
19-000009-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 2626 Sandalwood Trail Lane, Houston, TX 77014

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/29/2005 and recorded 08/08/2005 in Book RP009-66 Page 0166 Document Y675107, real property records of Harris County, Texas, with **Richard Campbell and Shawna Campbell, husband and wife** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-W3 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 **Richard Campbell and Shawna Campbell, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$160,400.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-W3** is the current mortgage of the note and deed of trust or contract lien.

TS No.: 2023-01484-TX  
19-000009-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT FOURTEEN (14) BLOCK THREE (3) OF SILVERGLEN NORTH SEC. 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 554066 OF THE MAP OF RECORDS OF HARRIS COUNTY.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

UNOFFICIAL COPY

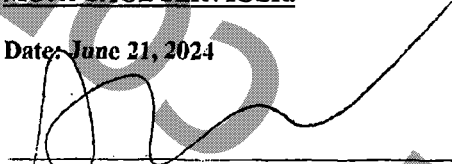
TS No.: 2023-01484-TX  
19-000009-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 21, 2024



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

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

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

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

#### Certificate of Posting

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

FRCL-2024-3861  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 6/27/2024 9:25:47 AM

TS No.: 2024-00088-TX  
24-000026-673

### Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 16819 NEWLIGHT BEND DRIVE, HOUSTON, TX 77095

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/07/2006 and recorded 06/19/2006 in Book RP 023-44 Page 0933 Document Z384937, real property records of Harris County, Texas, with **ROSEMONDE WADE** grantor(s) and Argent Mortgage Company LLC as Lender, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1 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 **ROSEMONDE WADE**, securing the payment of the indebtedness in the original principal amount of **\$181,811.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00088-TX  
24-000026-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT SEVENTY-EIGHT (78), IN BLOCK ONE (1), OF CANYON LAKES AT STONEGATE SECTION TWELVE (12), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 570270 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

UNOFFICIAL

TS No.: 2024-00088-TX  
24-000026-673

### Notice of [Substitute] Trustee Sale

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

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

Date: 06/24/2024



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

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

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

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

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

UNOFFICIAL COPY

FILED 6/27/2024 9:25:47 AM FRCL-2024-3863 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-00196-TX  
24-000207-673

### Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 20610 TULIP BLOSSOM COURT, CYPRESS, TX 77433

**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 05/20/2005 and recorded 05/27/2005 in Book RP 006-14 Page 2074 Document Y499743, real property records of Harris County, Texas, with **DAVID J. LEE AND WIFE, KIMBERLY LEE SIGNING PRO FORMA TO PERFECT LIEN ONLY** grantor(s) and H & R Block Mortgage Corporation, a Massachusetts Corporation as Lender. Wells Fargo Bank, National Association, as Trustee for ABFC 2005-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2005-OPT1 as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **DAVID J. LEE AND WIFE, KIMBERLY LEE SIGNING PRO FORMA TO PERFECT LIEN ONLY**, securing the payment of the indebtedness in the original principal amount of **\$116,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association, as Trustee for ABFC 2005-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2005-OPT1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00196-TX  
24-000207-673

### Notice of [Substitute] Trustee Sale

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

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

**Lot Eleven (11) Block Four (4) of Fairfield Village West, Sec. 15, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No.533245 of the Map Records of Harris County, Texas.**

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

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

COPY UNOFFICIAL



TS No.: 2024-00196-TX  
24-000207-673

### Notice of [Substitute] Trustee Sale

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

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

Date: 06/24/2024



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

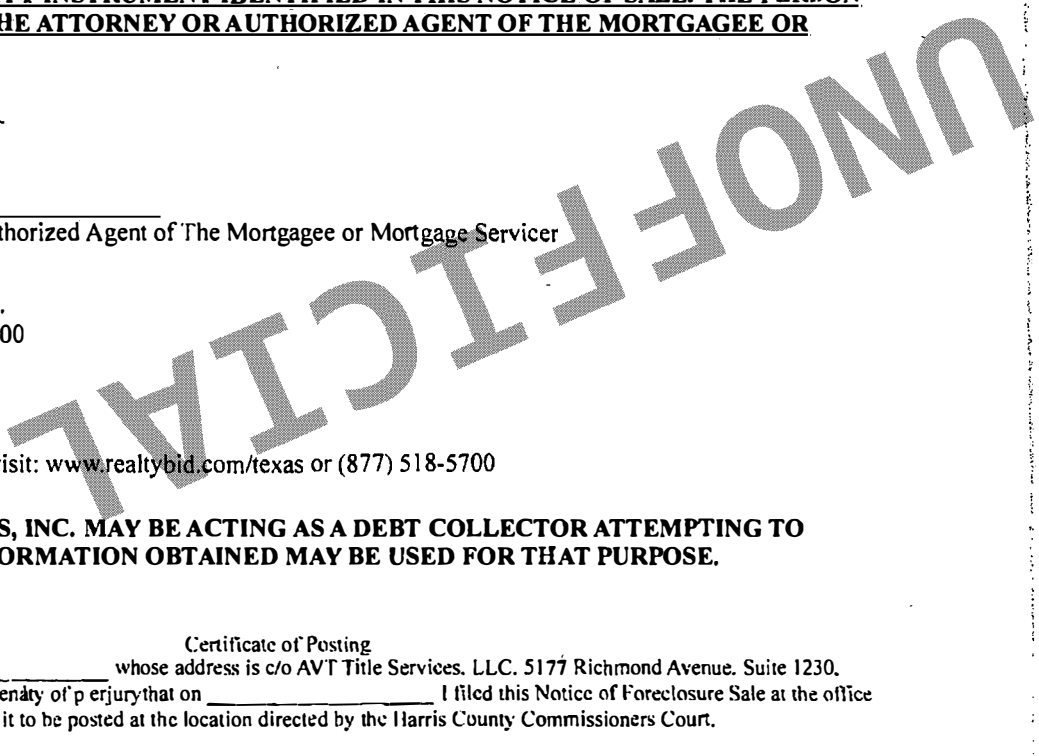
C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

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

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.



TS No.: 2024-00716-TX  
20-000158-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 12802 Highland Hills Drive, Cypress, TX 77429

**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 05/17/1990 and recorded 05/24/1990 in Book 177-70 Page 2475 Document M647039, real property records of Harris County, Texas, with **WAYNE L. FRANKS AND WIFE, CHRISTINE L. FRANKS** grantor(s) and GREAT WESTERN MORTGAGE CORPORATION, A DELAWARE CORPORATION 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, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RP2 as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **WAYNE L. FRANKS AND WIFE, CHRISTINE L. FRANKS**, securing the payment of the indebtedness in the original principal amount of \$114,150.00, 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, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RP2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00716-TX  
20-000158-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT THIRTY-TWO (32), IN BLOCK TWENTY-TWO (22), OF CORRECTED PLAT OF LAKEWOOD FOREST, SECTION TEN (10), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 289, PAGE 81 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

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

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

UNOFFICIAL COPY

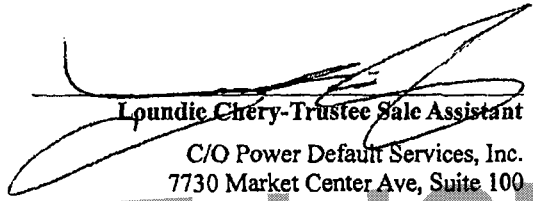
TS No.: 2024-00716-TX  
20-000158-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 21, 2024



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

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

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

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

FILED 6/27/2024 9:25:47 AM  
FRCL-2024-3864  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY ORIGINAL UNOFFICIAL

TS No.: 2024-00874-TX  
24-000579-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 6526 WINTER MOUNTAIN LANE, SPRING, TX 77379

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/15/2006 and recorded 12/22/2006 in Book RP-036-45 Page 0337 Document 20060282624, real property records of Harris County, Texas, with **CLAUDIA LOSTIMOLO, JOINED HEREIN PRO FRO MA BY HER SPOUSE PABLO A. RUOCCO** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** 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, L.L.C, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **CLAUDIA LOSTIMOLO, JOINED HEREIN PRO FRO MA BY HER SPOUSE PABLO A. RUOCCO**, securing the payment of the indebtedness in the original principal amount of **\$84,584.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00874-TX  
24-000579-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT 3, IN BLOCK 1, SPRINGBROOK SECTION 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 590259 OF THE  
OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

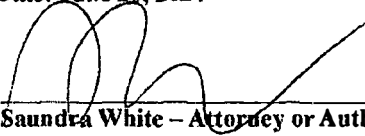
TS No.: 2024-00874-TX  
24-000579-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 26, 2024



Saundra White – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

FRCL-2024-3865  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 6/27/2024 9:25:47 AM

UNOFFICIAL COPY

TS No.: 2024-00881-TX  
24-000561-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 13126 DAKTON DRIVE, HOUSTON, TX 77039

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/09/2004 and recorded 11/15/2004 in Book 595-63 Page 2157 Document Y061201, real property records of Harris County, Texas, with **JOSE L ESPITIA AND SPOUSE, MYRNA D. ESPITIA** grantor(s) and **SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP** 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 **JOSE L ESPITIA AND SPOUSE, MYRNA D. ESPITIA**, securing the payment of the indebtedness in the original principal amount of \$75,000.00, 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, N.A.**, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS1 is the current mortgagee of the note and deed of trust or contract lien.



TS No.: 2024-00881-TX  
24-000561-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT 418, BLOCK 20, HIGH MEADOW, SECTION 6, AN ADDITION IN HARRIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 167, PAGE 84, OF THE MAP  
RECORDS OF HARRIS COUNTY, TEXAS**

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

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

UNOFFICIAL

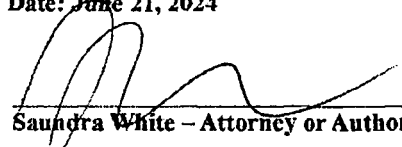
TS No.: 2024-00881-TX  
24-000561-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 21, 2024



Saundra White – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

Certificate of Posting

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

UNOFFICIAL COPY

TS No.: 2024-00882-TX  
22-000276-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 2029 ESTATE DRIVE, DEER PARK, TX 77536

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/17/2006 and recorded 11/28/2006 in Book RP 034-54 Page 1441 Document 20060222126, real property records of Harris County, Texas, with **DAVID HORTON, A MARRIED MAN** grantor(s) and Homecoming Financial, LLC (FKA 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 **DAVID HORTON, A MARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$61,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS18** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00882-TX  
22-000276-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT 412, IN BLOCK 10, SOUTH PASADENA PLAZA, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE(S) 46, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3867  
FILED 6/27/2024 9:25:47 AM

TS No.: 2024-00882-TX  
22-000276-673

### Notice of [Substitute] Trustee Sale

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

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

**Date:** June 24, 2024

  
**Leondie Chery-Trustee Sale Assistant**

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

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

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

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

TS No.: 2024-00883-TX  
18-000942-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

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

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 9806 Glasgow Green, Houston, TX 77089

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/21/2005 and recorded 01/17/2006 in Book RP 016-75 Page 1181 Document Z032227, Re-filed 04/07/2006 in Book RP 020-24 Page 0272 in Document Z215468, real property records of Harris County, Texas, with **Monica Y. Rhodes** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W2 as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Monica Y. Rhodes**, securing the payment of the indebtedness in the original principal amount of **\$196,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00883-TX  
18-000942-673

**Notice of [Substitute] Trustee Sale**

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

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

**LOT TWENTY-SIX (26) BLOCK THREE (3) OF ASHLEY POINTE SEC. 1, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 559105 MAP RECORDS OF HARRIS COUNTY, TEXAS**

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

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

UNOFFICIAL COPY

TS No.: 2024-00883-TX  
18-000942-673

### Notice of [Substitute] Trustee Sale

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

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

Date: June 21, 2024

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

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

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

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

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.



TS No.: 2024-00894-TX  
23-000619-673

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 08/06/2024

**Time:** The sale will begin at 12:00 PM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, 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:** 12803 SANDY HOOK DRIVE, HOUSTON, TX 77089

**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 05/11/1994 and recorded 05/13/1994 in Book 097-69 Page 1640 Document P857969, real property records of Harris County, Texas, with **MOHAMED Q. KAMAL AND WIFE, HOLLY J. KAMAL** grantor(s) and SUMMIT MORTGAGE CORPORATION as Lender, The Bank of New York Mellon Trust Company, N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee for registered holders of Salomon Brothers Mortgage Securities VII, Inc., Mortgage Pass Through Certificates, Series 2001-2 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 **MOHAMED Q. KAMAL AND WIFE, HOLLY J. KAMAL**, securing the payment of the indebtedness in the original principal amount of \$50,000.00, 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, N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee for registered holders of Salomon Brothers Mortgage Securities VII, Inc., Mortgage Pass Through Certificates, Series 2001-2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00894-TX  
23-000619-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT TWENTY-SEVEN (27), IN BLOCK FOUR (4) OF SCARSDALE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 161, PAGE 39, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

COPY UNOFFICIAL

TS No.: 2024-00894-TX  
23-000619-673

### Notice of [Substitute] Trustee Sale

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

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

Date: 06/25/2024



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

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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

#### Certificate of Posting

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

FILED 6/27/2024 9:25:47 AM  
FRCL-2024-3869  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **June 22, 2020**, **RQMJXL 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 **\$666,000.00**, payable to the order of **Jet Lending, LLC**, which Deed of Trust is recorded under **Clerk's File No. RP-2020-272796** in the **Real Property Records of Harris 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:

**Tract 1:**

**Lots Six (6), Seven (7), and Twelve (12), and the North Twenty-Five Feet by Fifty Feet (25 ft. x 50 ft.) of Lot Eleven (11), in Block Ninety-Eight (98), of RYON ADDITION, to the City of Houston. Harris County, Texas, according to the Map thereof recorded in Volume Z, Page 601 of the Deed Records of Harris County, Texas, currently know as 4315 Chapman Street and 1306 Weiss Street, Houston, Texas 77009**

**Tract 2:**

**The South 100 feet of Lot Eleven (11), in Block Ninety-Eight (98), of RYON ADDITION, to the City of Houston. Harris County, Texas, according to the Map thereof recorded in Volume Z, Page 601 of the Deed Records of Harris County, Texas, commonly known as 1309 Malvern Street, Houston, Texas 77009; and**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **Jet Lending, LLC**, the legal owner 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 June 27, 2024.



Signature

SANDY DASIGENIS \_\_\_\_\_, Substitute Trustee  
Printed Name

Matter No. 1943

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3872

FILED 6/27/2024 9:26:17 AM

6 PAINTED POST PLACE  
THE WOODLANDS, TX 77389

00000010178531

**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: August 06, 2024

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

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 26, 2013 and recorded in Document CLERK'S FILE NO. 20130381965 real property records of HARRIS County, Texas, with DOUGLAS S REED AND KATRINA M REED, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DOUGLAS S REED AND KATRINA M REED, securing the payment of the indebtednesses in the original principal amount of \$287,888.00, 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



NTSS00000010178531

6 PAINTED POST PLACE  
THE WOODLANDS, TX 77389

00000010178531

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

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



Israel Saucedo

**Certificate of Posting**

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

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

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

COPY OFFICIAL UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3873  
FILED 6/27/2024 10:31:04 AM

6 PAINTED POST PLACE  
THE WOODLANDS, TX 77389

0000010178531

0000010178531

HARRIS

**EXHIBIT "A"**

LOT TWENTY-NINE (29), IN BLOCK TWO (2), OF THE WOODLANDS VILLAGE OF CREEKSIDE PARK, SECTION TWENTY-NINE (29), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO(S), 645236, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 6/27/2024 10:31:04 AM FRCL-2024-3873 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



4604 FEAGAN ST  
HOUSTON, TX 77007

0000010024800

**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: August 06, 2024

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

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER, 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, 2022 and recorded in Document INSTRUMENT NO. RP-2022-438981 real property records of HARRIS County, Texas, with MOSHE ALMASI, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MOSHE ALMASI, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$553,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FLAGSTAR BANK, NA  
5151 CORPORATE DRIVE  
TROY, MI 48098



4604 FEAGAN ST  
HOUSTON, TX 77007

00000010024800

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

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



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

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

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

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3874  
FILED 6/27/2024 10:31:04 AM

4604 FEAGAN ST  
HOUSTON, TX 77007

00000010024800

00000010024800

HARRIS

**EXHIBIT "A"**

LOT TWO (2), IN BLOCK ONE (1) OF BERCON ON FEAGAN STREET, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 612105 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FILED 6/27/2024 10:31:04 AM FRCL-2024-3874 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL

COPY

# Notice of Substitute Trustee Sale

F24-00145 TX  
6723145048 / 7241060859

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** 08/06/2024  
**Time:** The sale will begin no earlier than 10:00AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM  
**Place:** Harris County, TX at the following location: The Bayou City Event Center, Magnolia South Ballroom, located at 2701 Bayou Blvd, Houston, TX 77045, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT 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 Twelve (12), Brock Four (4), WALDEN ON LAKE HOUSTON, PHASE I, GOLFERS VILLAGE, a subdivision in Harris county, Texas, according to the map or plat thereof recorded in Volume 315, Page 95 of the Map Records of Harris County, Texas.

APN: 1155380040012

Commonly known as: 19102 Masterwood Court, Humble, TX 77346-6102

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 06/26/2023 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 06/27/2023 as Instrument No. 2023-238654 of the Real Property Records of Harris County, Texas.

<b>Trustor(s):</b>	Alexandria Bakeman, an individual	<b>Original Beneficiary:</b>	CAPITAL CURVE, INC., a/an Florida Corporation
<b>Current Beneficiary:</b>	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3	<b>Loan Servicer:</b>	PHH Mortgage Services
<b>Current Substituted Trustees:</b>	Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Michele Sanders or Cherie Maples		

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3876

FILED 6/27/2024 11:16:49 AM

COPY UNOFFICIAL

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 present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$294,790.00, executed by Alexandria Bakeman, and payable to the order of CAPITAL CURVE, INC., a/an Florida Corporation; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Alexandria Bakeman. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3  
30699 Russell Ranch Road  
Suite 295  
Westlake Village, CA 91362  
Chad Scherr  
(818) 483-1823

Dated: 6/27/24

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Michele Sanders or Cherie Maples



---

Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

UNOFFICIAL COPY

**AFTER RECORDING, PLEASE RETURN TO:**  
Assured Lender Services, Inc.  
111 Pacific, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

**COPY**  
**UNOFFICIAL**

### Certificate of Posting

I, Amar Soad do hereby certify that I am a citizen of the United States of America, over the age of 18 years, and competent, to be a witness relating to the matters herein

I declare under penalty of perjury that on 6/27/24 I filed the Notice of Sale at the office of the Harris County Clerk and caused same to be posted at the Harris County courthouse.

Signature: [Handwritten Signature]  
Declarant's Name: Amar Soad  
Date: 6/27/24

UNOFFICIAL COPY

## Notice of Substitute Trustee Sale

F24-00152 TX  
6723153480 / 7241348072

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** 08/06/2024  
**Time:** The sale will begin no earlier than 10:00AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM  
**Place:** Harris County, TX at the following location: The Bayou City Event Center, Magnolia South Ball, Houston, TX 77045, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT 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:

**Legal Description** - See Exhibit "A"

**APN:** 0882590000021

**Commonly known as:** 19664 Oak Brook Drive, Houston, TX 77013-2702

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 12/08/2023 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 12/18/2023 as Instrument No. 2023-474862 of the Real Property Records of Harris County, Texas.

<b>Trustor(s):</b>	Svetlana A. Pestova, an Individual	<b>Original Beneficiary:</b>	Velocity Commercial Capital, LLC, a California Limited Liability Company
<b>Current Beneficiary:</b>	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2	<b>Loan Servicer:</b>	PHH Mortgage Services
<b>Current Substituted Trustees:</b>	Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Michele Sanders or Cherie Maples		

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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 present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$148,850.00, executed by Svetlana A. Pestova, an Individual, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Svetlana A. Pestova, an Individual. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.


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

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2  
30699 Russell Ranch Road  
Suite 295  
Westlake Village, CA 91302  
Ivan Lopez  
[Lopez@VelocityCommercial.com](mailto:Lopez@VelocityCommercial.com)

Dated: 6/27/24

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Michele Sanders or Cherie Maples

  
Assured Clerk Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

COPY

FILED 6/27/2024 11:16:50 AM FRCL-2024-3877 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**AFTER RECORDING, PLEASE RETURN TO:**

Assured Lender Services, Inc.  
111 Pacific, Suite 140  
Irvine, CA 92618  
Att: Trustee Department

UNOFFICIAL

COPY

### Exhibit A - Legal Description

Being a 17,755 square foot, 0.4076 acre tract of land being part of Lot 12 Oaklane Acres, an unrecorded subdivision in the Reels and Trobough Survey Abstract No 59, in Harris County, Texas being a part of a 15 acre tract conveyed by S.T. Oates, et al to James Wyatt Oates by Deed recorded in Volume 1147, Page 648, Deed Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8" inch iron rod found for the corner of the herein described tract in the South line of the J.O. Oates 15 acre tract 663.31 feet South 89 degrees 55 minutes 00 seconds West from the Southeast corner of said 15 acre tract, which point is Southeast corner of Lot 1 L of said Oaklane Acres;

Thence North 89 degrees 55 minutes 00 seconds East along the South line of said J.W. Oates 15 acre tract same being the South line of the herein described tract a distance of 134.00 feet to a 1/2 inch iron rod found for the Southeast corner of the herein described tract;

Thence North 00 degrees 68 minutes 00 seconds East, a distance of 132.50 feet to a 5/8 inch iron rod found for the Northeast corner of the herein described tract in the South line of Oak Brook Drive (60 foot right of way);

Thence South 89 degrees 55 minutes 00 seconds West, along the South line of Oak Brook Drive a distance of 134.00 feet to a 5/8 inch iron rod found for the Northwest corner of the herein described tract being the Northeast corner of said Lot 11;

Thence South 00 degrees 08 minutes 00 seconds West, a distance of 132.50 feet to the Point of Beginning and being the West 134 feet of that certain conveyed to William B. Hines and Ada Adele Hines, CC Vick, et ux Billy Joe Newman, et ux dated December 15, 1970 in Volume 8248, Page 382 of the Deed Records of Harris County, Texas, commonly known as 10664 Oak Brook Drive, Houston, Texas 77013.

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

Meaning and intending to convey the same premises as conveyed to Svetlana A. Pestova, by General Warranty Deed with Vendor's Lien dated October 28, 2022, and recorded with the on October 31, 2022.

For Informational Purposes Only:

Property Address: 10664 Oak Brook Drive, Houston, TX 77013  
Tax Parcel ID#: 088259000021

Certificate of Posting

I, Amar Saad do hereby certify that I am a citizen of the United States of America, over the age of 18 years, and competent, to be a witness relating to the matters herein

I declare under penalty of perjury that on 6/27/24 I filed the Notice of Sale at the office of the Harris County Clerk and caused same to be posted at the Harris County courthouse.

Signature: Amar Saad

Declarant's Name: Amar Saad

Date: 6/27/24

UNOFFICIAL

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3878  
FILED 6/27/2024 11:16:51 AM

24-210370

**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)**

<b>Deed of Trust Date:</b> January 31, 2012	<b>Original Mortgagor/Grantor:</b> FELIPE AVALOS AND CYNTHIA AVALOS
<b>Original Beneficiary / Mortgagee:</b> JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Recorded in:</b> <b>Volume:</b> ER 30-18 <b>Page:</b> 1419 <b>Instrument No:</b> 20120063543	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

\* The mortgage servicer is authorized to represent the Mortgagor by virtue of a servicing agreement with the Mortgagor. 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.

**Secured Note** in the original principal amount of \$83,873.00, executed by FELIPE AVALOS and CYNTHIA N AVALOS; ENCHANTED VALLEY HOMEOWNER'S ASSOCIATION, INC. and payable to the order of Lender.

**Property Address/Mailing Address:** 14602 DALE HOLLOW LN, CYPRESS, TX 77429

**Legal Description of Property to be Sold:** ALL THAT CERTAIN PARCEL OF LAND SITUATED IN HARRIS COUNTY, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS:

LOT 13, BLOCK 7, ENCHANTED VALLEY, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 177, PAGE 129 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

<b>Date of Sale:</b> August 6, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
-------------------------------------	--

**Place of sale of Property:** ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Meyers, Coletta Meyers, Wayne Wheat, Dana Deenen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Rambo Cuevas, Matthew Hansen, Eyan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy



Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

  
SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

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

**NOTICE OF TRUSTEE'S SALE****DEED OF TRUST INFORMATION:**

Grantor(s)	Robert Gene Nation and Marjorie Jane Nation	Deed of Trust Date	February 15, 2006
Original Mortgage	Financial Freedom, Senior Funding Corporation, a subsidiary of IndyMac Bank, F.S.B.	Original Principal	\$157,500.00
Recording Information	Instrument #: 2134556 Book #: RP0018-70 Page #: 1082 in Harris County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsop
Property Address	5048 Viking Drive, Houston, TX 77092	Property County	Harris

**MORTGAGE SERVICER INFORMATION:**

Current Mortgage	Mortgage Asset Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Asset Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

Date of Sale	08/06/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Lab Kemp, Tracy Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Meyers, Collette Meyers, Tim Worstell, Aaron Crawford, Wayne Wheel, Joshua Sanders, Cary Cornblum, Matthew Hansen, Evan Press, Austin.com, Amor Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Desjardis, Jeff Lena, Steve Levy, Nicole Durrell, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

Legal Description as per the Deed of Trust:  
**LOT TWENTY TWO (22) IN BLOCK NINE (9) OF OAK FOREST, SECTION SIXTEEN (16), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 42, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

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

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

TAKERZADON, PLLC

Notice of Trustee's Sale- 201-002654

## NOTICE OF TRUSTEE'S SALE

shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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

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

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

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

Dated June 25, 2024.

/s/ Selim H. Taherzadeh

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

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



# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Theodore Bassette	Deed of Trust Date	July 24, 2006
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	Original Principal	\$90,000.00
Recording Information	Instrument #: Z493493 Book #: RP 025-54 Page #: 1482 in Harris County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsop
Property Address	7883 Hamlet Street, Houston, TX 77078	Property County	Harris

## MORTGAGE SERVICER INFORMATION:

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

## SALE INFORMATION:

Date of Sale	08/06/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Ma Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:  
**LOT 26, OF PARK NORTH, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 166, PAGE 109, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

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

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00958

Page 1

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3880  
FILED 6/27/2024 11:16:53 AM

## NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES 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 SERVICE.

Dated June 21, 2024.

*By Selma H. Taberzadeh*  
Selma H. Taberzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00956

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Eddie Lee Carroll and Betty Louise Carroll	Deed of Trust Date	February 13, 2009
Original Mortgagee	Wells Fargo Bank, N.A.	Original Principal	\$109,500.00
Recording Information	Instrument #: 20090106336 Book #: RP 063-35 Page #: 1389 in Harris County, Texas	Original Trustee	Robert K. Fowler
Property Address	4202 Dalmatian Dr., Houston, TX 77045	Property County	Harris

## MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

## SALE INFORMATION:

Date of Sale	08/06/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Azron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenus, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act.
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:  
**LOT FOUR (4) IN BLOCK FOURTEEN (14) OF SOUTH GLEN ADDITION, SECTION FIVE (5), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

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

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

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

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE 281-00960

Page 1

## NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated June 21, 2024.

*/s/ Selim H. Taberzadeh*

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

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

TAHERZADEH, PLLC  
NOTICE OF

SALE: 281-00960

PAGE 2

2507 Montrose Boulevard, Houston, TX 77006

24-010411

**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: 08/06/2024

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harris 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 December 29, 2003 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. X291417 with Paul Parker (grantor(s)) and Wells Fargo Home Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Paul Parker, securing the payment of the indebtedness in the original amount of \$42,000.00, 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, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Series 2004-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** THE FOLLOWING DESCRIBED CONDOMINIUM UNIT AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS, LOCATED AND BEING A PART OF THE GARDENS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND ACCORDING TO THE DECLARATION AND THE SURVEY PLATS, EXHIBITS AND BY-LAWS ATTACHED THERETO, RECORDED IN VOLUME 149, PAGE 84, VOLUME 155, PAGE 97 AND VOLUME 155, PAGE 132 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TO -WIT:

CONDOMINIUM UNIT NO. 25 IN BUILDING "D", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND

AN UNDIVIDED PERCENT INTEREST IN AND TO THE COMMON ELEMENTS OF SAID CONDOMINIUM PROJECT TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

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

U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Series 2004-1  
3476 Stateview Blvd  
Fort Mill, SC 29715

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

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

6/24/24  
Executed on

*CMS*

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

6/27/24  
Executed on

*Patricia Poston*

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

**CERTIFICATE OF POSTING**

My name is Chris Poston, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on June 27, 2024 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

*Chris Poston*  
Declarant's Name: Chris Poston  
Date: 6/27/24

COPY

FILED 6/27/2024 11:42:53 AM FRCL-2024-3884 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** December 29, 2021

**Amount:** \$152,000.00

**Grantor(s):** KHANH THOAI DO and THAI QUOC TRAN

**Original Mortgagee:** SHELL FEDERAL CREDIT UNION

**Current Mortgagee:** SHELL FEDERAL CREDIT UNION

**Mortgagee Address:** SHELL FEDERAL CREDIT UNION, P.O. BOX 578, DEER PARK, TX 77536

**Recording Information:** Document No. RP-2022-12662

**Legal Description:** LOT FIVE (5), IN BLOCK ONE (1), OF CLEARWOOD LANDING REPLAT NO. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 591161 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** August 6, 2024 between the hours of 10:00 AM and 1:00 PM.

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


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

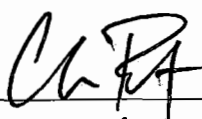
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS,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

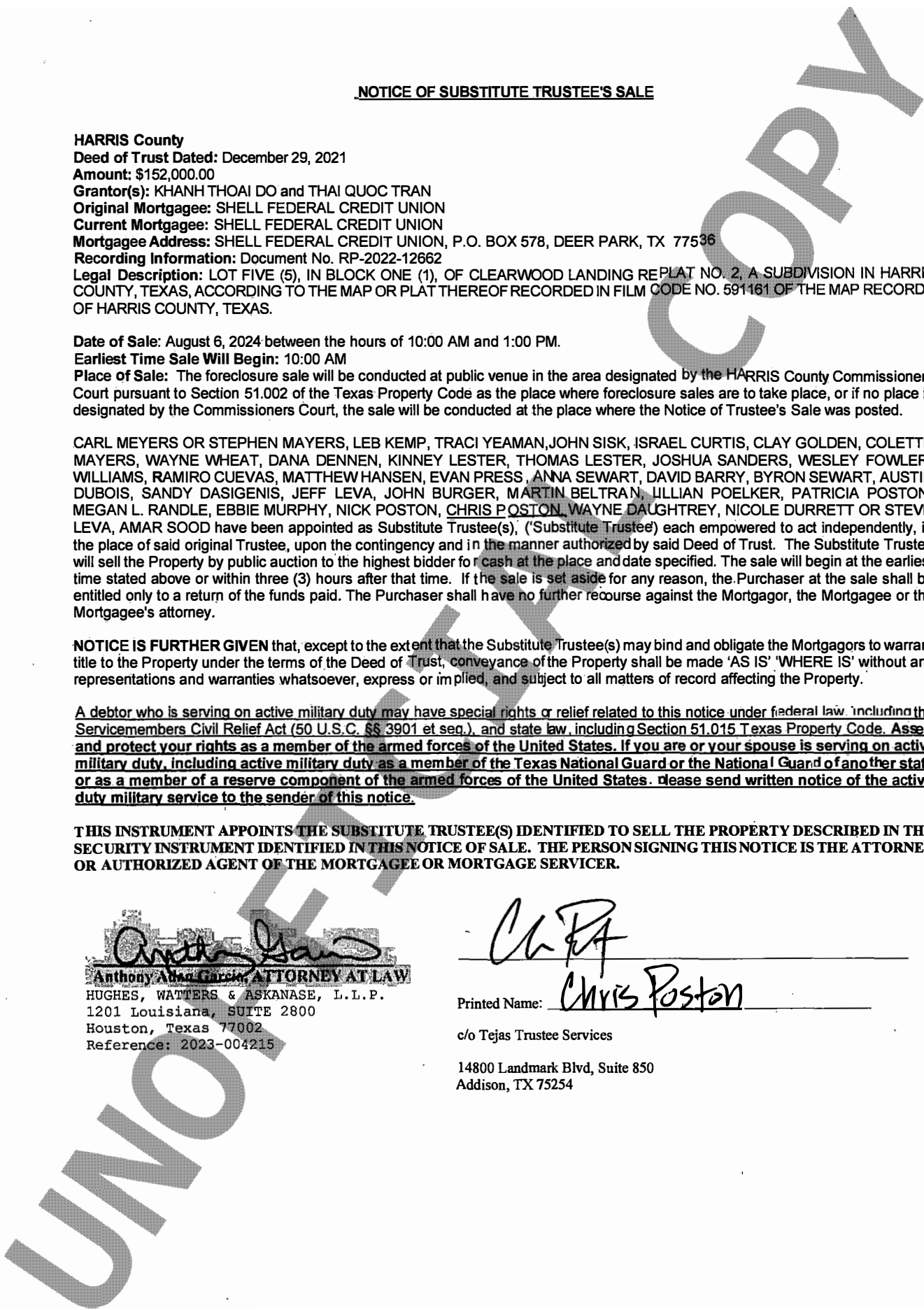
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

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

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

  
**Anthony Alan Garcia, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-004215

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



FILED 6/27/2024 11:42:54 AM  
FRCL-2024-3885  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** June 8, 2017

**Amount:** \$115,200.00

**Grantor(s):** SYLVIA OCHOA

**Original Mortgagee:** SHELL FEDERAL CREDIT UNION

**Current Mortgagee:** SHELL FEDERAL CREDIT UNION

**Mortgagee Address:** SHELL FEDERAL CREDIT UNION, P.O. BOX 578, DEER PARK, TX 77536

**Recording information:** Document No. RP-2017-261565

**Legal Description:** LOTS 15 AND 16 IN BLOCK 163, TOWN OF LA PORTE, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58, PAGE 460 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** August 6, 2024 between the hours of 10:00 AM and 1:00 PM.

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


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


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

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

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

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

  
**Anthony Adams Garcia, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-002103

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



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Harris County**

**Deed of Trust Dated:** June 5, 2019  
**Original Principal Amount of Note:** \$30,500.00  
**Grantors:** Salvador Hernandez and Elizabeth Garcia Flores  
**Original Mortgagee:** AB Land Company  
**Current Mortgagee:** Odin Investments, LLC, Missouri limited liability company  
**Mortgagee Address:** 13433 Manorlac Drive, Saint Louis, MO 63141

**Recording Information:** Clerk's File No. RP-2019-236969, in the Official Public Records of Harris County, Texas.

**Legal Description:** Lots 1 & 2, Block 10 of Fidelity, a subdivision located in Harris County, Texas (commonly known as **303 Rhode Island, Houston, Texas, 77029**).

**Date of Sale:** August 6, 2024, between the hours of 10:00 AM and 1:00 PM.

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


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the Harris 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.

Amar Sood, Patricia Poston, David Poston, Nick Poston, ~~Chris Poston~~, Sandy Dasigenis, Jeff Leva, Steve Leva and/or Nicole Durrett have been appointed as Substitute Trustee(s) (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

  
**Aaron J. Espinoza**  
Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., 28th Floor  
Houston, Texas 77002  
Reference: 2024-02745

  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/3/2022	<b>Grantor(s)/Mortgagor(s):</b> SHAWN BECKFORD AND COURTNEY BECKFORD, A MARRIED COUPLE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Planet Home Lending, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2022-293755	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 321 Research Parkway, Suite 303, Meriden, CT 06450
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 1, BLOCK 7, LINCOLN GREEN EAST, SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 263, PAGE 39 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

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

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

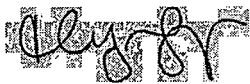
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

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

Dated: 6/25/2024 \_\_\_\_\_



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

Dated: 6/27/24 \_\_\_\_\_

Chris Poston

Printed Name: \_\_\_\_\_



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

**MH File Number:** TX-24-102838-POS  
**Loan Type:** FHA

FILED 6/27/2024 11:42:56 AM  
FRCL-2024-3887  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/31/2006	<b>Grantor(s)/Mortgagor(s):</b> ALEJANDRO MARTINEZ LAGUNAS AND CLAUDIA EDITH CERDA HUERTA, A MARRIED COUPLE
<b>Original Beneficiary/Mortgagee:</b> LANDMARK VALLEY HOMES, INC., A TEXAS CORPORATION	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank National Association, as Trustee for Bayview Financial Mortgage Pass-Through Trust 2007-A, Mortgage Pass-Through Certificates, Series 2007-A
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 20060165877	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Fountain Plaza, Buffalo, NY 14203
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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.	

**Legal Description:** LOT 21, BLOCK 3, BREWOOD VILLAGE, SECTION 2, A SUBDIVISION IN HARRIS COUNTY TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO.563037, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES

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

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

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

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

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

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

Dated: 6/20/2024

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for M&T Bank

Dated: 6/27/24

Printed Name:

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

**MH File Number:** TX-24-102978-POS  
**Loan Type:** Conventional Residential

FILED 6/27/2024 11:42:57 AM FRCL-2024-3888 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 3/26/2020	<b>Grantor(s)/Mortgagor(s):</b> CAMERON SECORD AKA CAMERON A SECORD AND MIKELLE SECORD AKA MIKELLE R SECORD, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> WELLS FARGO BANK, N.A.	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2020-142623	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT ONE (1), IN BLOCK ONE (1), OF HADLEY SQUARE AMENDING PLAT NO. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 672077 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

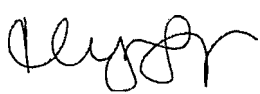
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

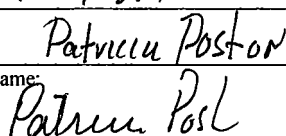
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS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

Dated: 6/24/2024



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

Dated: 6-27-24



Printed Name:

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

**MH File Number:** TX-24-103007-POS  
**Loan Type:** Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3889  
FILED 6/27/2024 11:42:58 AM

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 04/21/2020  
**Grantor(s):** MANUEL LEE JACKSON, JR., A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$171,830.00  
**Recording Information:** Instrument RP-2020-174058  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 20415 FRIESIAN TRAIL, HUMBLE, TX 77338

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on June 27, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

**Exhibit "A"**

LOT FIFTEEN (15), IN BLOCK THREE (3), OF SADDLE RIDGE SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 601901, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE,**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 09/30/2021  
**Grantor(s):** ROBERT BENJAMIN MARTINEZ AND SOFIA MORIN CARRERA, A MARRIED COUPLE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$194,750.00  
**Recording Information:** Instrument RP-2021-565150  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 604 JULIE LANE, HIGHLANDS, TX 77562

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

UNOFFICIAL

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on JUNE 27, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

**Exhibit "A"**

LOT 15, OF FRANKS COUNTRY MANOR, SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 233, PAGE 25 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

COPY  
UNOFFICIAL



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF TRUSTEE'S SALE**

**DATE:** June 27, 2024

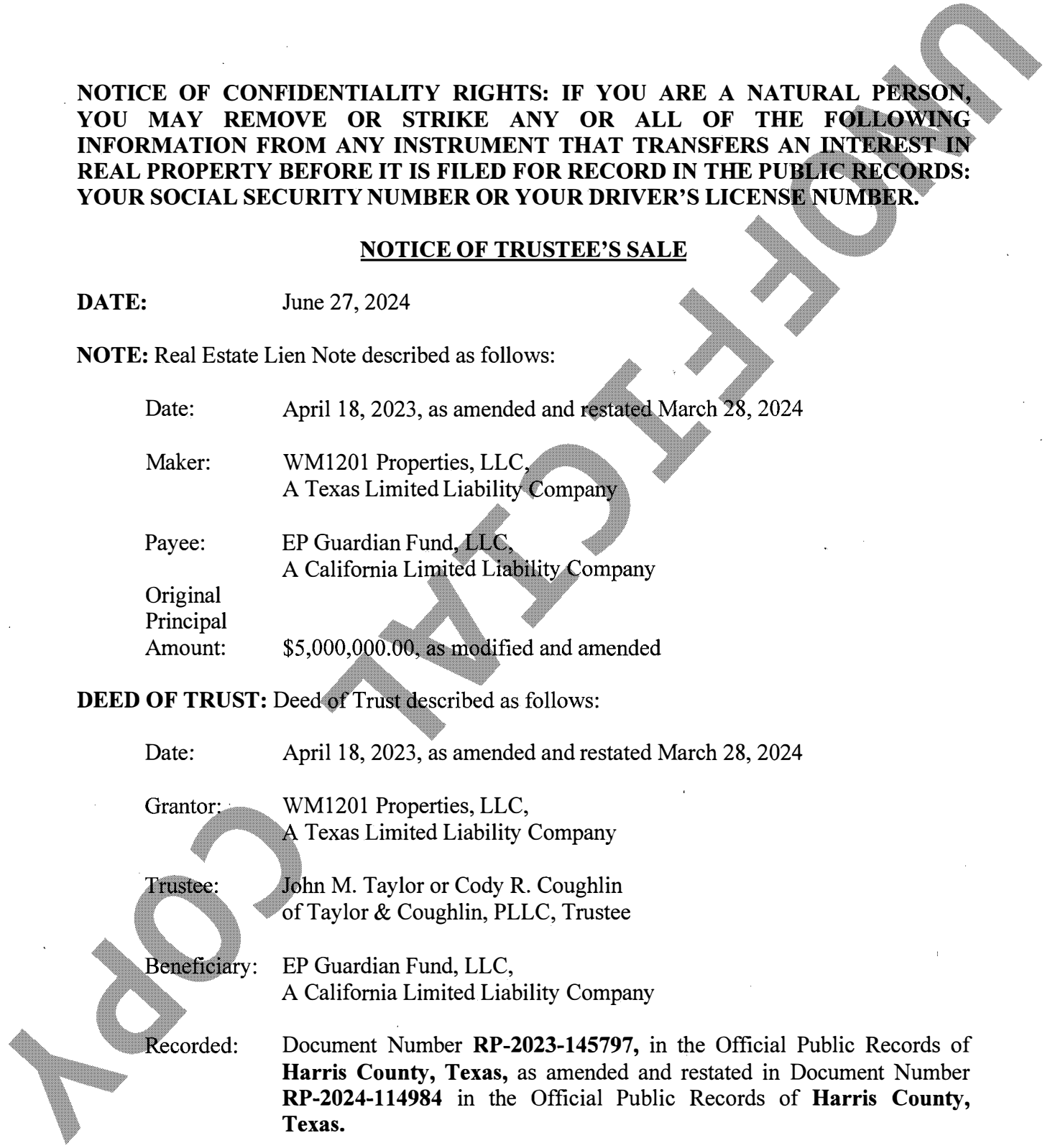
**NOTE:** Real Estate Lien Note described as follows:

Date: April 18, 2023, as amended and restated March 28, 2024  
Maker: WM1201 Properties, LLC,  
A Texas Limited Liability Company  
Payee: EP Guardian Fund, LLC,  
A California Limited Liability Company  
Original Principal Amount: \$5,000,000.00, as modified and amended

**DEED OF TRUST:** Deed of Trust described as follows:

Date: April 18, 2023, as amended and restated March 28, 2024  
Grantor: WM1201 Properties, LLC,  
A Texas Limited Liability Company  
Trustee: John M. Taylor or Cody R. Coughlin  
of Taylor & Coughlin, PLLC, Trustee  
Beneficiary: EP Guardian Fund, LLC,  
A California Limited Liability Company

Recorded: Document Number **RP-2023-145797**, in the Official Public Records of **Harris County, Texas**, as amended and restated in Document Number **RP-2024-114984** in the Official Public Records of **Harris County, Texas**.



**LENDER:** EP Guardian Fund, LLC,  
A California Limited Liability Company

**BORROWER:** WM1201 Properties, LLC,  
A Texas Limited Liability Company

**PROPERTY:** The real property described as follows:

*See Exhibit A*

**TRUSTEE:** John M. Taylor or Cody R. Coughlin,  
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S MAILING ADDRESS:** 5926 Balcones Drive, Suite 100, Austin, Texas 78731

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**August 6, 2024**, the first Tuesday of the month, to commence at **1:00 PM**, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The sale will take place at the area designated by the Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045, OR AS OTHERWISE DESIGNATED BY THE COMMISSIONERS' COURT OF SAID COUNTY.**

**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.**

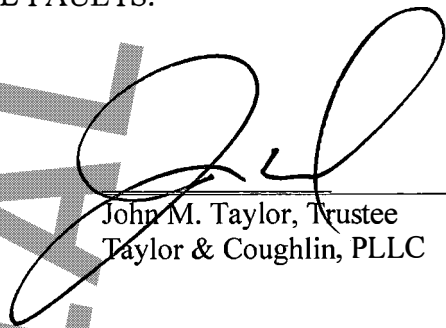
**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

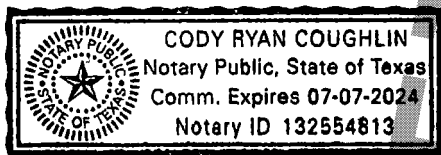
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

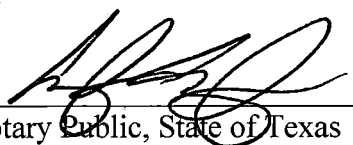
EXECUTED as of **June 27, 2024**.

  
\_\_\_\_\_  
John M. Taylor, Trustee  
Taylor & Coughlin, PLLC

STATE OF TEXAS       §  
COUNTY OF TRAVIS   §

The foregoing instrument was acknowledged before me on the 27<sup>th</sup> day of **June 2024**, by **John M. Taylor** the **Trustee** for the purpose therein stated.



  
\_\_\_\_\_  
Notary Public, State of Texas

**After recording, please return original to:**

Taylor & Coughlin, PLLC  
5926 Balcones Drive, Suite 100  
Austin, Texas 78731

UNOFFICIAL COPY

FRCL-2024-3892  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 6/27/2024 2:11:10 PM

**EXHIBIT A (Part 1)**

Being a tract of land situated in the Robert Dunman Survey, Abstract No. 223, Harris County, Texas, same being that tract of land conveyed to Fathers and Sons, by deed recorded in County Clerk File No. S790767, U128089, R208382, Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Chevron U.S.A., Inc., a Pennsylvania Corporation, by deed recorded in County Clerk File No. 20130135116, Real Property Records of Harris County, Texas and being lying along the West line of a tract of land conveyed to Elizabeth R. Hernandez, by deed recorded in County Clerk File No. 20140043339, Real Property Records of Harris County, Texas;

**THENCE** South 88 degrees 04 minutes 57 seconds West, along the North line of said Chevron tract, a distance of 455.00 feet to a point for corner, said corner being the Northwest corner of said Chevron tract;

**THENCE** South 02 degrees 12 minutes 53 seconds East, along the West line of said Chevron tract, a distance of 431.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Chevron tract and being the Northeast corner of a tract of land conveyed to Wilkerson Investments, Trust, by deed recorded in County Clerk File No. 20110369107, Real Property Records of Harris County, Texas;

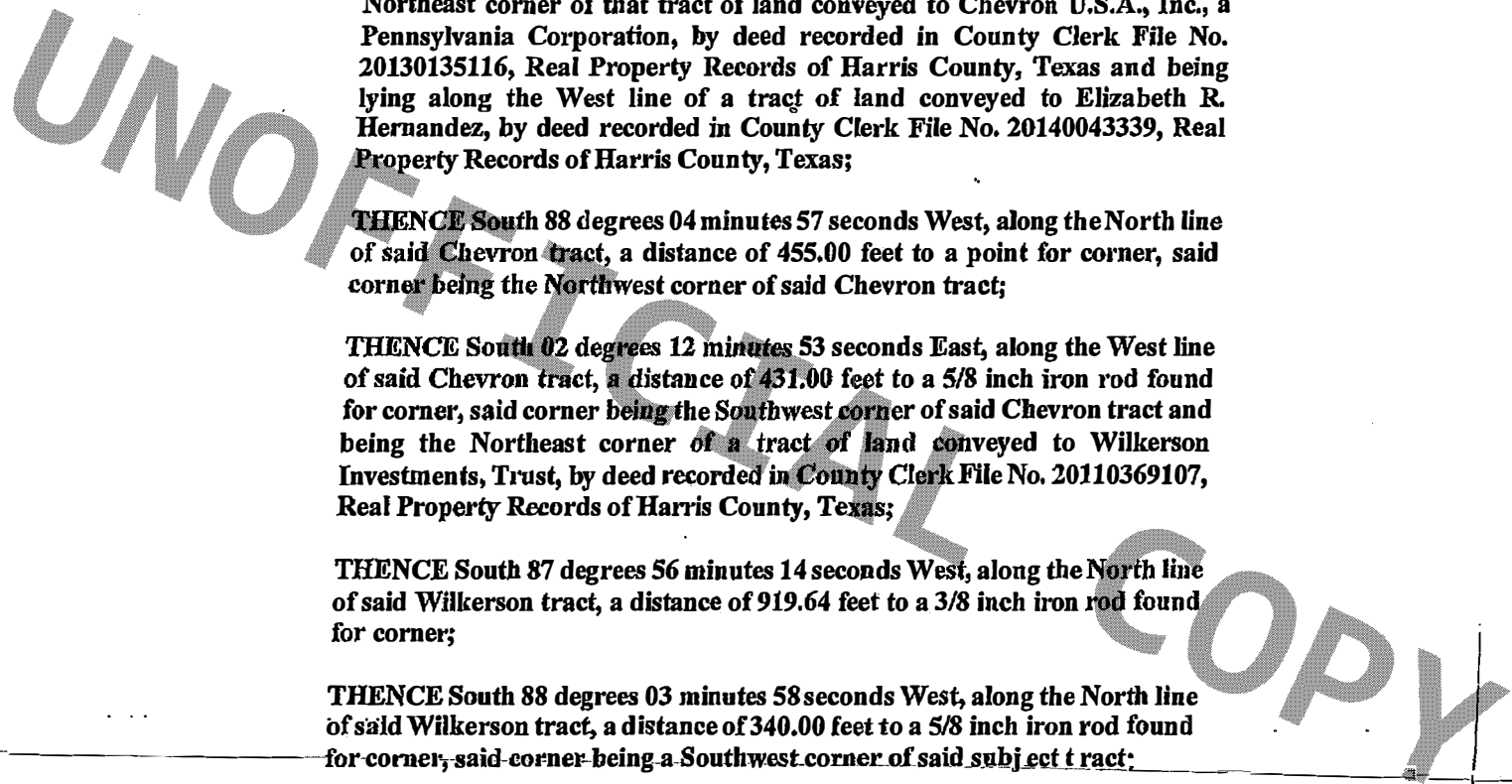
**THENCE** South 87 degrees 56 minutes 14 seconds West, along the North line of said Wilkerson tract, a distance of 919.64 feet to a 3/8 inch iron rod found for corner;

**THENCE** South 88 degrees 03 minutes 58 seconds West, along the North line of said Wilkerson tract, a distance of 340.00 feet to a 5/8 inch iron rod found for corner, said corner being a Southwest corner of said subject tract;

**THENCE** North 01 degrees 49 minutes 30 seconds West, along a West line of said subject tract, a distance of 265.59 feet to a 5/8 inch iron rod found for corner;

**THENCE** South 88 degrees 10 minutes 30 seconds West, along a South line of said subject tract, passing at a distance of 568.81 feet to an axle found online for reference and continuing a total distance of 669.37 feet to a point for corner;

**THENCE** North 01 degrees 55 minutes 24 seconds West, along a West line of said subject tract, a distance of 1186.51 feet to a 5/8 inch iron rod found



for corner, said corner being a Northwest corner of said subject tract and lying along the South line of a tract of land conveyed to Kam Chu Cheng, D.B.A., KCC Enterprises, by deed recorded in County Clerk File No. 20120577519, Real Property Records of Harris County, Texas;

THENCE North 87 degrees 36 minutes 11 seconds East, along the South line of said Cheng tract, a distance of 657.85 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Cheng tract and being the Southwest corner of Belleau Woods, Section 3, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 166, Page 68 of the Map Records of Harris County, Texas;

THENCE North 87 degrees 23 minutes 09 seconds East, along the South line of said Belleau Woods Addition, a distance of 1718.33 feet to a point for corner, said corner being an "ell" corner of said Belleau Woods Addition;

THENCE South 02 degrees 12 minutes 55 seconds East, along the West line of said Belleau Woods Addition, a distance of 1046.17 to the POINT OF BEGINNING and containing 3,111,134 square feet or 71.42 acres of land.

**TRACT II:**

Being a tract of land situated in the Robert Dunman Survey, Abstract No. 223, Harris County, Texas, same being that tract of land conveyed to Charles M. Wall, by deed recorded in County Clerk File No. M070991, Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northeast corner Belleau Woods, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 144, Page 93 of the Map Records of Harris County, Texas and lying along the Southwest line of Belleau Wood Drive (80 foot right-of-way), from which a North 34 degrees 48 minutes 16 seconds East, a distance of 0.47 feet for witness;

THENCE South 61 degrees 24 minutes 53 seconds East, along the Southwest line of Belleau Wood Drive, a distance of 184.96 feet to a 5/8 inch iron rod found for corner and being the beginning of a non-tangent curve turning to the right, with a radius of 452.22 feet, a delta angle of 58 degrees 13 minutes 22 seconds, a chord bearing of South 31 degrees 16 minutes 09 seconds East, and a chord length of 440.02 feet;

THENCE along said curve to the right, along the Southwest line of Belleau Wood Drive, an arc length of 459.54 feet to a 1/2 iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Joyce M. Mrazek, by deed recorded in County Clerk File No. 20070136328, Real

**Property Records of Harris County, Texas;**

**THENCE** South 89 degrees 48 minutes 25 seconds West, along the North line of said Mrazek tract, a distance of 373.72 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Mrazek tract and lying along the East line of a tract of land conveyed to Elizabeth R. Hernandez, by deed recorded in County Clerk File No. 20140043339, Real Property Records of Harris County, Texas;

**THENCE** North 02 degrees 02 minutes 36 seconds West, along the East line of said Hernandez tract, passing at a distance of 40.24 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of said Hernandez tract and being the Southeast corner of the remainder of James H. Wilkerson, Dennis J. Wilkerson, Cindy A. Wilkerson Trust, and Judy G. Wilkerson Trust, by deed recorded in County Clerk File No. K126952, Harris County, Texas, and continuing a total distance of 132.68 feet to a fence post found for corner, said corner being along the East line of Belleau Woods, Section 3, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 166, Page 68 of the Map Records of Harris County, Texas;

**THENCE** North 02 degrees 07 minutes 28 seconds West, along the East line of said Belleau Woods Section 3 (166/68), a distance of 333.49 feet to the POINT OF BEGINNING and containing 124,446 square feet or 2.86 acres of land.

**EASEMENT ESTATE:**

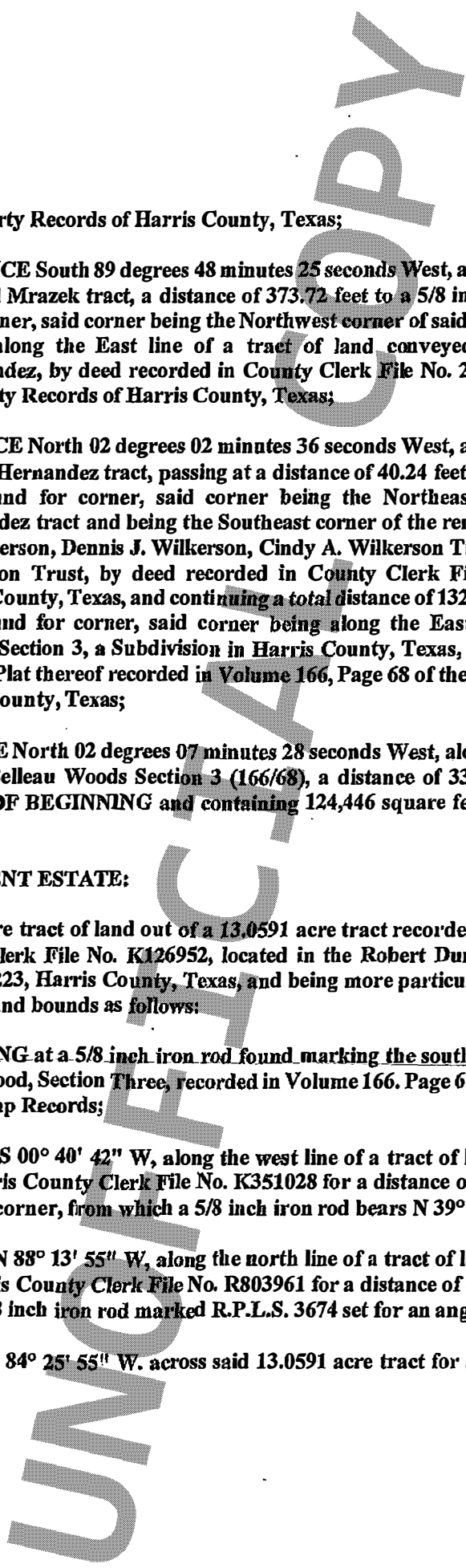
A 0.72 acre tract of land out of a 13.0591 acre tract recorded under Harris County Clerk File No. K126952, located in the Robert Dunmann Survey, Abstract 223, Harris County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found marking the southeast corner of Belleau Wood, Section Three, recorded in Volume 166, Page 63 of the Harris County Map Records;

**THENCE**, S 00° 40' 42" W, along the west line of a tract of land recorded under Harris County Clerk File No. K351028 for a distance of 92.64 feet to a point for corner, from which a 5/8 inch iron rod bears N 39° W. 0.19 feet;

**THENCE**, N 88° 13' 55" W, along the north line of a tract of land recorded under Harris County Clerk File No. R803961 for a distance of 418.72 feet to a capped 5/8 inch iron rod marked R.P.L.S. 3674 set for an angle point;

**THENCE**, S 84° 25' 55" W, across said 13.0591 acre tract for a distance of



98.19 feet to a capped 5/8 inch iron rod marked R.P.L.S. 3674 set for corner;

THENCE, N 00° 42' 52" E, along the east line of a 75.994 acre tract recorded under Harris County Clerk File No. S790767 for a distance of 38.86 feet to a capped 5/8 inch iron rod marked R.P.L.S. 3674 set for corner;

THENCE, N 84° 25' 55" E, along the south line of Belleau Wood, Section Three, for a distance of 519.31 feet to the POINT OF BEGINNING and containing 0.72 acres of land. Bearing structure based on a deed recorded under I lards County Clark File No. K126952.

Controlling monuments for this survey are a 5/8 inch iron rod found marking the southeast corner of Belleau Wood, Section Three, and a capped iron rod marked R.P.L.S. 3674 found marking the southwest corner of a tract of land recorded under Harris County Clerk File No. M363420.

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**EXHIBIT A (Part 2)**

**Reserve "A", Block One (1), GLENBROOK PLAZA, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 312, Page 129, Map Records, Harris County, Texas.**

**Lot 8, Block 2, PRATT SUBDIVISION, an addition in Liberty County, Texas, according to the map or plat thereof recorded in Volume 2, Page 259, Map or Plat Records, Liberty County, Texas.**

**Lots 23 and 24, Block 1, PRATT SUBDIVISION, an addition in Liberty County, Texas, according to the map or plat thereof recorded in Volume 2, Page 259, Map or Plat Records, Liberty County, Texas.**

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COPY



### Notice of Substitute Trustee Sale

T.S. #: 22-7621

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** 8/6/2024

**Time:** The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM

**Place:** Harris County Courthouse in HOUSTON, Texas, at the following location: **PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

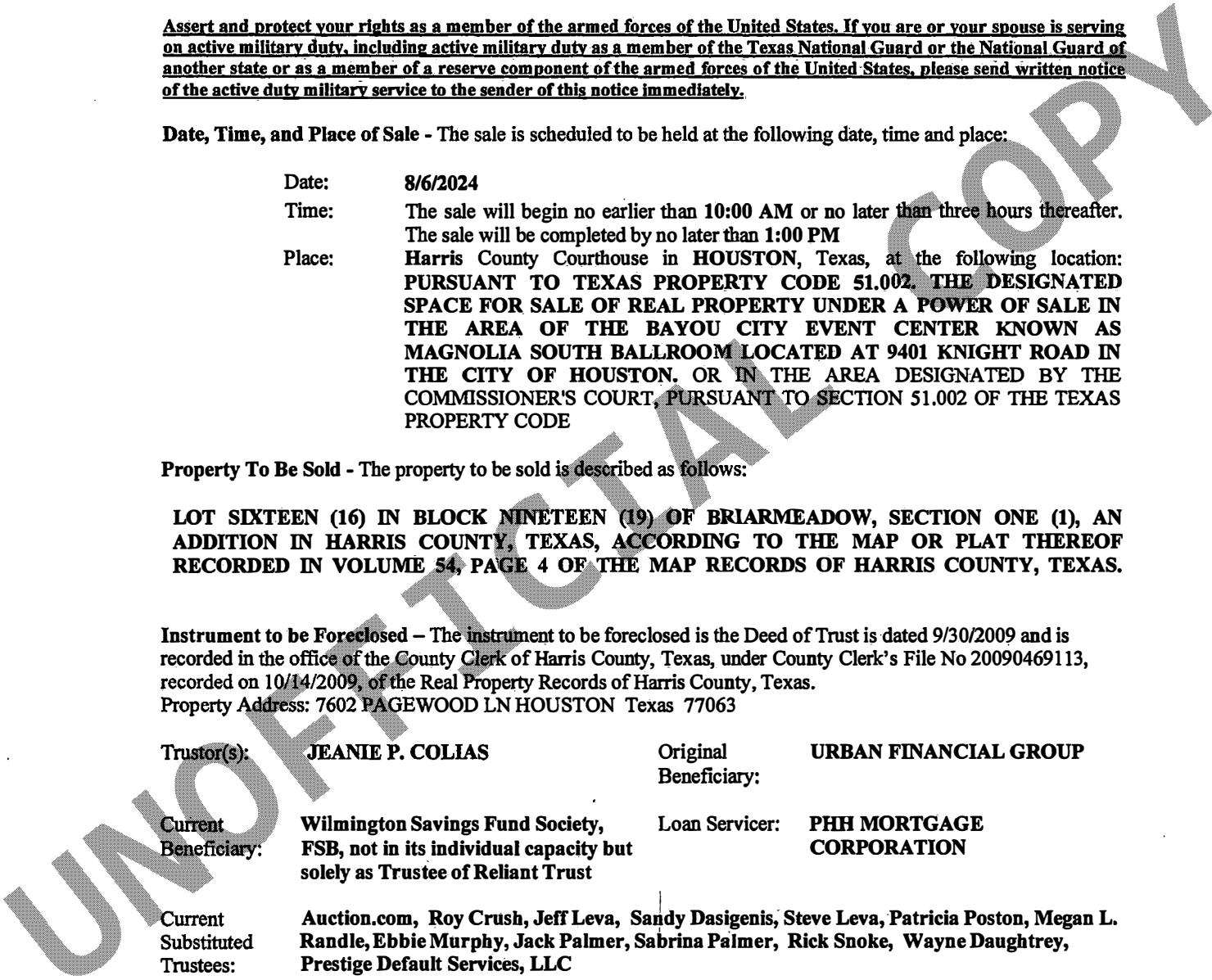
**Property To Be Sold** - The property to be sold is described as follows:

**LOT SIXTEEN (16) IN BLOCK NINETEEN (19) OF BRIARMEADOW, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 9/30/2009 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No 20090469113, recorded on 10/14/2009, of the Real Property Records of Harris County, Texas.  
Property Address: 7602 PAGEDWOOD LN HOUSTON Texas 77063

<b>Trustor(s):</b>	<b>JEANIE P. COLIAS</b>	<b>Original Beneficiary:</b>	<b>URBAN FINANCIAL GROUP</b>
<b>Current Beneficiary:</b>	<b>Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust</b>	<b>Loan Servicer:</b>	<b>PHH MORTGAGE CORPORATION</b>
<b>Current Substituted Trustees:</b>	<b>Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Jack Palmer, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC</b>		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



T.S. #: 22-7621

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JEANIE PANAGOS COLIAS, AN UNMARRIED WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

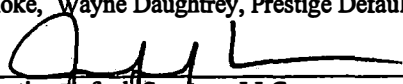
**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$483,000.00, executed by JEANIE PANAGOS COLIAS, AN UNMARRIED WOMAN, and payable to the order of URBAN FINANCIAL GROUP; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JEANIE PANAGOS COLIAS, AN UNMARRIED WOMAN to JEANIE P. COLIAS. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust**  
**c/o PHH MORTGAGE CORPORATION**  
**3000 Leadenhall Road**  
**Mount Laurel, New Jersey 08054-4637**  
**(800) 449-8767**

Dated: 6-27-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Jack Palmer, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC

  
\_\_\_\_\_  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

T.S. #: 22-7621

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

UNOFFICIAL COPY

### Notice of Substitute Trustee Sale

T.S. #: 24-11387

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** 8/6/2024
- Time:** The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM
- Place:** Harris County Courthouse in HOUSTON, Texas, at the following location: PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

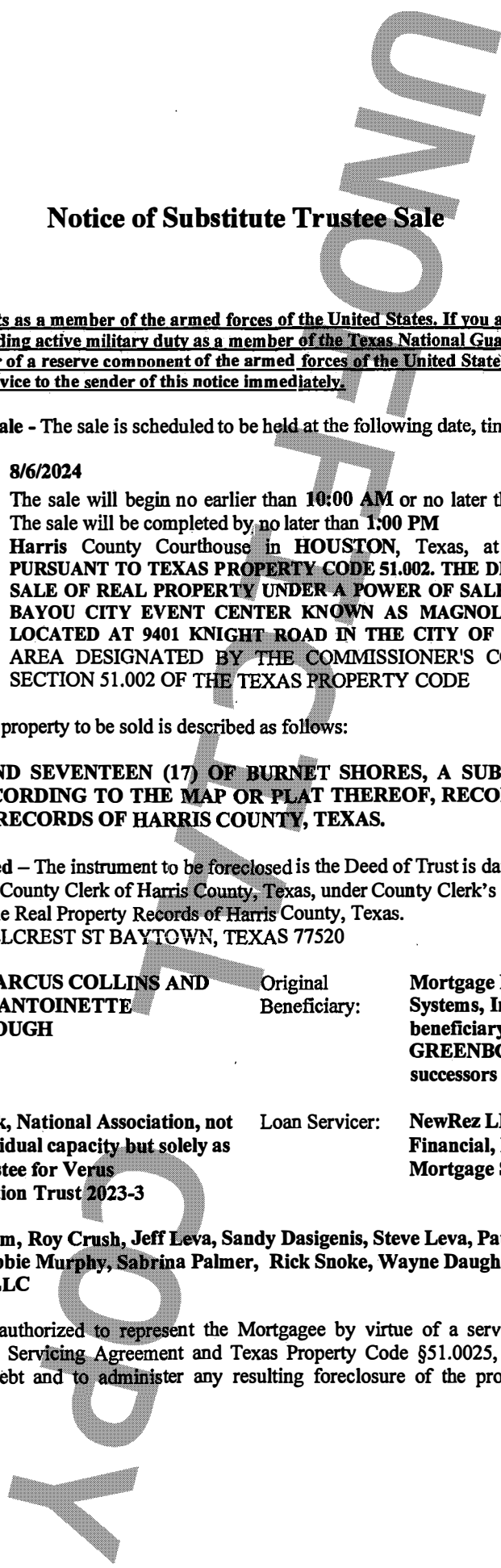
**Property To Be Sold** - The property to be sold is described as follows:

**LOT SIXTEEN (16) AND SEVENTEEN (17) OF BURNET SHORES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 14, PAGE 8, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 8/18/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No RP-2022-429210, recorded on 8/23/2022, of the Real Property Records of Harris County, Texas.  
Property Address: 1710 HILLCREST ST BAYTOWN, TEXAS 77520

<b>Trustor(s):</b>	<b>JOHN MARCUS COLLINS AND LARREE ANTOINETTE SCARBROUGH</b>	<b>Original Beneficiary:</b>	<b>Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for GREENBOX LOANS, INC., its successors and assigns</b>
<b>Current Beneficiary:</b>	<b>UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-3</b>	<b>Loan Servicer:</b>	<b>NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing</b>
<b>Current Substituted Trustees:</b>	<b>Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC</b>		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



T.S. #: 24-11387

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JOHN MARCUS COLLINS, AN UNMARRIED MAN AND LARREE ANTOINETTE SCARBROUGH, A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$347,650.00, executed by JOHN MARCUS COLLINS, AN UNMARRIED MAN AND LARREE ANTOINETTE SCARBROUGH, A SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for GREENBOX LOANS, INC., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOHN MARCUS COLLINS, AN UNMARRIED MAN AND LARREE ANTOINETTE SCARBROUGH, A SINGLE WOMAN to JOHN MARCUS COLLINS. UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-3 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-3  
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743  
800-365-7107**

T.S. #: 24-11387

Dated: 6-27-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC



Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

COPIES  
UNRECORDED

FILED 6/28/2024 10:54:29 AM FRCL-2024-3895 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Our Case Number: 24-02937-FC

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 1, 2005, IRIS LOPEZ, A MARRIED WOMAN & ALEJANDRO SIBAJA, HER SPOUSE, SIGNING PRO FORMA TO PERFECT LIEN ONLY, executed a Deed of Trust/Security Instrument conveying to ELDON L. YOUNGBLOOD, ESQ., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MILA, INC. D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES, INC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number Y877687 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARRIS 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, AUGUST 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bayou City Event Center 9401 Knight Road, Houston TX 77045 in **HARRIS 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: LOT 916, 917, 918, 919 AND 920 TO THE TOWN OF ALDINE, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 27, MAP RECORDS OF HARRIS COUNTY, TEXAS.

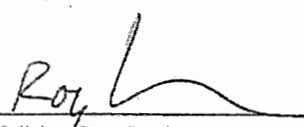
Property Address: 15425 HENRY ROAD, HOUSTON, TX 77060  
Mortgage Servicer: WEST COAST SERVICING, INC. - HUNTINGTON BEACH  
Noteholder: WEST COAST SERVICING, INC.  
7911 WARNER AVENUE, HUNTINGTON BEACH, CA 92647

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 28 day of June 2024

  
Roy Crush, Erica Kallaher Jean Crush,  
Marinosei Law Group PC

Substitute Trustee Address:

Marinosei Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**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: November 20, 2001  
Grantor(s): Juanita Puga  
Original Mortgagee: Concorde Acceptance Corporation  
Original Principal: \$106,200.00  
Recording Information: Book 546-43, Page 2739  
Property County: Harris  
Property: Lots Eleven (11) and Twelve (12) in Block Two Hundred Eighty (280), of South Houston, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 42, of the Map Records of Harris County  
Property Address: 705 Avenue G  
South Houston, TX 77587

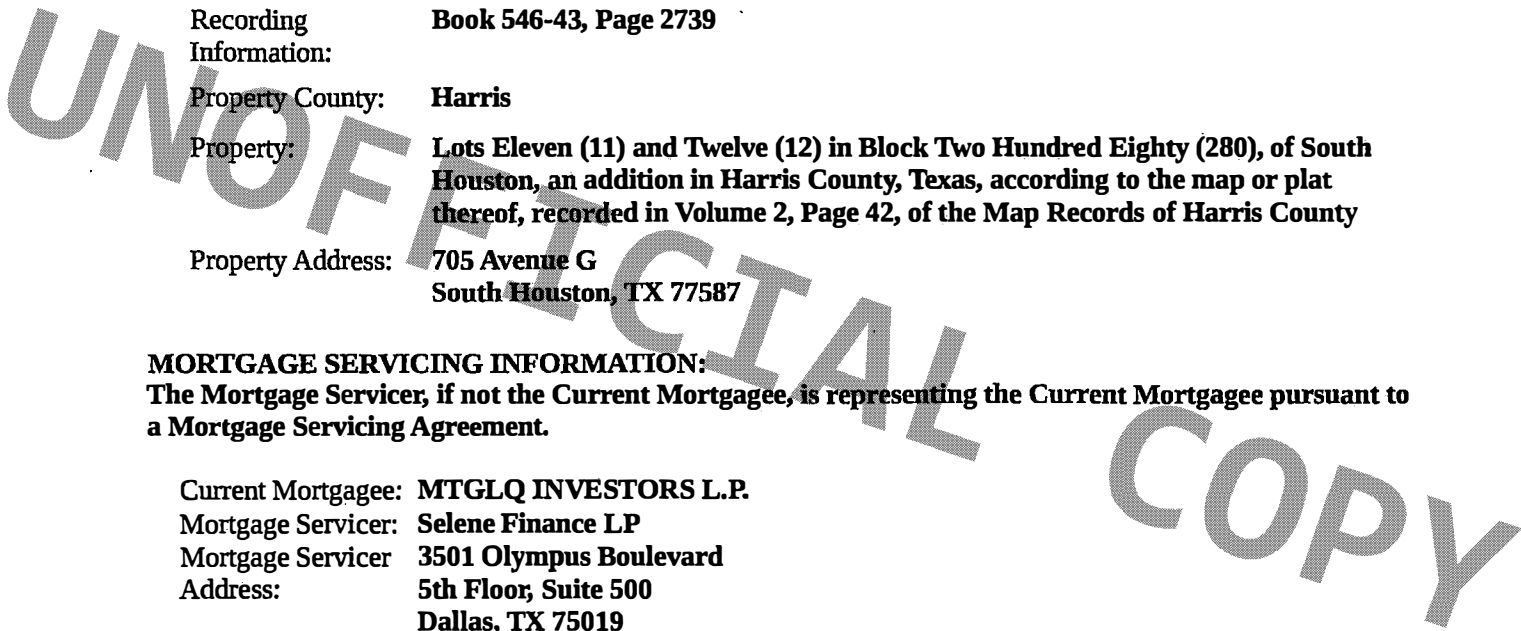
**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: MTGLQ INVESTORS L.P.  
Mortgage Servicer: Selene Finance LP  
Mortgage Servicer Address: 3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019

**SALE INFORMATION:**

Date of Sale: August 6, 2024  
Time of Sale: 10:00 AM or within three hours thereafter.  
Place of Sale: Bayou City Event Center 9401 Knight Road, Houston TX 77045 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act





Substitute           **546 Silicon Dr., Suite 103**  
Trustee Address: **Southlake, TX 76092**  
                          **TXAttorney@PadgettLawGroup.com**

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgage's Attorney, or the duly appointed Substitute Trustee.

*PJones*

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

**CERTIFICATE OF POSTING**

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 7-1-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

*Jeff Leva*

Declarant's Name: Jeff Leva

Date: 7-1-24

Padgett Law Group  
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com  
(850) 422-2520

UNOFFICIAL COPY

WITNESS MY HAND this 1<sup>st</sup> day of July, 2024.

*Jeff Leva*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**SUBSTITUTE TRUSTEE(S):** Stephan Harris and/or Jared Slade, 2200 Ross Ave., Suite 2300, Dallas, Texas 75201.

**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. Senders are: Stephan Harris and Jared Slade, 2200 Ross Ave., Suite 2300, Dallas, Texas 75201.**

<b>Deed of Trust Date:</b> November 5, 2020	<b>Grantor(s) Mortgagor(s):</b> 5350 AEROPARK DRIVE HOUSTON LP, a Texas limited partnership, and 5335 ALDINE-BENDER ROAD HOUSTON LLC, a Delaware limited liability company
<b>Original Mortgagee:</b> ORIX REAL ESTATE CAPITAL, LLC, a Delaware limited liability company	<b>Current Mortgagee:</b> Wilmington Trust, National Association, as Trustee for the Registered Holders of Citigroup Commercial Mortgage Securities Inc., Multifamily Mortgage Pass-Through Certificates, Series 2021-KF99
<b>Recorded on:</b> November 16, 2020 <b>As File No.:</b> RP-2020-557910	<b>Property County:</b> Harris County

Default has occurred pursuant to the terms of the Deed of Trust, Assignment of Rents and Leases and Security Agreement (“**Deed of Trust**”) memorialized by a contemporaneously executed Multifamily Note – Floating Rate and other loan documents, the debt has been accelerated, and the same is now wholly due, and the Mortgagee has requested to sell all secured property identified by the Deed of Trust, including the real property described on Exhibit “A” attached hereto, and any fixtures or personal property located on same, to satisfy all indebtedness.

**Date of Sale:** August 6, 2024

**Earliest Time Sale Will Begin:** 10:00 a.m.

**Place of Sale of Property:** BAYOU CITY EVENT CENTER, 9401 KNIGHT RD, HOUSTON, TX, IN THE LARGE BALLROOM IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioner’s Court, pursuant to Section 51.002 of the Texas Property Code.

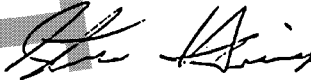
Mortgage Servicer is authorized to represent the Mortgagee by virtue of servicing agreement with the Mortgagee, its successors and assigns. Pursuant to Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

The undersigned has been appointed Substitute Trustee in place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee(s) will sell the secured property identified in the Deed of Trust, as such instrument may from time to time have been amended, assumed, consolidated, modified, supplemented, restated, renewed, extended and/or assigned, by public auction to the highest bidder for cash at the place and date specified, except that Mortgagee'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 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.

Dated: July 2, 2024.



Substitute Trustee

Stephan Harris  
Jared Slade  
c/o ALSTON & BIRD LLP  
2200 Ross Avenue, Suite 2300  
Dallas, Texas 75201

**For Information:**  
ALSTON & BIRD LLP  
2200 ROSS AVENUE, SUITE 2300  
DALLAS, TEXAS 75201 / (214) 922-3424

UNOFFICIAL COPY

EXHIBIT A  
DESCRIPTION OF THE LAND.

**TRACT I**

BEING ALL OF THAT CERTAIN 29.4883 ACRE (1,284,510 SQUARE FEET) TRACT OF LAND, SITUATED IN THE F. MCGIVERIN SURVEY, ABSTRACT NO. 1482, HARRIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 29.6783 ACRE TRACT OF LAND CONVEYED TO TIMBER RIDGE HOUSING, LTD., ACCORDING TO A SPECIAL WARRANTY DEED FILED FOR RECORD ON OCTOBER 8, 2001 AND RECORDED UNDER H.C.C.F. NO. V-348748. SAME BEING A PORTION OF TIMBER RIDGE APARTMENTS, A PLAT RECORDED UNDER FILM CODE NO. 544142 OF THE HARRIS COUNTY MAP RECORDS, SAID 29.4883 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 5/8 inch iron rod found on the northerly right-of-way (R.O.W.) line of Aldine Bender Road, also known as F.M. 925 (width varies) and being the Southeast corner of Restricted Reserve "B" of above said Timber Ridge Apartments Plat, the Southeast corner of the herein described tract and the POINT OF BEGINNING hereof;

**THENCE** South 87 degrees 26 minutes 53 seconds West, along the Northerly R.O.W. line of Aldine Bender Road and the southerly property line of above said Restricted Reserve "B", for a distance of 41.00 feet to a point, from which a 5/8 inch iron rod found bears, South 87 degrees 26 minutes 53 seconds West

**THENCE**, leaving said Northerly R.O.W. line and through the interior of above said Restricted Reserve "B", the following courses and distances:

with a curve to the right, having a radius of 82.00 feet, a central angle of 11 degrees 35 minutes 23 seconds, an arc length of 16.59 feet and a long chord which bears North 02° 55' 17" East for a distance of 16.56 feet to end angle point;

North 08° 34' 09" East, a distance of 26.97 feet to a point at the beginning of curve;

with a curve to the left, having a radius of 48.00 feet, a central angle of 11 degrees 28 minutes 59 seconds, an arc length of 9.61 feet and a long chord which bears North 02° 50' 05" East for a distance of 9.59 feet to a point of tangency;

North 02° 54' 00" West, a distance of 472.15 feet to a point on the northerly property line of above said Restricted Reserve "B";

**THENCE**, South 87° 05' 30" West, for a distance of 597.30 feet to a 5/8 inch iron rod with a cap set in the east line of that called 8.5318 acre tract of land as described in a deed to W.C. Apartments, Ltd. recorded under H.C.C.F. No. P255887, said point also being on the east line of the W.C.R.R. Co. A-934 Survey Line and the west line of the F. McGiverin A-1482 Survey line;

**THENCE**, North 02° 64' 39" West, along said east line, at a distance of 1,024.73 feet passing a 5/8 inch iron rod found at the northeast corner of said W.C. Apartments tract and being at the east end of southerly right-of-way line of Aeropark Drive, (a 60 foot right-of-way) and at a distance of 1,184.42 feet passing a 5/8 inch iron rod found at the East end of the northerly right-of-way line of said Aeropark Drive and also being the southeast corner of that called 5.1302 acre tract described in deed to Cross Continent Plaza, L.C. recorded under H.C.C.F. No. R616054, and at a distance of 1952.03 feet passing a concrete monument with brass disk found in the south line of a 50 foot wide Harris County Flood Control Easement (Vol. 2108, Pg. 277, H.C.C.R.) and continuing the same course for a total distance of 2,007.03 feet to the northwest corner of the herein described tract and in the centerline of the said Drainage Easement and in the south line of that called 4.677 acre tract described in deed to Chieh Hua Lee recorded under H.C.C.F. No. M776813, said point also being in the common north of said F. McGiverin Survey and the south line of the E.F. Marshall Survey A-1316 Survey Line;

THENCE, North 86° 37' 16" East, along the centerline of said 50 foot Drainage Easement, along the south line of said Chieh Hua Lee Tract, and along the south line of that tract of land described deed to Herbert J. Zieben tract recorded under H.C.C.F. No. J107606, a total distance of 630.70 feet to the northwest corner of the herein described tract and in the westerly line of that called 9.468 acre tract described in deed to A P S NORTHBELT 28.019 Ltd recorded under H.C.C.F. No. H347583, from which a 5/8-inch iron rod with cap found for reference bears South 41° 51' 37" West, a distance of 35.50 feet

THENCE, South 02° 54' 00" East, along the westerly line of said A P S NORTHBELT 28.019, Ltd tract and also that called 0.27 acre tract described in deed to Douglas Utility Company recorded under H.C.C.F. No. M738014, the westerly line of Fountain View, Section 2, recorded in Volume 158, Page 64, H.C.M.R., and Fountain View, Section 1, recorded in Volume 78, Page 74, H.C.M.R.; a total distance of 2,537.06 feet to the POINT OF BEGINNING and containing a computed area of 29.4883 acres (1,284,510 square feet).

Together with easement rights as set forth out in Cross-Easement and Facilities Sharing Agreement dated January 5, 2004, by and among Timber Ridge Housing, Ltd. and Timber Ridge Housing II, Ltd. filed under Harris County Clerk's File No. X306895.

**SAVE AND EXCEPT:**

That certain 0.1838 acre (8004 sq. ft.) dedication to the public for Right-of-Way purposes, where Aeropark Drive intersects the western property line, as reflected by plat recorded in Film Code No. 544142 of the Map Records of Harris County.

**TRACT II**

Being a tract of land containing 7.176 acres, located within the Francis McGiverin Survey, Abstract 1482, in Harris County, Texas; Said 7.176 acres being all of Restricted Reserve "A", a portion of Restricted Reserve "B", a portion of a call 29.6783 acre tract as shown on the plat of Timber Ridge Apartments as recorded in Film Code Number 544142 of the Harris County Map Records (H.C.M.R.) and being all of a call 2.0000 acre tract recorded in the name of Beinhorn Partners Limited Partnership in Harris County Clerk's File (H.C.C.F.) Number W747374; Said 7.176 acres being more particularly described by metes and bounds as follows (Bearings are based on the recorded plat of Timber Ridge Apartments):

Beginning at an "X" cut with drill hole found in concrete on the northerly right-of-way (R.O.W.) line of Aldine-Bender Road (F.M. 525) (width varies, as widened by H.C.C.F. Numbers M270234, M270233 and M410442) and being on the westerly line of said Francis McGiverin Survey and the easterly line of the W.C.R.R. Company Survey, Abstract 934, for the southwest corner of said 2.0000 acre tract and the southeast corner of a call 8.5316 acre tract recorded in the name of W.C. Apartments, Ltd., in H.C.C.F. Number P255887, from which a 5/8 inch iron rod found for the southwest corner of said 8.5316 acre tract bears South 87 degrees 14 minutes 29 seconds West, a distance of 240.27 feet;

THENCE, with said common survey line, the easterly line of said 8.5316 acre tract, the westerly line of said 2.0000 acre tract and the westerly line of said Restricted Reserve "A", respectively, North 02 degrees 54 minutes 39 seconds West, at 423.29 feet pass a 5/8 inch iron rod found for the northwest corner of said 2.0000 acre tract and being a westerly corner of said Restricted Reserve "A" and continuing an overall distance of 522.98 feet to a 5/8 inch iron rod set for the northwest corner of said Restricted Reserve "A" at the most westerly southwest corner of said 29.6783 acre tract.

THENCE, with the northerly line of said Restricted Reserve "A", through and across said 29.6783 acre tract, and with the northerly line of said Restricted Reserve "B", respectively, North 87 degrees 05 minutes 30 seconds East, at 385.60 feet pass an "X" cut found in concrete at the northeast corner of said Restricted Reserve "A" and being a southerly interior corner of said 29.6783 acre tract, at 433.60 feet pass a 5/8 inch capped iron rod found for the northwest corner of said Restricted Reserve "B" and being a southerly interior corner of said 29.6783 acre

tract, an overall distance of 597.31 feet to a 5/8 inch Iron rod set, from which a 5/8 Inch capped Iron rod found for the northeast corner of said Restricted Reserve "B" on the westerly line of Lot 4, Block 3, of Fountain

View Section 1, a subdivision, recorded in Volume 78, Page 74, of the H.C.M.R., bears North 87 degrees 05 minutes 30 seconds East, a distance of 33.00 feet; THENCE, through and across said Restricted Reserve "B" the following four (4) courses:

1. South 02 degrees 54 minutes 00 seconds East, a distance of 472.15 feet to a 5/8 Inch Iron rod set for the point of curvature of a tangent curve to the right;
2. 9.61 feet along the arc of said curve to the right, having a central angle of 11 degrees 28 minutes 09 seconds, a radius of 48.00 feet and a chord that bears South 02 degrees 50 minutes 05 seconds West, a distance of 9.59 feet to a 5/8 Inch Iron rod set for a point of tangency;
3. South 08 degrees 34 minutes 09 seconds West, a distance of 26.97 feet to a 5/8 Inch Iron rod set for the beginning of a non-tangent curve to the left;
4. 16.59 feet along the arc of said curve to the left, having a central angle of 11 degrees 35 minutes 23 seconds, a radius of 82.00 feet and a chord that bears South 02 degrees 55 minutes 17 seconds West, a distance of 16.56 feet to a 5/8 inch iron rod set on the northerly R.O.W. line of said Aldine-Bander Road and the southerly line of said Restricted Reserve "B", from which a 5/8 inch Iron rod found for the southeast corner of said Restricted Reserve "B" bears North 87 degrees 26 minutes 53 seconds East, a distance of 41.00 feet;

THENCE, with said northerly R.O.W. line and the southerly lines of said Restricted Reserve "B", said 29.6783 acre tract, said Restricted Reserve "A" and said 2.0000 acre tract, respectively, the following two (2) courses:

1. South 87 degrees 26 minutes 53 seconds West, a distance of 21.93 feet to a 5/8 inch capped Iron rod found;
2. South 87 degrees 14 minutes 29 seconds West, a distance of 567.27 feet to the POINT OF BEGINNING and containing 7.176 acres of land.

Together with easement rights as set forth out in Cross-Easement and Facilities Sharing Agreement dated January 5, 2004, by and among Timber Ridge Housing, Ltd. and Timber Ridge Housing II, Ltd. filed under Harris County Clerk's File No. X306895.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**“Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.”**

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF HARRIS   §

WHEREAS, by Deed of Trust dated December 8, 2021, filed for record under File Number RP-2021-706180 of the Official Public Records of HARRIS County, Texas, CLEAN ENERGYZ LLC as Grantor, conveyed to JOHN D. HAMMOND as Trustee, for the benefit of NEWTEK SMALL BUSINESS FINANCE, LLC (“Lender”), certain Real Property situated in HARRIS County, Texas, and being more commonly known as 16815 Royal Crest Drive, Houston, Texas 77058 and being more particularly described as follows, and the Personal Property as described therein (defined as the “Property”):

**FIELD NOTES FOR A 1.7190 ACRE TRACT OF LAND OUT OF UNRESTRICTED RESERVE “B” OF THE REPLAT AND EXTENSION OF CLEAR LAKE CITY INDUSTRIAL PARK SECTION D-3, A SUBDIVISION OUT OF THE SARAH DEAL LEAGUE, ABSTRACT NO. 13, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 281, PAGE 29 OF THE MAP RECORDS OF HARRIS COUNTY AND BEING THAT SAME TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO HARTMAN REIT OPERATING PARTNERSHIP, L.P., RECORDED UNDER CLERK’S FILE NO. U394074 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, SAID 1.7190 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A” ATTACHED HERETO**

to secure the payment of one certain Promissory Note dated December 8, 2021 in the original principal amount of \$3,887,800.00 (“Note 1758221”), executed by Grantor and made payable to Lender, the current owner and holder of Note 1758221; and further, to secure the payment of one certain Promissory Note dated March 11, 2021 in the original principal amount of \$600,000.00 (“Note 1129735”), executed by Grantor and made payable to Lender, the current owner and holder of Note 1129735; and further, to secure the payment of one certain Promissory Note dated March 11, 2021 in the original principal amount of \$401,000.00 (“Note 1522241”), executed by Grantor



and made payable to Lender, the current owner and holder of Note 1522241; and further, all Indebtedness of Grantor to Lender, including but not limited to Note 1758221, Note 1129735 and Note 1522241, being secured by said Deed of Trust pursuant to the terms of Cross-Collateralization and Cross Default Agreements executed by Grantor; and

WHEREAS, DONALD L. TURBYFILL and/or DEBORAH C. S. RIHERD, or either of them as alternate Substitute Trustees, have been appointed in the place and stead of JOHN D. HAMMOND, as Trustee in the aforesaid Deeds of Trust, said appointment being in the manner authorized by the Deeds of Trust; and

WHEREAS, Substitute Trustees' address is in care of Devlin, Naylor & Turbyfill, P.L.L.C., 5120 Woodway, Suite 9000, Houston, Texas 77056; and

WHEREAS, default has occurred under the terms of Note 1758221, Note 1129735, and Note 1522241 (collectively, the "Notes") secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, therefore, the owner and holder of said indebtedness has requested one of the Substitute Trustees to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2024, at no earlier than 10:00 a.m. and no later than 1:00 p.m., the undersigned will sell the Property at the following location designated by the Commissioner's Court of Harris County, Texas:

**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,**

and commonly known as the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045; or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court where foreclosure sales are

to take place. If no location has been designated, the sale will occur at the place where the Notice of Substitute Trustee's Sale was posted. Said Property will be sold to the highest bidder for cash.

The purchase of this Property is **MADE "AS IS"** with all faults and shall be **ACCEPTED SUBJECT TO** any and all restrictions, covenants, conditions, agreements, assessments, maintenance charges, liens, leases, easements, previously conveyed or reserved mineral interests, to the extent that any of the aforementioned relating to the Property are still in effect and are shown of record.

WITNESS MY HAND this 2<sup>nd</sup> day of July, 2024.

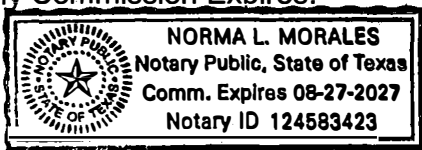
  
SUBSTITUTE TRUSTEES  
DONALD L. TURBYFILL,  
and/or DEBORAH C. S. RIHERD  
c/o Devlin, Naylor & Turbyfill, P.L.L.C.  
5120 Woodway, Suite 9000  
Houston, Texas 77056-1725  
(713) 622-8338 [TELEPHONE]  
(877) 627-9039 [TOLL FREE]  
(713) 586-7053 [FACSIMILE]

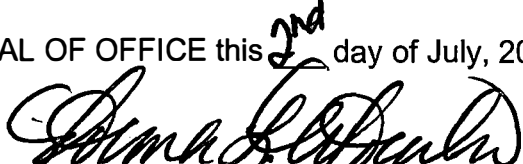
STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

Before me, the undersigned authority, on this day personally appeared DONALD L. TURBYFILL, 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 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 2<sup>nd</sup> day of July, 2024.

My Commission Expires:



  
NOTARY PUBLIC in and for  
THE STATE OF TEXAS

**CERTIFICATE OF SERVICE**

The undersigned certifies that a true and correct copy of the above and foregoing instrument was served on the below listed parties by certified mail, return receipt requested, and regular first-class mail on this July 2, 2024:

Ahava Amenra A  
Sole Member  
Clean Energyz LLC  
16815 Royal Crest Drive  
Houston, Texas 77058

VIA CERTIFIED MAIL  
**9589 0710 5270 1461 8340 19**  
RETURN RECEIPT REQUESTED  
AND REGULAR FIRST-CLASS MAIL

Ahava Amenra A  
Registered Agent for  
Clean Energyz LLC  
235 E. Broadway # 800  
Long Beach, CA 90802

VIA CERTIFIED MAIL  
**9589 0710 5270 1461 8340 26**  
RETURN RECEIPT REQUESTED  
AND REGULAR FIRST-CLASS MAIL

Ahava Amenra A  
Registered Agent for  
Clean Energyz LLC  
406 Broadway # 133  
Santa Monica, CA 90401

VIA CERTIFIED MAIL  
**9589 0710 5270 1461 8340 33**  
RETURN RECEIPT REQUESTED  
AND REGULAR FIRST-CLASS MAIL

Ahava Amenra A  
Sole Member  
Clean Energyz LLC  
881 Alma Real Drive  
Pacific Palisades, CA 90272-3731


VIA CERTIFIED MAIL  
**9589 0710 5270 1461 8340 40**  
RETURN RECEIPT REQUESTED  
AND REGULAR FIRST-CLASS MAIL

Justin Jeter  
Jeter Melder, LLP  
1111 S. Akard, Suite 100  
Dallas, Texas 75215

VIA E-MAIL: JUSTIN@JETERMELDER.COM  
READ RECEIPT REQUESTED  
AND REGULAR FIRST-CLASS MAIL

Benjamin A. Stolz, Esq.  
The Perliski Law Group P.C.  
The Gild South  
8150 N. Central Expressway, Suite 670  
Dallas, Texas 75206

VIA E-MAIL: BAS@PERLISKILAWGROUP.COM  
READ RECEIPT REQUESTED  
AND REGULAR FIRST-CLASS MAIL

  
DONALD L. TURBYFILL

UNOFFICIAL COPY

**EXHIBIT "A"**

COMMENCING AT A 1/2 INCH STEEL ROD FOUND IN THE EAST LINE OF BAY AREA BOULEVARD BASED ON A 120.00 FOOT RIGHT-OF-WAY, AT THE NORTH END OF A CUT-BACK LINE FOR ROYAL CREST DRIVE, BASED ON A 60.00 FOOT RIGHT-OF-WAY, SAID POINT ALSO BEING THE MOST WESTERLY SOUTHWEST CORNER OF THAT CERTAIN 0.805 ACRE TRACT OF LAND CONVEYED TO BALL HAWKINS PROPERTIES, LLC AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. T599045 OF THE SAID REAL PROPERTY RECORDS;

THENCE, SOUTH 21° 46' 00" EAST, 14.14 FEET WITH THE SAID CUT-BACK LINE TO A POINT IN THE NORTH LINE OF SAID ROYAL CREST DRIVE;

THENCE, SOUTH 66° 46' 00" EAST, 140.00 FEET WITH THE SOUTH LINE OF SAID RESERVE "B" AND THE NORTH LINE OF SAID ROYAL CREST DRIVE TO A 5/8 INCH STEEL ROD SET FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SAID 0.805 ACRE TRACT;

THENCE, NORTH 23° 14' 00" EAST, 234.00 FEET WITH THE EAST LINE OF THE SAID 0.805 ACRE TRACT TO A 5/8 INCH STEEL ROD SET IN THE NORTH LINE OF SAID RESERVE "B" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SAID 0.805 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF THAT CERTAIN 4.5586 ACRE TRACT OF LAND CONVEYED TO 1300 BAY AREA VENTURE AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. S679483 OF THE SAID REAL PROPERTY RECORDS SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "C" OF SAID SUBDIVISION;

THENCE, SOUTH 66° 46' 00" EAST WITH THE NORTH LINE OF SAID RESERVE "B" AND THE SOUTH LINE OF THE SAID 4.5586 ACRE TRACT AND THE SAID RESERVE "C", AT 185.00 FEET PASSING AN OUTSIDE ALL CORNER OF SAID RESERVE "C", TO THE NORTH AND AN INSIDE ELL CORNER OF SAID RESERVE "B" TO THE NORTH, AT 280.00 FEET PASSING THE SOUTHEAST CORNER OF THE SAID 4.5586 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 2.6782 ACRE TRACT CONVEYED TO CCI-REGENTS PARK, LTD. & CAPITAL COMMERCIAL DEVELOPMENTS, INC. AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. R080758 OF THE SAID REAL PROPERTY RECORDS, FROM WHICH A FOUND 5/8 INCH STEEL ROD BEARS SOUTH 33° 00' EAST, 0.26 FEET, AND CONTINUING WITH THE SOUTH LINE OF THE SAID 2.6782 ACRE TRACT IN ALL, A TOTAL DISTANCE OF 320.00 FEET TO A 5/8 INCH STEEL ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 0.9564 ACRE TRACT OF LAND CONVEYED TO BANDULA WIJAY, ET UX AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. M920501 OF THE SAID REAL PROPERTY RECORDS;

THENCE, SOUTH 23° 14' 00" WEST, 234.00 FEET WITH THE WEST LINE OF THE SAID 0.9564 ACRE TRACT TO A 5/8 INCH STEEL ROD SET IN THE NORTH LINE OF SAID ROYAL CREST DRIVE AND SOUTH LINE OF SAID RESERVE "B" MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SAID 0.9564 ACRE TRACT;

THENCE, NORTH 66° 46' 00" WEST, 320.00 FEET WITH THE NORTH LINE OF SAID ROYAL CREST DRIVE AND THE SOUTH LINE OF SAID RESERVE "B" TO THE PLACE OF BEGINNING AND CONTAINING 1.7190 ACRES OF 74,880 SQUARE FEET OF LAND, MORE OR LESS.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 1, 2024

**NOTE:** The instrument secures a Note described as follows:

Date: September 30, 2020  
Maker: Mohammed H. Abdullahi  
Payee: Mohammed S. Khan and Aysha Khalid

Original Principal Amount: \$500,500

**DEED OF TRUST:** The instrument to be foreclosed is the Deed of Trust or Contract Lien described as follows:

Date: September 30, 2020  
Grantor: Mohammed H. Abdullahi  
Trustee: Richard Melamed  
Beneficiary: Mohammed S. Khan and Aysha Khalid  
Recorded: Document # RP-2020-470742 in the Real Property Records of Harris County, Texas

**LENDER:** Mohammed S. Khan and Aysha Khalid

**BORROWER:** Mohammed H. Abdullahi

**PROPERTY:** The real property described as follows:

The following described Condominium unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of ASTORIA CONDOMINIUMS a Condominium Project in Harris County, Texas, as fully described in and as located, delineated, and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Film Code No. 213071, amended under Film Code Nos. 213114, 214270, 215256 and 215643 of the Condominium Records of Harris County, Texas

Commonly known as 1409 Post Oak Boulevard Unit #1203 Houston, TX 77056

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEE:** ERNIE GARCIA

Substitute Trustee's Mailing Address:

2626 S. Loop W., Suite 630

UNOFFICIAL COPY

Houston, Texas 77054

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**August 6, 2024**, the first Tuesday of the month, to commence at 10:00 am, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**At the Grand Ballroom of the Bayou City Event Center located at 9401 KNIGHT ROAD in the city of Houston in the state of Texas in the designated area outlined in the Commissioner's Court order or as designed by the county commissioners.**

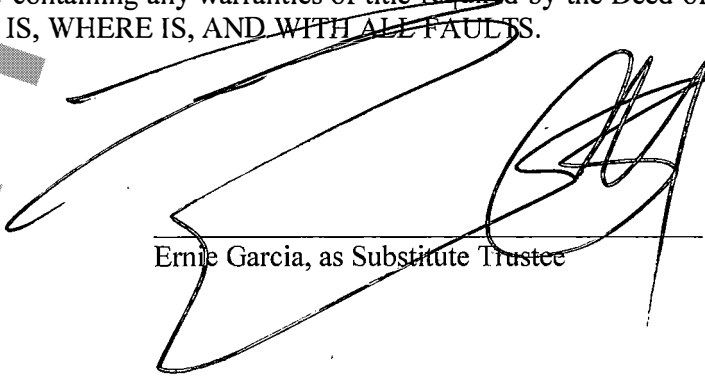
**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of July 1, 2024.



Ernie Garcia, as Substitute Trustee

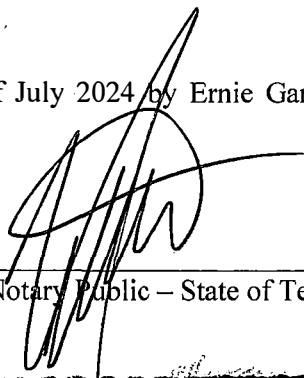
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STATE OF TEXAS

COUNTY OF HARRIS

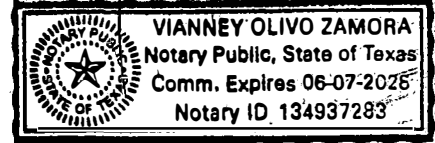
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SUBSCRIBED AND SWORN TO before me this 1st day of July 2024 by Ernie Garcia,  
Substitute Trustee.

  
\_\_\_\_\_  
Notary Public – State of Texas

After recording, please return original to:

The Law Office of Ernie Garcia  
Attn: Ernie Garcia  
2626 S. Loop W., Suite 630  
Houston, Texas 77054



DUPLICATE

### Notice of Substitute Trustee Sale

T.S. #: 23-9961

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** 8/6/2024

**Time:** The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM

**Place:** Harris County Courthouse in Houston, Texas, at the following location: **PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. 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 THIRTEEN (13), IN BLOCK FOUR (4), OF AMENDING PLAT OF GREENTREE VILLAGE, SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN FILM CODE NO 410041, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 5/1/2006 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No Z276592, recorded on 5/4/2024, of the Real Property Records of Harris County, Texas.

Property Address: 5426 HICKORY VILLAGE DR, KINGWOOD Texas 77345

<b>Trustor(s):</b>	<b>JEFFREY SMITH AND SEBRINA ZERKUS SMITH</b>	<b>Original Beneficiary:</b>	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., IS ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS</b>
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<b>Current Beneficiary:</b>	<b>U.S. Bank Trust National Association, as trustee for the Dwelling Series III Trust</b>	<b>Loan Servicer:</b>	<b>Nationstar Mortgage, LLC</b>
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<b>Current Substituted Trustees:</b>	<b>Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan L. Randle, Ebbie Murphy, Jack Palmer, Sabrina Palmer, Rick Snoke, Prestige Default Services, LLC</b>
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T.S. #: 23-9961

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the 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 JEFFREY SMITH, JOINED HEREIN PRO FORMA BY HIS WIFE, SEBRINA ZERKUS SMITH. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$235,920.00, executed by JEFFREY SMITH, JOINED HEREIN PRO FORMA BY HIS WIFE, SEBRINA ZERKUS SMITH, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., IS ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JEFFREY SMITH, JOINED HEREIN PRO FORMA BY HIS WIFE, SEBRINA ZERKUS SMITH to JEFFREY SMITH. U.S. Bank Trust National Association, as trustee for the Dwelling Series III Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

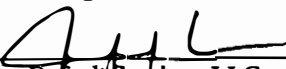
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**U.S. Bank Trust National Association, as trustee for the Dwelling Series III Trust**  
c/o Nationstar Mortgage, LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019  
(888) 480-2432

T.S. #: 23-9961

Dated: 7-3-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan L. Randle, Ebbie Murphy, Jack Palmer, Sabrina Palmer, Rick Snoke, Prestige Default Services, LLC

  
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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

UNOFFICIAL

COPY

### Notice of Substitute Trustee Sale

T.S. #: 24-11418

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 8/6/2024

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 PM

Place: Harris County Courthouse in HOUSTON, Texas, at the following location:  
**PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

**SEE ATTACHED EXHIBIT "A"**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 2/15/2002 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No 201722664, recorded on 2/22/2002, in Book V616554, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 20090011643 and recorded on 01/09/2009, of the Real Property Records of Harris County, Texas.  
Property Address: 7515 TREASCHWIG RD SPRING TEXAS 77373-7638

Trustor(s):	<b>ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ</b>	Original Beneficiary:	<b>THE CIT GROUP/CONSUMER FINANCE, INC. (A DELAWARE CORPORATION)</b>
Current Beneficiary:	<b>GITSIT Solutions LLC</b>	Loan Servicer:	<b>GITSIT Solutions, LLC</b>
Current Substituted Trustees:	<b>Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC</b>		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

T.S. #: 24-11418

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 ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ. 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.

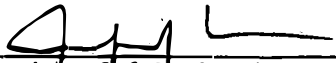
**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$132,321.56, executed by ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ, and payable to the order of THE CIT GROUP/CONSUMER FINANCE, INC. (A DELAWARE CORPORATION); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ to ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ. GITSIT Solutions 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 and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**GITSIT Solutions LLC**  
333 S. Anita Drive, Suite 400,  
Orange, CA 92868  
(888) 566-3287

Dated: 7-3-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC,

  
\_\_\_\_\_  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

**AFTER RECORDING, PLEASE RETURN TO:**  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

T.S. #: 24-11418

EXHIBIT "A"

A tract of land containing 1.504 acres of land (65,550 square feet) out of the Robert Giles Survey, A-282, Harris County, Texas, and being part of the Annie Hildebrandt 21.44 acre tract described in partition deed as Tract #2 as recorded in Volume 4365, Page 523 of the Deed Records of Harris County, Texas, and being part of the Carl Hildebrandt 21.44 acre tract described as Tract 2 in a partition deed recorded in Volume 4365, Page 515 of the Deed Records of Harris County, Texas, said 1.504 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Annie Hildebrandt 21.44 acre tract;

THENCE East along the south line of said 21.44 acre tract, a distance of 417.52 feet to a point on the east line of a 40 foot road which is further described in Volume 6292, Page 455 of the Harris County Deed Records;

THENCE North, along the east line of said road, a distance of 382.11 feet to the southwest corner of a 1.716 acre tract of land conveyed by J. Ben Markum to George E. Hamilton, Sr., et ux, in a deed recorded in Volume 6304, Page 330 of the Deed Records and refiled under County Clerk's File No. D856351;

THENCE continuing north along the east line of said 40 foot road and the west line of said 1.716 acre tract, a distance of 267.11 feet to the southwest corner of this 1.504 acre tract and the POINT OF BEGINNING;

THENCE North along the east line of said 40 foot road and the west line of this tract, a distance of 115 feet to a point for corner, being the northwest corner of this tract;

THENCE North 89 deg. 51 min. East, at 195.63 feet past the east line of the said Annie Hildebrandt 21.44 acre tract and the west line of the said Carl Hildebrandt 21.44 acre tract in all a distance of 570 feet to a point for corner, being the northeast corner of this tract;

THENCE South; a distance of 115 feet to a point for corner, being the southeast corner of this tract;

THENCE South 89 deg. 51 min. West, at 374.37 feet past the west line of said Carl Hildebrandt 21.44 acre tract and the east line of said Annie Hildebrandt 21.44 acre tract, in all a distance of 570 feet to the POINT OF BEGINNING and containing 1.504 acres of land, more or less.

SAVE AND EXCEPT the west 10 feet thereof conveyed to Harris County by instrument dated May 3, 1971 and filed for record in Volume 8592, Page 315 of the Deed Records of Harris County, Texas.

### Notice of Substitute Trustee Sale

T.S. #: 24-11600

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** 8/6/2024

**Time:** The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 PM

**Place:** Harris County Courthouse in HOUSTON, Texas, at the following location:  
PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. 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 ONE (1), IN BLOCK TWELVE (12), OF AFTON OAKS, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGE 18 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

**Instrument to be Foreclosed** -- The instrument to be foreclosed is the Deed of Trust is dated 12/29/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No RP-2022-605550, recorded on 12/29/2022, of the Real Property Records of Harris County, Texas.  
Property Address: 4601 STAUNTON ST HOUSTON TEXAS 77027

<b>Trustor(s):</b>	<b>RYAN S. MCCARTHY</b>	<b>Original Beneficiary:</b>	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER, ITS SUCCESSORS AND ASSIGNS</b>
<b>Current Beneficiary:</b>	<b>Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-4</b>	<b>Loan Servicer:</b>	<b>NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing</b>
<b>Current Substituted Trustees:</b>	<b>Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC</b>		

T.S. #: 24-11600

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the 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 RYAN S. MCCARTHY, AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$754,800.00, executed by RYAN S. MCCARTHY, AN UNMARRIED MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RYAN S. MCCARTHY, AN UNMARRIED MAN to RYAN S. MCCARTHY. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-4 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

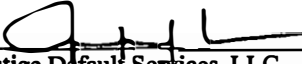
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-4  
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743  
800-365-7107

T.S. #: 24-11600

Dated: 7-3-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC

  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

UNOFFICIAL



### NOTICE OF FORECLOSURE SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

**See Exhibit "A", attached hereto and incorporated for all purposes.**

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

**Deed of Trust dated January 4, 2023, from CHARTER GLOBAL MANAGEMENT LLC, as grantor, conveying the Property in trust to DAN J. GUARINO, as Trustee, for the benefit of Frost Bank ("Beneficiaries"), recorded under Clerk's File Number RP-2023-6826, Real Property Records, Harris County, Texas ("Deed of Trust").**

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: **August 6, 2024**

Time: The sale will begin no earlier than **1:00 p.m.** or no later than three hours thereafter.

Place: Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

The Beneficiaries may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled 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 Beneficiaries 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3904  
FILED 7/3/2024 11:17:57 AM

The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiaries have the right to direct the Substitute 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 Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

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.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated **January 4, 2023**, in the original principal amount of **SEVEN HUNDRED NINE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$709,200.00)**, executed by **CHARTER GLOBAL MANAGEMENT LLC** and payable to the order of **Frost Bank**. **Frost Bank** is the current owners and holders of the Note and Obligations and are the current Beneficiaries under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") in that certain *Appointment of Substitute Trustee* dated June 20, 2024 to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **CHARTER GLOBAL MANAGEMENT LLC**, the default was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Matthew S. Rupley, c/o Murray | Lobb, PLLC, at 2200 Space Park Drive, Suite 350, Houston, Texas 77058, phone number (281) 488-0630.

DATED this the 3rd day of July, 2024.

  
\_\_\_\_\_  
**MATTHEW S. RUPLEY, Substitute Trustee**

FILED 7/3/2024 11:17:57 AM FRCL-2024-3904 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

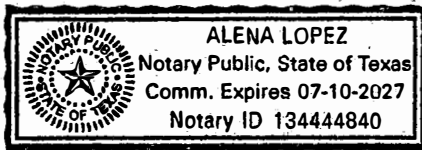
**ACKNOWLEDGMENT**

THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 3rd day of July, 2024, by **MATTHEW S. RUPLEY, Substitute Trustee.**



*Alena Lopez*

Notary Public in and for  
The State of Texas

**AFTER RECORDING RETURN TO:**

Murray | Lobb, PLLC  
2200 Space Park Drive, Suite 350  
Houston, Texas 77058  
(281) 488-0630

UNOFFICIAL COPY

Exhibit "A"

DESCRIPTION OF A 1.206 ACRE TRACT OF  
LAND SITUATED IN THE JAMES BREWSTER SURVEY,  
ABSTRACT NO. 112 HARRIS COUNTY, TEXAS

BEING a 1.206 acre (52,535 square foot) tract of land situated in the James Brewster Survey, Abstract No. 112 of Harris County, Texas and being a portion of the remainder of a called 77.48 acre tract of land as described in an instrument to Mischer Development, L.P. recorded under Harris County Clerk's File Number (H.C.C.F. No.) U161927, said 1.206 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the southerly right-of-way line of Mound Road as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description:

BEGINNING at a 5/8-inch iron rod with cap stamped "TRANSYSTEMS CORPORATION" found for an interior corner of a called 2015 acre tract of land described as Tract One in an instrument to CW SCOA West, L.P. recorded under H.C.C.F. No. Z345288, same being the southeast corner of said 77.48 acre tract and the herein described tract;

THENCE, S 87°18'48" W, along a common line of said 2015 acre tract and said 77.48 acre tract, a distance of 437.06 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, N 02°41'12" W, over and across said 77.48 acre tract, a distance of 204.78 feet to a 1/2-inch iron pipe with cap stamped "BOE INC" set on the southerly right-of-way line of Mound Road (100 foot width) recorded under Film Code Numbers 674383 and 679995 of the Harris County Map Records and being the northwest corner of the herein described tract;

THENCE, S 74°58'27" E, along a southerly right-of-way line of said Mound Road, a distance of 44.51 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, In a southeasterly direction, continuing along a southerly right-of-way line of said Mound Road and along said curve to the right, an arc distance of 433.15 feet, having a radius of 1,950.00 feet, a central angle of 12°43'37" and chord which bears S 68°36'38" E, 432.26 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set on a common line of said 2015 acre tract and said 77.48 acre tract and being the northeast corner of the herein described tract;

THENCE, S 02° 41' and 12" E, along a common line of said 2015 acre tract and said 77.48 acre tract, a distance of 14.89 feet to the POINT OF BEGINNING and containing 1.206 acres (52,535 square feet) of land.

## Notice of Foreclosure Sale

Date Notice Served: July 1, 2024

Deed of Trust, as corrected ("Deed of Trust"):

Dated: May 24, 2023, corrected February 23, 2024

Grantor: CEDRIC D. HYDE

Trustee: STEPHANIE A. ROMAN

Lender: JAVAD AZIMPOOR

Recorded in: Clerk's File No. RP-2023-19271, and corrected at RP-2024-65417 of the real property records of Harris County, Texas.

Legal Description: Lot Five (5), in Block Twelve (12) of EAST SUNNYSIDE COURT, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 21, Page 40 of the Map Records of Harris County, Texas

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described by the Legal Description, and all rights and appurtenances thereto.

Secures: Promissory Note ("Note") in the original principal amount of \$225,000.00, executed by CEDRIC D. HYDE ("Borrower") and payable to the order of Lender

Substitute Trustee: FRED M. BOSSE

Substitute Trustee's Address: 13410 Holly Park Dr., Houston, Texas, 77015

Foreclosure Sale:

Date: Tuesday, August 6, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Harris County, Texas, at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JAVAD AZIMPOOR's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, JAVAD AZIMPOOR, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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 JAVAD AZIMPOOR 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 JAVAD AZIMPOOR. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

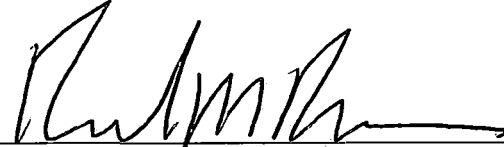
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 Grantor, the

Lender, or the Lender's attorney.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**IF NOT PREVIOUSLY APPOINTED, 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.**



FRED M. BOSSE, Substitute  
13410 Holly Park Dr.  
Houston, Texas 77015  
Telephone (713) 453-7283  
Telecopier (713) 453-5013

UNOFFICIAL

### Notice of Foreclosure Sale

Date Notice Served: July 1, 2024

Deed of Trust ("Deed of Trust"):

Dated: August 9, 2016

Grantor: BRENDA JACKSON

Trustee: KEITH A. MULLINS

Lender: JAY AZIMPOOR

Recorded in: RP-2016-360190 of the real property records of Harris County, Texas

Legal Description: Lot Forty (40), Block Six (6), of a REPLAT OF GREENSBROOK SUBDIVISION, SECTION ONE (1), a subdivision in Harris County, Texas, recorded in Volume 315, Page 1 of the Map Records of Harris County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$67,325.00, executed by BRENDA JACKSON ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described by the Legal Description, and all rights and appurtenances thereto

Substitute Trustee: FRED M. BOSSE

Substitute Trustee's Address: 13410 Holly Park Dr., Houston, Texas, 77015

Foreclosure Sale:

Date: Tuesday, August 6, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A. M. and not later than three hours thereafter.



Place: Harris County, Texas, at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JAY AZIMPOOR's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, JAY AZIMPOOR, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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 JAY AZIMPOOR 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 JAY AZIMPOOR. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

If 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 Grantor, the Lender, or the Lender's attorney.

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.**

**IF NOT PREVIOUSLY APPOINTED, 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.**



FRED M. BOSSE  
Substitute Trustee and Attorney for Mortgagee  
13410 Holly Park Dr.  
Houston, Texas 77015  
Telephone (713) 453-7283  
Telecopier (713) 453-5013

COPY

22-075658

**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)**

<b>Deed of Trust Date:</b> August 15, 2018	<b>Original Mortgagor/Grantor:</b> J C HAMPTON
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LIVE WELL FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> CARRINGTON MORTGAGE SERVICES, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A. <b>Page:</b> N/A. <b>Instrument No:</b> RP-2018-382341	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> COMPU-LINK CORPORATION D/B/A CELINK	<b>Mortgage Servicer's Address:</b> 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

\* 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 \$127,500.00, executed by JC HAMPTON and payable to the order of Lender.

**Property Address/Mailing Address:** 7434 LANGLEY RD, HOUSTON, TX 77016

**Legal Description of Property to be Sold:** LOT FOURTEEN (14), IN BLOCK THIRTY (30), SCENIC WOODS, AN ADDITION IN HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 9, MAP RECORDS OF HARRIS COUNTY, TEXAS.

<b>Date of Sale:</b> August 06, 2024.	<b>Earliest time Sale will begin:</b> 10:00 AM
---------------------------------------	--

**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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, *CARRINGTON MORTGAGE SERVICES, LLC*, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3907  
FILED 7/3/2024 2:55:47 PM

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**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 *CARRINGTON MORTGAGE SERVICES, 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

UNOFFICIAL

# Notice of Foreclosure Sale & Appointment of Substitute Trustee

**Date:** July 3, 2024

**Type of Security**

**Instrument:** Deed of Trust  
**Date of Instrument:** April 12, 2021  
**Debtor:** Tami Ellington  
**Original Trustee:** Stephanie A. Roman, Trustee  
**Substitute Trustee:** James N. Richards or Clayton Gaddis  
**Current Beneficiary:** Lester Swanigan and Lajoyce Swanigan

**County of Property:** Harris County, Texas

**Recording Information:** Harris County Real Property Records Document Number RP-2021-229331

**Property Description:** LOT TWO (2), IN BLOCK THREE (3), OF REPLAT OF GLEN ARBOR, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 55, PAGE 37 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (more commonly known as 715 Lloyd Lane Baytown. Texas 77521).

**Date of Sale of Property:** 8/6/2024

**Earliest Time of Sale of Property:**

The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place of Sale of Property:** Harris County Courthouse, Bayou Event Center 9401 Knight Road, Houston, Texas 77045 or other place designated by the County Commissioners Court.

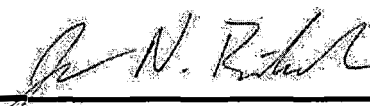
Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.

**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 James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

**The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas**

**Property Code is:**  
J.N. Richards Law, P.C.  
c/o Nate Richards  
407 E. Corsicana Street  
Athens, Texas 75751  
214-559-7387

  
James N. Richards  
407 E. Corsicana Street  
Athens, Texas 75751  
Ph: 214-559-7387  
Fx: 817-518-9286  
Email: nate@jnrichardslawpc.com

Executed on July 3, 2024

Our Case Number: 24-02372-FC

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 1, 2005, SHAE C WILLIAMS, A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to JOE E. SHAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR WMC MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number Y889940 , in Book 013-95, at Page 1616, in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARRIS 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, AUGUST 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bayou City Event Center 9401 Knight Road, Houston TX 77045 in **HARRIS 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: THE EAST THIRTY (30) FEET OF LOT TWENTY (20) AND THE WEST THIRTY-FIVE (35) FEET OF LOT NINETEEN IN BLOCK TWELVE (12), OF WASHINGTON TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 7, PAGE 15 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

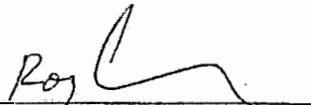
Property Address: 2411 WHEELER ST, HOUSTON, TX 77004  
Mortgage Servicer: NATIONSTAR  
Notcholder: WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-WMC 1  
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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 3 day of July 2024

  
Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

**DATE OF SALE:**     Tuesday, the 6th day of August, 2024.

**TIME OF SALE:**     Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

**PLACE OF SALE:**     Harris County Courthouse, 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER PAVILION, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

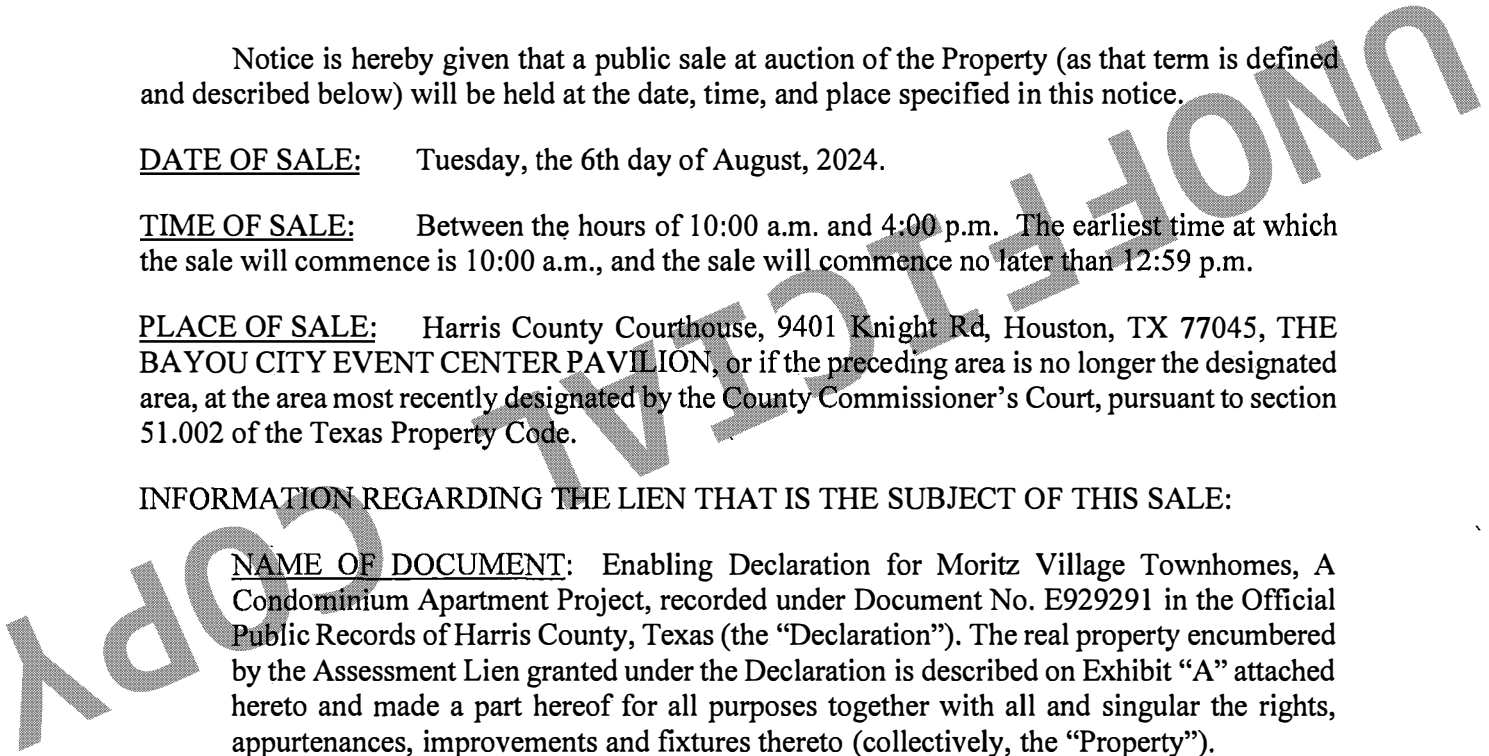
**INFORMATION REGARDING THE LIEN THAT IS THE SUBJECT OF THIS SALE:**

**NAME OF DOCUMENT:**   Enabling Declaration for Moritz Village Townhomes, A Condominium Apartment Project, recorded under Document No. E929291 in the Official Public Records of Harris County, Texas (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

**INDEBTEDNESS SECURED:** Pursuant to the *Enabling Declaration for Moritz Village Townhomes, A Condominium Apartment Project*, recorded under Document No. E929291 in the Official Public Records of Harris County, Texas (the "Declaration"), Moritz Village Townhomes (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Moritz Village Townhomes (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

**APPOINTMENT OF TRUSTEE:**

**NAME OF DOCUMENT:** Appointment of Trustee



DATE: January 2, 2024.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Moritz Village Townhomes (the "Project") and is subject to the Enabling Declaration for Moritz Village Townhomes, A Condominium Apartment Project, (the "Declaration").

**Tindustry, LLC** ("Debtor") is the owner of the Property pursuant to an General Warranty Deed recorded at Document No. RP-2019-363992, Official Public Records, Harris County, Texas;

The Declaration establishes Moritz Village Townhomes (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtor has failed to pay the Assessments imposed by the Association;

The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Greg Garza, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases,



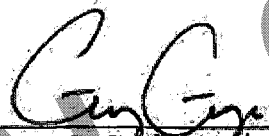
FILED 7/5/2024 4:20:43 PM  
RCL-2024-3910  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Harris County, Texas, or by an on-the-ground inspection of the Property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

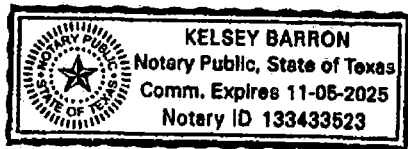
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email [debtverification@caglepugh.com](mailto:debtverification@caglepugh.com).

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 27<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, any to act as trustee

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 27<sup>th</sup> day of June, 2024, by Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, Trustee.



  
\_\_\_\_\_  
Notary Public Signature

**NAME AND ADDRESS OF TRUSTEE:**

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, any to act as trustee  
CAGLE PUGH  
4301 Westbank Drive, Building A, Suite 150,  
Austin, Texas 78746

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**ADDRESS: 1715 MORITZ DR #111, HOUSTON, TEXAS 77055**

**THE FOLLOWING DESCRIBED APARTMENT-HOME UNIT, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO TOGETHER WITH AN UNDIVIDED FRACTIONAL INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED AND BEING PART OF MORTIZ VILLAGE TOWNHOMES, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR MORITZ VILLAGE TOWNHOMES, TOGETHER WITH SURVEY PLATS, BYLAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 29, PAGE 123, ET. SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS TO WIT: THAT PART OF MORTIZ VILLAGE TOWNHOMES, BEING APARTMENT-HOME UNIT NUMBER 11, IN BUILDING LETTERED "B", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF: THAT PART OF THE LIMITED COMMON ELEMENTS OF MORTIZ VILLAGE TOWNHOMES, BEING PARKING SPACES(S) NUMBER 11, TOGETHER WITH THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF: AND AN UNDIVIDED 2.795 PERCENT OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS MORTIZ VILLAGE TOWNHOMES.**

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All of UNRESTRICTED RESERVE "A", ARELL, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 327, Page 15 of the Map Records of Harris County, Texas.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, August 6, 2024

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Harris County Courthouse in Houston, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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 refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

**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. app. Section 501 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**

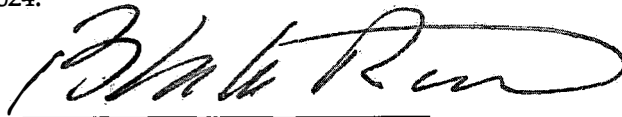
United States, please send written notice of the active duty military service to the sender of this notice.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Mr. Z Investments, Inc., dated December 14, 2018 and recorded in Document Number RP-2018-563435 of the Official Public Records of Harris County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$1,725,000.00 executed by Mr. Z Investments, Inc. payable to the order of BancorpSouth Bank (collectively the "Obligation"). Cadence Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: July 9, 2024.



Blake Rasner  
Substitute Trustee  
Haley & Olson, P.C.  
100 N. Ritchie Road, Suite 200  
Waco, Texas 76712  
Telephone: (254) 776-3336  
Facsimile: (254) 776-6823  
Email: [brasner@haleyolson.com](mailto:brasner@haleyolson.com)

COPY UNOFFICIAL

**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 military duty services to the sender of this notice immediately.**

**DATED:** July 11, 2024

**DEED OF TRUST:**

**DATE:** June 10, 2021

**GRANTORS:** Oluwaseun Olasunkanmi Adebajo

**GRANTORS' ADDRESS:** 6211 Stone Hill Rd.  
Spring, Texas 77389

**BENEFICIARY:** Aline Tran

**ORIGINAL TRUSTEE:** Andrea La

**RECORDING INFORMATION:** Clerk's File No. RP-2021-331079

**PROPERTY:** 1 LOT 32, BLOCK 1, OF AUBURN LAKES PINES SEC. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 604288, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**NOTE SECURED BY DEED OF TRUST:**

**DATE:** June 10, 2021

**ORIGINAL AMOUNT:** Two Hundred Thousand and No/100 Dollars  
(\$200,000.00)

**BORROWERS:** Oluwaseun Olasunkanmi Adebajo

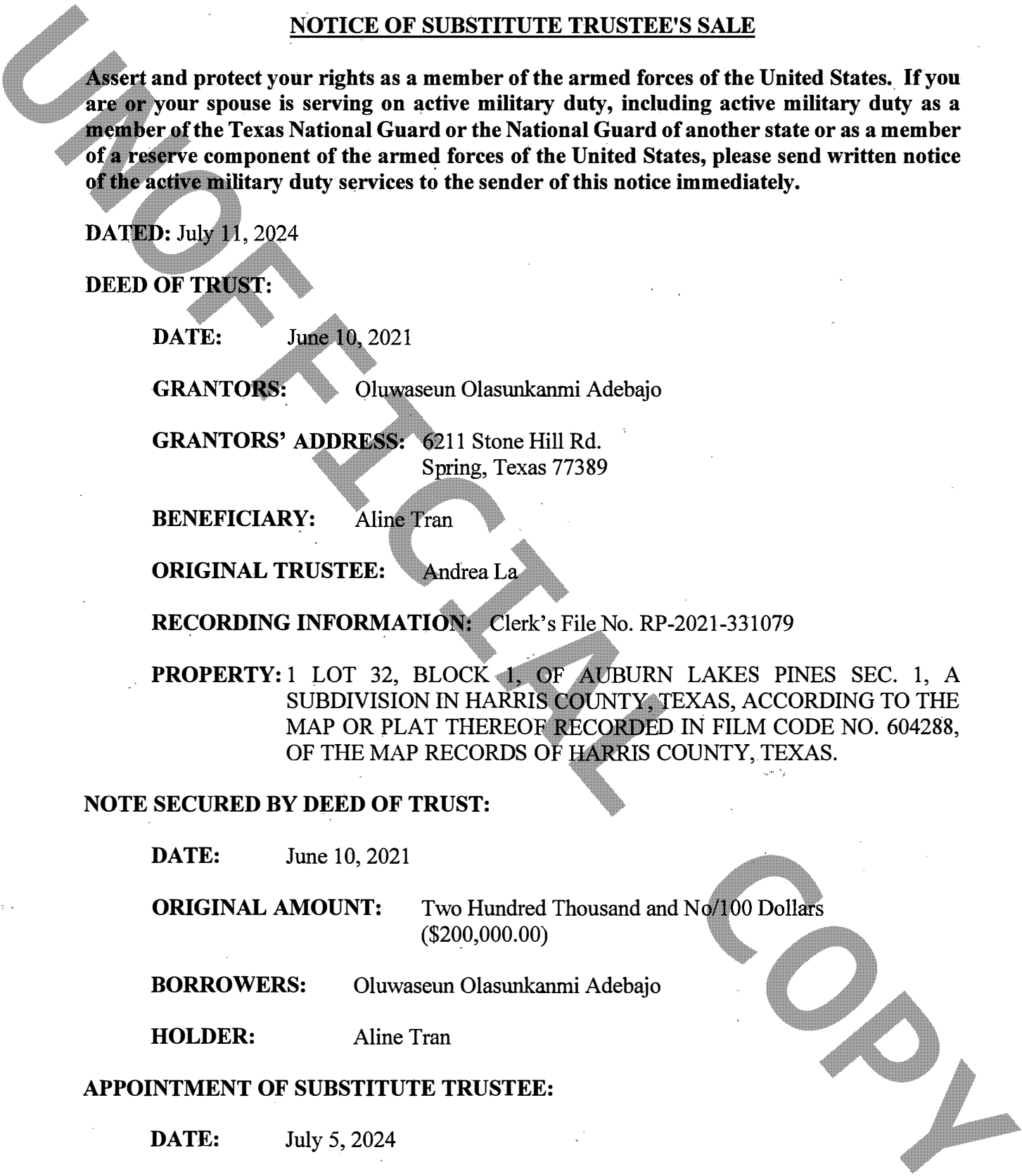
**HOLDER:** Aline Tran

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

**DATE:** July 5, 2024

**SUBSTITUTE TRUSTEE:** John Na

FRCL-2024-3912  
FILED 7/11/2024 9:25:32 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3912  
FILED 7/11/2024 9:25:32 AM

**RECORDING INFORMATION:** Clerk's File No. RP-2024-246816

**DATE OF SALE OF PROPERTY:** Tuesday, August 6, 2024

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

**PLACE OF SALE OF PROPERTY:** Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045

Because of default in performance of obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

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 OF 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, OPERATIONS, 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).

Questions concerning the sale may be directed to the attorney for the beneficiary:

John Na  
Mai & Na PLLC  
9999 Bellaire Blvd., Ste. 508  
Houston, Texas 77036  
Telephone: (713) 505-1637  
Facsimile: (832) 553-2689

/s/ John Na  
JOHN NA, Substitute Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3913

FILED 7/11/2024 9:25:33 AM

**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 military duty services to the sender of this notice immediately.**

**DATED:** July 11, 2024

**DEED OF TRUST:**

**DATE:** June 10, 2021

**GRANTORS:** Oluwaseun Olasunkanmi Adebajo

**GRANTORS' ADDRESS:** 6211 Stone Hill Rd.  
Spring, Texas 77389

**BENEFICIARY:** Toai Thuan Le

**ORIGINAL TRUSTEE:** Andrea La

**RECORDING INFORMATION:** Clerk's File No. RP-2021-331078

**PROPERTY:** 1 LOT 32, BLOCK 1, OF AUBURN LAKES PINES SEC. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 604288, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**NOTE SECURED BY DEED OF TRUST:**

**DATE:** June 10, 2021

**ORIGINAL AMOUNT:** Two Hundred Thousand and No/100 Dollars  
(\$200,000.00)

**BORROWERS:** Oluwaseun Olasunkanmi Adebajo

**HOLDER:** Toai Thuan Le

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

**DATE:** August 4, 2023

**SUBSTITUTE TRUSTEE:** John Na

UNOFFICIAL COPY



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3913  
FILED 7/11/2024 9:25:33 AM

**RECORDING INFORMATION:** Clerk's File No. RP-2023-295432

**DATE OF SALE OF PROPERTY:** Tuesday, August 6, 2024

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

**PLACE OF SALE OF PROPERTY:** Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045

Because of default in performance of obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

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 OF 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, OPERATIONS, 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).

Questions concerning the sale may be directed to the attorney for the beneficiary:

John Na  
Mai & Na PLLC  
9999 Bellaire Blvd., Ste. 508  
Houston, Texas 77036  
Telephone: (713) 505-1637  
Facsimile: (832) 553-2689

/s/ John Na  
JOHN NA, Substitute Trustee

**NOTICE OF FORECLOSURE SALE**

**ASSET AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR 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 THREE (3) IN BLOCK FOURTEEN (14) OF NORTHCLIFFE SUBDIVISION, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 256, PAGE 6, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/26/2005 and recorded in Document Y678666 real property records of Harris County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 10:00 AM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 RONALD L. PUGH AND JOHNNIE L. PUGH, provides that it secures the payment of the indebtedness in the original principal amount of \$80,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-3 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-3 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-3 obtained a Order from the 127th District Court of Harris County on 06/27/2024 under Cause No. 202424899. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
 Mackie Wolf Zientz & Mann, P.C.  
 Brandon Wolf, Attorney at Law  
 ✓ L. Keller Mackie, Attorney at Law  
 Michael Zientz, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Chelsea Schneider, Attorney at Law  
 Ester Gonzales, Attorney at Law  
 Karla Balli, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 Dallas Parkway  
 Dallas, TX 75254

For additional sale information visit: [www.realtybid.com/texas](http://www.realtybid.com/texas) or (877) 518-5700

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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

**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 21, BLOCK 13, OF RIVERSIDE TERRACE, 1ST SECTION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 64, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

AND COMMONLY KNOWN AS 2405 ARBOR STREET, HOUSTON, TX 77004

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/23/2022 and recorded in Document RP-2022-482225 real property records of Harris County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 TIFFANYMILAN INVESTMENTS LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$423,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. TOORAK CAPITAL PARTNERS, LLC is the current mortgagee of the note and deed of trust and MERCHANTS MORTGAGE & TRUST CORPORATION, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is TOORAK CAPITAL PARTNERS, LLC c/o MERCHANTS MORTGAGE & TRUST CORPORATION, LLC, 7400 E. Crestline Circle #250, 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 Eiane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tv-investors](http://www.mwzmlaw.com/tv-investors)

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

**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 NINE (9), BLOCK EIGHTEEN (18), OAK FOREST, SECTION FIFTEEN (15), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGE 27, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/30/2003 and recorded in Document X367811 real property records of Harris County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM


Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 PATRICIA LLANITO, provides that it secures the payment of the indebtedness in the original principal amount of \$102,238.00, 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 COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-NRI is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-NRI c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

**Certificate of Posting**

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT 10, BLOCK 1, OF COMMONS OF LAKE HOUSTON, SECTION SEVEN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE FILM CODE NOFILM CODE 421002, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/29/2020 and recorded in Document RP-2020-479556 real property records of Harris County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM

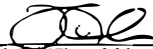
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County 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 MELISSA ANN PLASTER AND MJM INVESTMENTS, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$700,000.00, 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 TRUSTEE OF SPARTAN FUNDING I TRUST is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF SPARTAN FUNDING I TRUST c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwznlaw.com/tx-investors](http://www.mwznlaw.com/tx-investors)

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

NOTICE OF CONFIDENTIALITY RIGHTS; IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS; YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

WHEREAS, on July 12, 2021, HIGHLAND SALON, L.P., a Texas Limited Partnership (Grantor/Debtor), executed that certain DEED OF TRUST (hereinafter referred to as the "Deed of Trust") recorded under Harris County Clerk File No. RP-2021-394650 in the Real Property Records of Harris County, Texas, conveying to CHARLES H. NEWMAN, as Trustee, the following described tract or parcel of land (hereinafter referred to as the "Property") situated in Harris County, Texas:

UNRESTRICTED RESERVE "A", BLOCK ONE (1) OF HIGHLAND SALON SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 519106 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS ;

to secure RAUNA INMOBILIARE LLC, a Delaware Limited Liability Company in the payment of the indebtedness and performance of the obligations and liabilities therein described (hereinafter referred to as the "Secured Indebtedness"); and

WHEREAS, default has occurred in the payment of the Secured Indebtedness and the Secured Indebtedness is now wholly due; and

WHEREAS, RAUNA INMOBILIARE LLC, a Delaware Limited Liability Company is the owner and holder of the Secured Indebtedness; and

WHEREAS, by instrument entitled "Resignation of Trustee" the said Trustee or Trustees each resigned as Trustee under the Deed of Trust or, alternatively, such resignation is not required by the Deed of Trust; and

WHEREAS, the owner and holder of the Secured Indebtedness has heretofore by written instrument appointed the undersigned as Substitute Trustee to act under and by virtue of the Deed of Trust; and

WHEREAS, the owner and holder of the Secured Indebtedness has requested the undersigned Substitute Trustee to sell the property in accordance with the terms of the Deed of Trust;

NOW, THEREFORE, pursuant to the power and authority given to me in the Deed of Trust, notice is hereby given that on Tuesday, August 6, 2024, being the first Tuesday in August, at the hour of 10:00 a.m. (or within three (3) hours after said designated time), local time, I will sell the Property at the door of the Harris County designated site being the BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD., HOUSTON, TEXAS 77045 in Harris County, Texas, to the highest bidder or bidders for cash, subject to any title exceptions and other matters set forth in the Deed of Trust or as may appear of record, to any rights of parties in possession, and subject to all applicable federal and state laws.

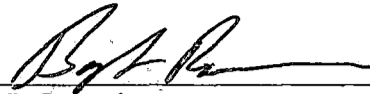
Notice to Grantor/Debtor If applicable:

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3927  
FILED 7/11/2024 11:20:59 AM

TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATED this 1<sup>st</sup> day of July 2024:



Barry L. Racusin  
Substitute Trustee  
4900 Woodway Drive, Suite 510  
Houston, Texas 77056  
713-626-1450 Phone  
713-626-9313 Fax

cc: Harris County Clerk – Index Records

UNOFFICIAL COPY

FRCL-2024-3948  
FILED 7/11/2024 11:28:59 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: July 11, 2024

**DEED OF TRUST:**

Date: May 10, 2023

Grantor: FELICIANO ALEJANDRO VELAZQUEZ SALCE and PALOMA ELIZABETH DE LA FUENTE ESCOBAR

Grantor's County: HARRIS

Beneficiary: AMI CAPITAL, LLC, SUCCESSOR IN INTEREST TO WOTO ASSETS I, LLC

Trustee: BLAKE WOMBLE

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, REX KESLER, DOUG MALLOY, MARLENE ZOGRAFOS and ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. RP-2023-172981, Real Property Records, Harris County, Texas.

**PROPERTY:**

Lot Ninety-Seven (97), in Block Three (3), of REPLAT OF STERLING GREEN SOUTH, SECTION TWO (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 310, Page 89, of the map records of Harris County, Texas. Currently having the address of 1142 Littleport Lane, Channelview, Texas 77530.

**NOTE SECURED BY DEED OF TRUST:**

Date: May 10, 2023

UNOFFICIAL COPY



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3948  
FILED 7/11/2024 11:28:59 AM

**Original Principal Amount:** \$153,000.00

**Holder:** AMI CAPITAL, LLC, SUCCESSOR IN INTEREST TO WOTO ASSETS I, LLC

**DATE OF SALE OF PROPERTY** (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 6th day of August, 2024.

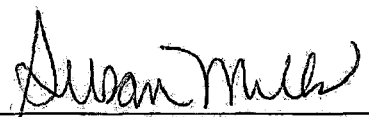
**PLACE OF SALE OF PROPERTY:**

Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the area of the Bayou City Event Center in the area known as the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**Assert and protect your rights as a member of the armed forces of the United States.**  
**If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military services to the sender of this notice immediately.**



JIM MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, ED HENDERSON, REX  
KESLER, DOUG MALLOY, MARLENE  
ZOGRAFOS and ANDREW MILLS-  
MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

UNOFFICIAL COPY

# Notice of Substitute Trustee Sale

F24-00159 TX  
1147/399355791

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: **08/06/2024**  
Time: The sale will begin no earlier than **10:00AM**, or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM  
Place: **Harris** County, TX at the following location: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT 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 11 in Block 1 of Eagle Addition, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 75, Page 24 of the Deed Records of Harris County, Texas

APN: 012-158-000-00011

Commonly known as: 3115 Evella Street, Houston, TX 77026

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (Construction), dated 09/02/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 9/3/2021 as Document No. 2021-509127 of the Real Property Records of Harris County, Texas.

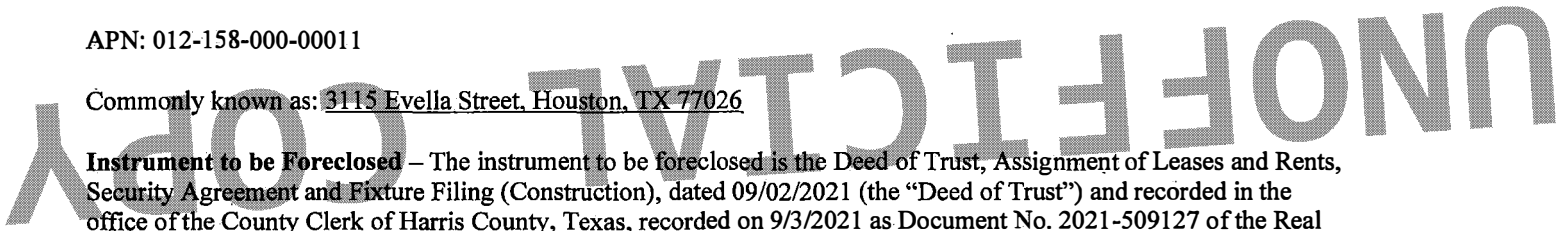
Trustor(s): COLLECTIVE MINDS LLC DBA T & T CONSTRUCTION AND DEVELOPMENT, a Texas limited liability company  
Original Beneficiary: ACCELERATED FUNDING LLC, a Texas limited liability company

Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust  
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Michele Sanders or Cherie Maples**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part



of the property. 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 present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. 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 \$220,005.00, executed by COLLECTIVE MINDS LLC DBA T & T CONSTRUCTION AND DEVELOPMENT, a Texas limited liability company, and payable to the order of ACCELERATED FUNDING LLC, a Texas limited liability company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of COLLECTIVE MINDS LLC DBA T & T CONSTRUCTION AND DEVELOPMENT, a Texas limited liability company. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

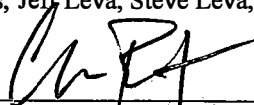
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust  
90 Park Ave., 23<sup>rd</sup> Floor  
New York, NY 10016  
Eric Pezold  
[Epezold@swlaw.com](mailto:Epezold@swlaw.com)  
(714) 427-7414

Dated: 7/11/24

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Michele Sanders or Cherie Maples

  
Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:  
Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

NO EFFECTUAL

COPY

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

5965-1022

### NOTICE OF FORECLOSURE SALE

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS 9622 CLANTON STREET, HOUSTON, TEXAS 77080

LEGAL DESCRIPTION LOT SIX (6), IN BLOCK TWO (2) OF KEMPWOOD NORTH, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 133, PAGE 70 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY RECORDED ON JUNE 1, 2016 UNDER DOCUMENT# RP-2016-231141

**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE DATE TIME  
THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE AUGUST 6, 2024 10:00 AM - 1:00 PM

#### TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

#### OBLIGATIONS SECURED

The Deed of Trust executed by LEE ROY HALFEN, provides that it secures the payment of the indebtedness in the original principal amount of \$352,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. QCWEN LOAN ACQUISITION TRUST 2023-HB1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgagee, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

AMAR SOOD, PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD McCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.


**ATTORNEYS AT LAW**

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton  
Richard McCutcheon

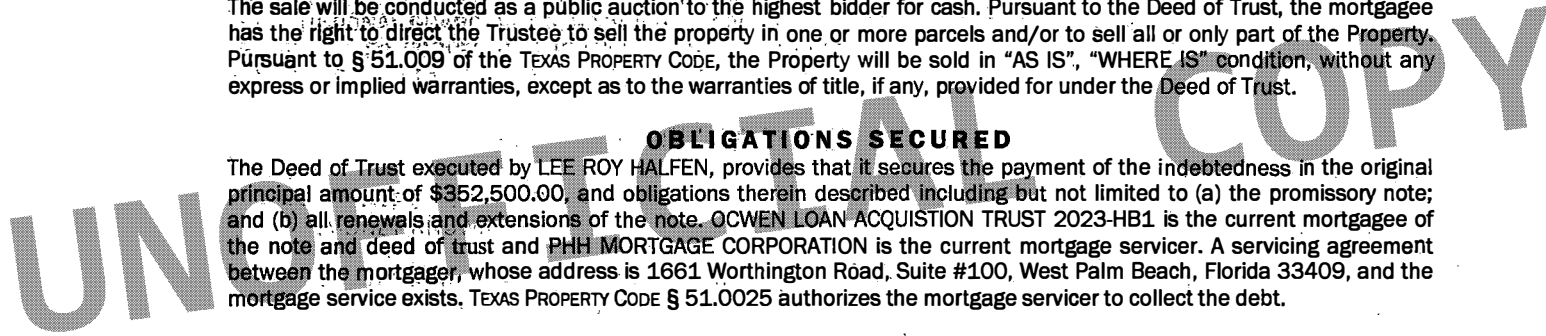
  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

#### CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 7/11/24  
NAME Chris Poston  TRUSTEE

FILED 7/11/2024 11:50:04 AM FRCL-2024-3950 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



FILED 7/11/2024 11:50:05 AM FRCL-2024-3951 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS 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**

**STATE OF TEXAS**

§  
§  
§

**COUNTY OF HARRIS**

Date: July 10, 2024

Borrower: Coventry Equity Partners LLC

Borrower's Address: Coventry Equity Partners LLC  
5900 Balcones Drive, Suite 100  
Austin, Texas 78731

Holder: AXONIC MULTIFAMILY BRIDGE SELLER (N) LLC

Holder's Address: 520 Madison Avenue, 42<sup>nd</sup> Floor  
New York, New York 10022

Substitute Trustee: James Hollerbach, Anna Sewart, David Barry, Byron Sewart,  
Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis,  
Jeff Leva, Steve Leva, Amar Sood, John T. Duncan III, Jeffrey  
J. Zissa, P. Kyle Cheves, Patricia Poston, David Poston, Nick  
Poston, or Chris Poston, and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Multifamily Deed of Trust, Assignment of Rents, Security  
Agreement and Fixture Filing

Date: July 12, 2022

Grantor: Coventry Equity Partners LLC

Original Lender: Greystone Servicing Company LLC

Trustee: George D. Barnett, Esq.

**Secures:** Multifamily Note, dated as of July 12, 2022 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Ten Million Four Hundred Thirty-Four Thousand and 00/100 Dollars (\$10,434,000.00), presently owned and held by Holder

**Recording:** Recorded in the Official Public Records of Harris County, Texas (the "Records") as Document Number RP-2022-361355

**Assignment from Original Lender to NWL Company, LLC:** Evidenced by that certain Assignment of Security Instrument, dated July 12, 2022, and recorded in the Records as Document Number RP-2022-362053

**Assignment from NWL Company, LLC to Holder:** Evidenced by that certain Assignment of Security Instrument (the "Assignment"), dated July 14, 2022, and recorded in the Records as Document Number RP-2023-422332

**Property:** All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the 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 Notice of Substitute Trustee's Sale, 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, August 6, 2024

**Time of Sale:** The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 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:** THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed James Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, John T. Duncan III, Jeffrey J. Zissa, P. Kyle Cheves, Patricia Poston, David Poston, Nick Poston, or

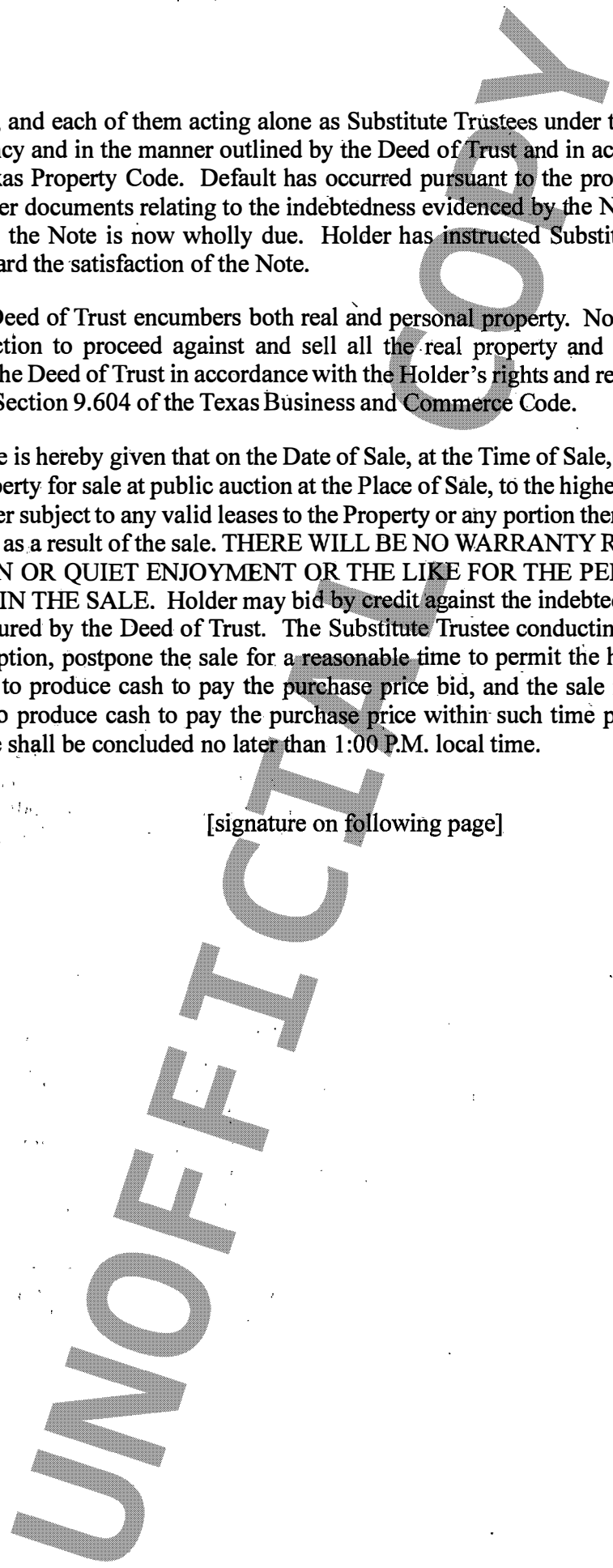


Chris Poston, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers 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 Trustee 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 to the Property or any portion thereof, 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 evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his 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 1:00 P.M. local time.

[signature on following page]



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UNOFFICIAL

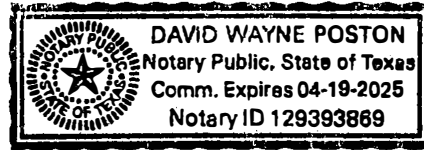
Chris Poston Affiant

STATE OF TEXAS §  
COUNTY OF HARRIS §

Subscribed and sworn to before me, the undersigned authority, on this 11 day of July 2024, personally appeared CHRIS POSTON, the Affiant.

David W. Poston  
Notary Public, State of Texas

My Commission expires:  
4/19/25



After recording return to:

P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

**EXHIBIT A**

**DESCRIPTION OF THE LAND**

Being 4.7386 acres of land out of COVENTRY SQUARE SUBDIVISION, a Subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 311, Page 55 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at 5/8 inch iron rod found for the Northeasterly corner of the above said Subdivision, said corner having Coordinates X=3081556.77 and Y=686201.41 based on the Texas State Plane Coordinate System, South Central Zone;

**THENCE**, South 02 deg., 39 min., 00 sec. East, a distance of 482.00 feet along the Easterly line of said Subdivision to a 5/8 inch iron rod found for the Southeasterly corner of the herein Described Tract, from which a found 5/8 inch iron rod bears South 21 deg., 01 min., 27 sec. East, 1.28 feet;

**THENCE**, North 87 deg., 44 min., 00 sec. West, a distance of 447.19 feet to a 5/8 inch iron rod set for the Southwesterly corner of the herein Described Tract in the Easterly line of Coventry Square Drive 60 foot wide right-of-way, said iron rod being the beginning of a curve to the right, from which a radial line bears North 84 deg., 55 min., 26 sec. East, a found iron rod bears North 09 deg., 42 sec., 00 min. East, 0.45 feet;

**THENCE**, Northerly, a distance of 21.17 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 02 deg., 25 min., 34 sec. and a chord bearing North 03 deg., 47 min., 51 sec. West for a distance of 21.17 feet to a 5/8 inch iron rod found for point of tangency of said curve;

**THENCE**, North 02 deg. 39 min., 00 sec. West, a distance of 422.51 feet along the Easterly line of Coventry Square Drive to the Northwesterly corner of the herein Described Tract, said corner being in the Northerly line of Coventry Square Subdivision;

**THENCE**, North 87 deg., 21 min., 00 sec. East, a distance of 446.00 feet along the Northerly line of said Subdivision to the POINT OF BEGINNING.

UNOFFICIAL COPY

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)

Table with 2 columns and 4 rows containing details: Deed of Trust Date (September 22, 2009), Original Mortgagor/Grantor (EDDIE C. LAMAR AND SYLVIA P. LAMAR), Original Beneficiary / Mortgagee (AMERICAN GENERAL FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS), Current Beneficiary / Mortgagee (U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2021- NR2 MORTGAGE BACKED NOTES, SERIES 2021 - NR2), Recorded in: Volume: N/A, Page: N/A, Instrument No: 20090438248, Property County: HARRIS, Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper, Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$53,801.00, executed by SYLVIA LAMAR and EDDIE LAMAR and payable to the order of Lender.

Property Address/Mailing Address: 18803 BUFFALO RIVER WAY, HOUSTON, TX 77084

Legal Description of Property to be Sold: LOT TEN (10), IN BLOCK FOURTEEN (14), OF BARKERS RIDGE, SECTION ONE (1), REPLAT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 332, PAGE 90, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Table with 2 columns: Date of Sale: August 06, 2024; Earliest time Sale will begin: 10:00 AM

Place of sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time:

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2021-NR2 MORTGAGE BACKED NOTES, SERIES 2021 - NR2, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3952  
FILED 7/11/2024 11:50:06 AM

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2021- NR2 MORTGAGE BACKED NOTES, SERIES 2021 - NR2* 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112

UNOFFICIAL

**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)**

<b>Deed of Trust Date:</b> February 16, 2001	<b>Original Mortgagor/Grantor:</b> JAY RUDMAN AND JANICE RUDMAN
<b>Original Beneficiary / Mortgage:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgage:</b> US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> U895626	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> FAY SERVICING, LLC	<b>Mortgage Servicer's Address:</b> 425 S. FINANCIAL PLACE, 20TH FLOOR CHICAGO, ILLINOIS 60605

\* 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 \$148,400.00, executed by JANICE RUDMAN AND JAY RUDMAN and payable to the order of Lender.

**Property Address/Mailing Address:** 1151 FLAGMORE DR, KATY, TX 77450

**Legal Description of Property to be Sold:** LOT TWO (2), IN BLOCK FIVE (5), OF NOTTINGHAM COUNTRY, SECTION NINE (9), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 289, PAGE 13 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TAX ID: 1144550050002.

<b>Date of Sale:</b> August 6, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *US BANK TRUST NATIONAL*



*ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

*Patricia Poston*

SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran OR Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

COPY

UNOFFICIAL



**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)**

<b>Deed of Trust Date:</b> March 17, 2003	<b>Original Mortgagor/Grantor:</b> EDUARDO C. ARANGO , BRENDA J. HERNANDEZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
<b>Recorded in:</b> <b>Volume:</b> NA <b>Page:</b> NA <b>Instrument No:</b> W522163	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Newrez LLC D/B/A Shellpoint Mortgage Servicing	<b>Mortgage Servicer's Address:</b> 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$72,000.00, executed by EDUARDO ARANGO and payable to the order of Lender.

**Property Address/Mailing Address:** 1347 MACCLESBY LN, CHANNELVIEW, TX 77530

**Legal Description of Property to be Sold:** LOT EIGHT (8), BLOCK THREE (3), OF STERLING GREEN, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 236, PAGE 15 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

<b>Date of Sale:</b> August 06, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST*, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3954  
FILED 7/11/2024 11:50:08 AM

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112

COPY

US BANK TRUST NATIONAL ASSOCIATION

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)

Table with 2 columns and 4 rows containing details: Deed of Trust Date: May 23, 2006; Original Mortgagee/Grantor: JIMMY L. CANTU AND ELSA C. CANTU; Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR OPTIMA MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS; Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.; Recorded in: Volume: N/A., Page: N/A., Instrument No: Z327251; Property County: HARRIS; Mortgage Servicer: SELENE FINANCE LP; Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$218,000.00, executed by ELSA C CANTU and JIMMY L CANTU and payable to the order of Lender.

Property Address/Mailing Address: 14403 JESSICA FALLS CIR, HOUSTON, TX 77044

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF HARRIS: LOT SIXTEEN (16), IN BLOCK ONE (1) OF SUMMERWOOD, SECTION NINE (9), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD UNDER FILM CODE NO. 436129 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Table with 2 columns: Date of Sale: August 6, 2024.; Earliest time Sale will begin: 10:00 AM

Place of sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST., the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3955  
FILED 7/11/2024 11:50:09 AM

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST*. 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

Amar Sood, Patricia Poston, David Poston, Nick Poston,  
Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or  
Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

UNOFFICIAL

24-209779

**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)**

<b>Deed of Trust Date:</b> May 4, 2012	<b>Original Mortgagor/Grantor:</b> ALEJANDRO ARREDONDO
<b>Original Beneficiary / Mortgage:</b> JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 20120204921	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$72,000.00, executed by ALEJANDRO ARREDONDO and payable to the order of Lender.

**Property Address/Mailing Address:** 6315 GREENPARK MANOR LN, HOUSTON, TX 77085

**Legal Description of Property to be Sold:** LOT ELEVEN (11), IN BLOCK ONCE (1), OF GREENPARK, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO(S). 511014, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS..

<b>Date of Sale:</b> August 6, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST*, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3956

FILED 7/11/2024 11:50:10 AM

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST* 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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.



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SUBSTITUTE TRUSTEE

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3957  
FILED 7/11/2024 11:50:11 AM

**Notice of Substitute Trustee's Sale**

24-210147

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)

<b>Deed of Trust Date:</b> July 29, 2022	<b>Original Mortgagor/Grantor:</b> OLALEKAN AKINYEMI AKIODE, BY ALEMERU BABATUNDE JAMES AS AGENT
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF GS MORTGAGE-BACKED SECURITIES TRUST 2023-CCMI
<b>Recorded in:</b> <b>Volume:</b> N/A. <b>Page:</b> N/A. <b>Instrument No:</b> RP-2022-393196	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> SELECT PORTFOLIO SERVICING	<b>Mortgage Servicer's Address:</b> 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

\* 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 \$255,500.00, executed by OLALEKAN AKIODE and payable to the order of Lender.

**Property Address/Mailing Address:** 7687 AMESWOOD RD, HOUSTON, TX 77095

**Legal Description of Property to be Sold:** LOT 4, BLOCK 7, HEARTHSTONE GREEN, SECTION SIX, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 318, PAGE 89, MAP RECORDS, HARRIS COUNTY, TEXAS.

<b>Date of Sale:</b> August 06, 2024.	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF GS MORTGAGE-BACKED SECURITIES TRUST 2023-CCMI*, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF GS MORTGAGE-BACKED SECURITIES TRUST 2023-CCMI* 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

/s/William Attmore

William Attmore

Attorney for Select Portfolio Servicing, Inc.

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

COPY



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3958  
FILED 7/11/2024 11:50:12 AM

24-214519

**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)**

<b>Deed of Trust Date:</b> September 7, 2015	<b>Original Mortgagor/Grantor:</b> EDI S. COPE
<b>Original Beneficiary / Mortgagee:</b> WELLS FARGO BANK, N.A. , ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING
<b>Recorded in:</b> <b>Volume:</b> ER 073-99 <b>Page:</b> 2251 <b>Instrument No:</b> 20150416729	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 Beattie Place, Suite 100 Greenville, South Carolina 29601-2743

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$77,000.00, executed by EDI S COPE and payable to the order of Lender.

**Property Address/Mailing Address:** 10706 ROCKCREST ROAD, HOUSTON, TX 77041

**Legal Description of Property to be Sold:** THE FOLLOWING DESCRIBED PROPERTY: LOT NINE (9), IN BLOVK NINE (9), OF WESTBRANCH SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 263, PAGE 88 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

<b>Date of Sale:</b> August 6th, 2024	<b>Earliest time Sale will begin:</b> 10:00AM
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**Place of sale of Property:** ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Connie Cobb or Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Connie Cobb or Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Connie Cobb or Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, John Burger, Martin Beltran

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

24-217957

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)

<b>Deed of Trust Date:</b> March 14, 1997	<b>Original Mortgagor/Grantor:</b> ISMENA J. MENDOZA AND WILLIAM A. SOTO
<b>Original Beneficiary / Mortgagee:</b> PRINCIPAL RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> J.P. MORGAN MORTGAGE ACQUISITION CORP.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> S365649	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$43,550.00, executed by ISMENA J MENDOZA and WILLIAM A. SOTO and payable to the order of Lender.

**Property Address/Mailing Address:** 1525 SCHARPE ST, HOUSTON, TX 77023

**Legal Description of Property to be Sold:** LOT 25, IN BLOCK 13, OF BROADMOOR, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 42 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS..

<b>Date of Sale:</b> August 6, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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, *J.P. MORGAN MORTGAGE ACQUISITION CORP.*, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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.



COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3959

FILED 7/11/2024 11:50:13 AM

**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 *J.P. MORGAN MORTGAGE ACQUISITION CORP.* 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.

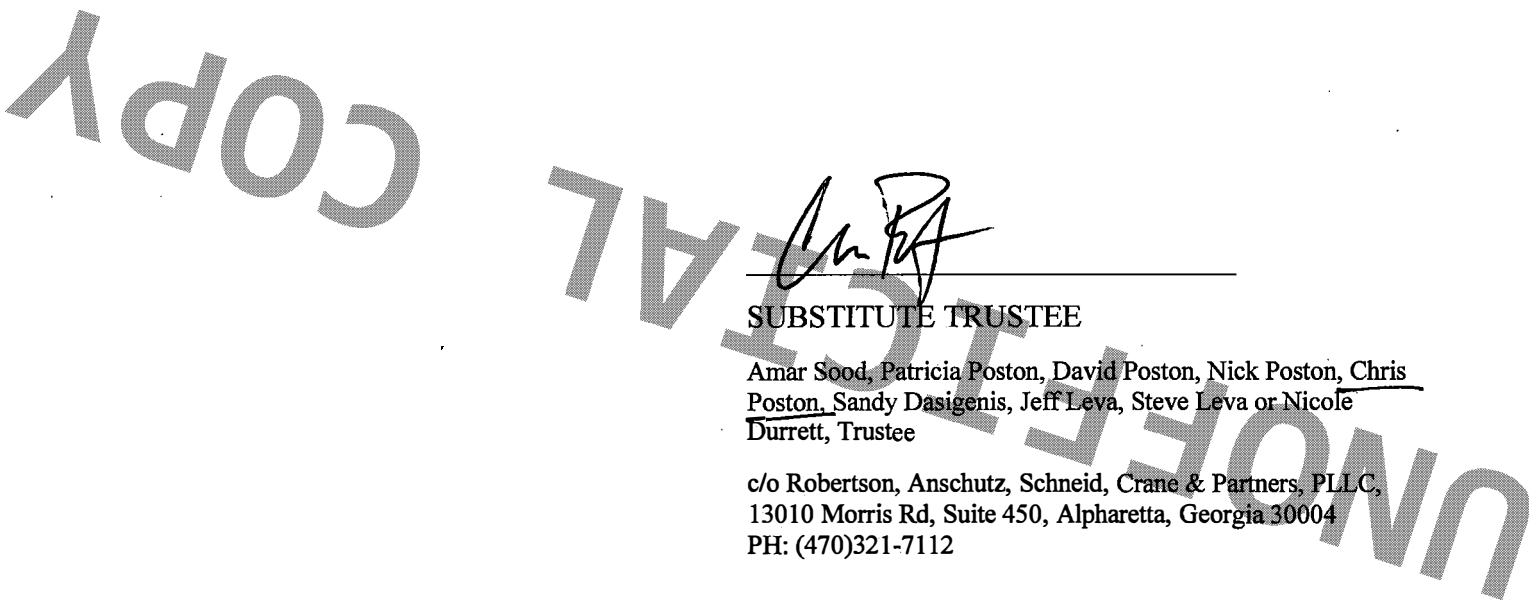
Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112



24-219773

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)

<b>Deed of Trust Date:</b> March 2, 2011	<b>Original Mortgagor/Grantor:</b> JOHN F. THRASH AND REBECCA CASON THRASH
<b>Original Beneficiary / Mortgagee:</b> AMEGY MORTGAGE COMPANY, L.L.C., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> ZIONS BANCORPORATION, N.A., SUCCESSOR BY MERGER AND NAME CHANGE TO AMEGY MORTGAGE COMPANY, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 20110094942	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Cenlar Federal Savings Bank	<b>Mortgage Servicer's Address:</b> 425 Phillips Blvd. Ewing, New Jersey 08618-1430

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$1,158,400.00, executed by JOHN F THRASH and REBECCA CASON THRASH and payable to the order of Lender.

**Property Address/Mailing Address:** 306 LONGWOODS LN, HOUSTON, TX 77024

**Legal Description of Property to be Sold:** LOT 8, IN BLOCK 4 OF LONGWOODS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGE 19 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

<b>Date of Sale:</b> August 06, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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, ZIONS BANCORPORATION, N.A., SUCCESSOR BY MERGER AND NAME CHANGE TO AMEGY MORTGAGE COMPANY, LLC, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 ZIONS BANCORPORATION, N.A., SUCCESSOR BY MERGER AND NAME



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3960

FILED 7/11/2024 11:50:14 AM

*CHANGE TO AMEGY 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

<b>Grantor(s)</b>	Raul Gante Cruz and Angela Pineda	<b>Deed of Trust Date</b>	October 22, 2021
<b>Original Mortgagee</b>	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	<b>Original Principal</b>	\$295,000.00
<b>Recording Information</b>	Instrument #: RP-2021-614663 in Harris County, Texas	<b>Original Trustee</b>	David Zalman
<b>Property Address</b>	1951 Woodvine Dr., Houston, TX 77055	<b>Property County</b>	Harris

## MORTGAGE SERVICER INFORMATION:

<b>Current Mortgagee</b>	Prosperity Bank	<b>Mortgage Servicer</b>	Prosperity Bank
<b>Current Beneficiary</b>	Prosperity Bank	<b>Mortgage Servicer Address</b>	2101 Custer Road, Plano, TX 75075

## SALE INFORMATION:

<b>Date of Sale</b>	08/06/2024
<b>Time of Sale</b>	10:00 AM or no later than 3 hours thereafter
<b>Place of Sale</b>	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
<b>Substitute Trustees</b>	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

**Legal Description as per the Deed of Trust:**  
**THE NORTH 72.2 FEET OF LOT TWENTY-SIX (26), IN BLOCK SEVEN (7), OF LONG POINT OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 62, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00813

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3961

FILED 7/11/2024 11:50:15 AM

## NOTICE OF TRUSTEE'S SALE

are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Dated July 2, 2024.

*/s/ Selim H. Taherzadeh*  
Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: **TAHERZADEH, PLLC**  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001



# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Nelly Guevara-Gonzales and Rudy Gonzales	Deed of Trust Date	April 14, 2021
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$225,000.00
Recording Information	Instrument #: RP-2021-205769 in Harris County, Texas	Original Trustee	David Zalman
Property Address	15826 Webelos Street, Friendswood, TX 77546	Property County	Harris

## MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

## SALE INFORMATION:

Date of Sale	08/06/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

**Legal Description as per the Deed of Trust:**  
**LOT SEVEN (7), IN BLOCK ONE (1), OF AMENDED PLAT OF HERITAGE PARK, SECTION SEVENTEEN, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 353010 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00815

PAGE 1

## NOTICE OF TRUSTEE'S SALE

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Dated July 2, 2024.

*/s/ Selim H. Taherzadeh*  
Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 08/23/2017  
**Grantor(s):** KENDALL J LEWIS JOINED HEREIN PRO FORMA BY THEIR SPOUSE ALEXYS L NICHOLS  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GOLDEN EMPIRE MORTGAGE, INC., DBA SOUTHLAKE MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$173,374.00  
**Recording Information:** Instrument RP-2017-384374  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 17527 SOLLY OAK PLACE, HUMBLE, TX 77396

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Current Beneficiary:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300, Greenville, SC 29601

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

2024 AUG 7 11:50 AM

FILED 7/11/2024 11:50:17 AM FRCL-2024-3963 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, 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.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on July 11, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: Chris Poston

**Exhibit "A"**

LOT TWENTY-ONE (21), IN BLOCK THREE (3), OF BLACKSTONE CREEK SEC. 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 679104, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 11/30/2018  
**Grantor(s):** JOHN TRUONG AND MY-THU CAO NGUYEN, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EAGLE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$453,100.00  
**Recording Information:** Instrument RP-2018-546872  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 5906 ALLENDALE ORCHARD LANE, HOUSTON, TX 77059

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
**Mortgage Servicer:** Rocket Mortgage, LLC  
**Current Beneficiary:** Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
**Mortgage Servicer Address:** 1050 Woodward Ave., Detroit, MI 48226

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on July 11, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

**Exhibit "A"**

LOT 4, BLOCK 2, EL DORADO CLEAR LAKE CITY SEC 11, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 682011, MAP RECORDS, HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

COPY  
UNOFFICIAL

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 08/06/2020  
**Grantor(s):** PACINA EPPES, AN UNMARRIED PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MOUNTAIN WEST FINANCIAL INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$157,003.00  
**Recording Information:** Instrument RP-2020-361955  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 21235 AMBERGRIS COURT, HUMBLE, TX 77338

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on July 11, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: Chris Poston

**Exhibit "A"**

LOT 106, BLOCK 1, KENSWICK MEADOWS, AMENDING PLAT NO. 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 594252, MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254



## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 10, 2007 and recorded under Clerk's File No. 2007091614, in the real property records of FORT BEND County Texas, with Elizabeth Zamarron as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Delta Funding Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Elizabeth Zamarron securing payment of the indebtedness in the original principal amount of \$57,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Elizabeth Zamarron. HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-D1 Asset Backed Pass-Through Certificates 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

**Legal Description:**  
**LOT TWENTY-FIVE (25), IN BLOCK THREE (3) OF PINE ISLAND ADDITION SECTION ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 332, PAGE 184 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 08/06/2024**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: FORT BEND County Courthouse, Texas at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



4820746

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3928

FILED 7/11/2024 11:22:48 AM

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, WayneDaughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 07/03/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-23-1381

UNOFFICIAL COPY

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 28, 2002 and recorded under Clerk's File No. V696310, in the real property records of HARRIS County Texas, with Hung Van, an unmarried man as Grantor(s) and World Savings Bank, FSB as Original Mortgagee.

Deed of Trust executed by Hung Van, an unmarried man securing payment of the indebtedness in the original principal amount of \$89,250.00 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 Hung Van. Citigroup Mortgage Loan Trust 2022-RPI by U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee 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 EIGHTEEN (18), IN BLOCK ONE (1) OF SUNDOWN GLEN, SECTION FOUR, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, FILED UNDER CLERK'S FILE NO. P-323847, HARRIS COUNTY, TEXAS, RECORDED AT FILM CODE NO. 356117 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 08/06/2024

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 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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 06/28/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

UNOFFICIAL COPY

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-01790

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3929  
FILED 7/11/2024 11:22:48 AM

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 16, 2006 and recorded under Clerk's File No. 20060212381 re-recorded as document 20070163065, in the real property records of HARRIS County Texas, with Kevin Barnes, a married person, not joined herein by my spouse as the hereinafter described real property constitutes no part of our business or residential homestead as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First National Bank of Arizona, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kevin Barnes, a married person, not joined herein by my spouse as the hereinafter described real property constitutes no part of our business or residential homestead securing payment of the indebtedness in the original principal amount of \$67,350.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Kevin Barnes. Arvest Bank is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Arvest Bank F/K/A Arvest Central Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Arvest Bank F/K/A Arvest Central Mortgage Company, is representing the Mortgagee, whose address is: 801 John Barrow Road, Suite 1, Little Rock, AR 72205.

#### Legal Description:

**THE SOUTH 2 FEET OF LOT 34, AND THE NORTH FORTY EIGHT FEET OF LOT 35, IN BLOCK 11 OF REPLAT OF TALLOW WOOD, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 301, PAGE 87 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 08/06/2024**

**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 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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

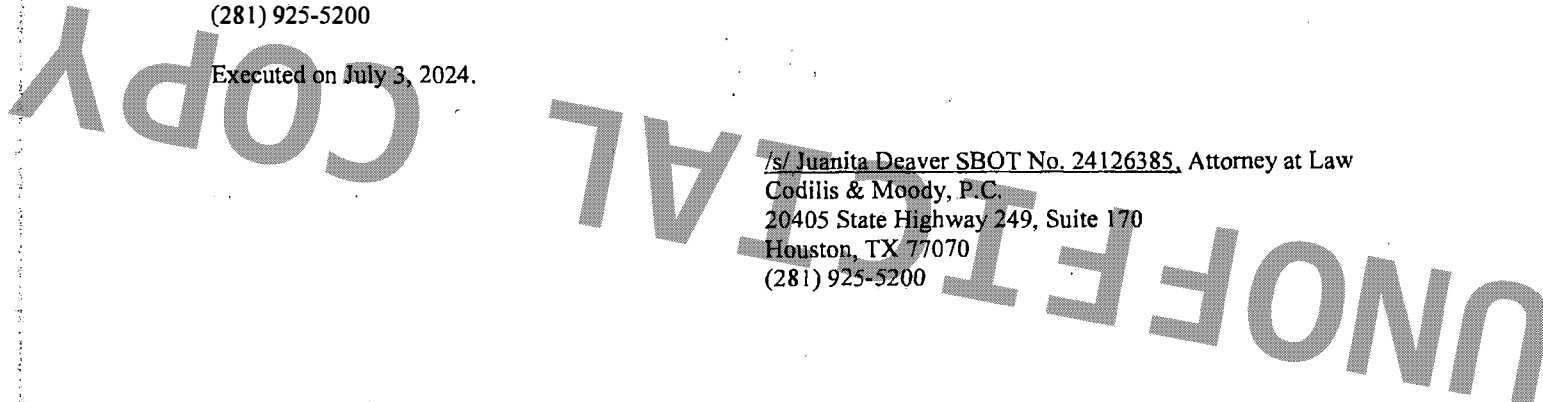
Executed on July 3, 2024.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-00438



## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 20, 2005 and recorded under Clerk's File No. Y789665, in the real property records of HARRIS County Texas, with Stephen Earl Jones, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Secure Financial, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Stephen Earl Jones, a single person securing payment of the indebtedness in the original principal amount of \$68,800.00 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 Stephen Earl Jones. 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, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP3 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

#### Legal Description:

**LOT THIRTEEN (13), IN BLOCK FOUR (4), OF UNIVERSITY WOODS ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1163, PAGE 46 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 08/06/2024

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



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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

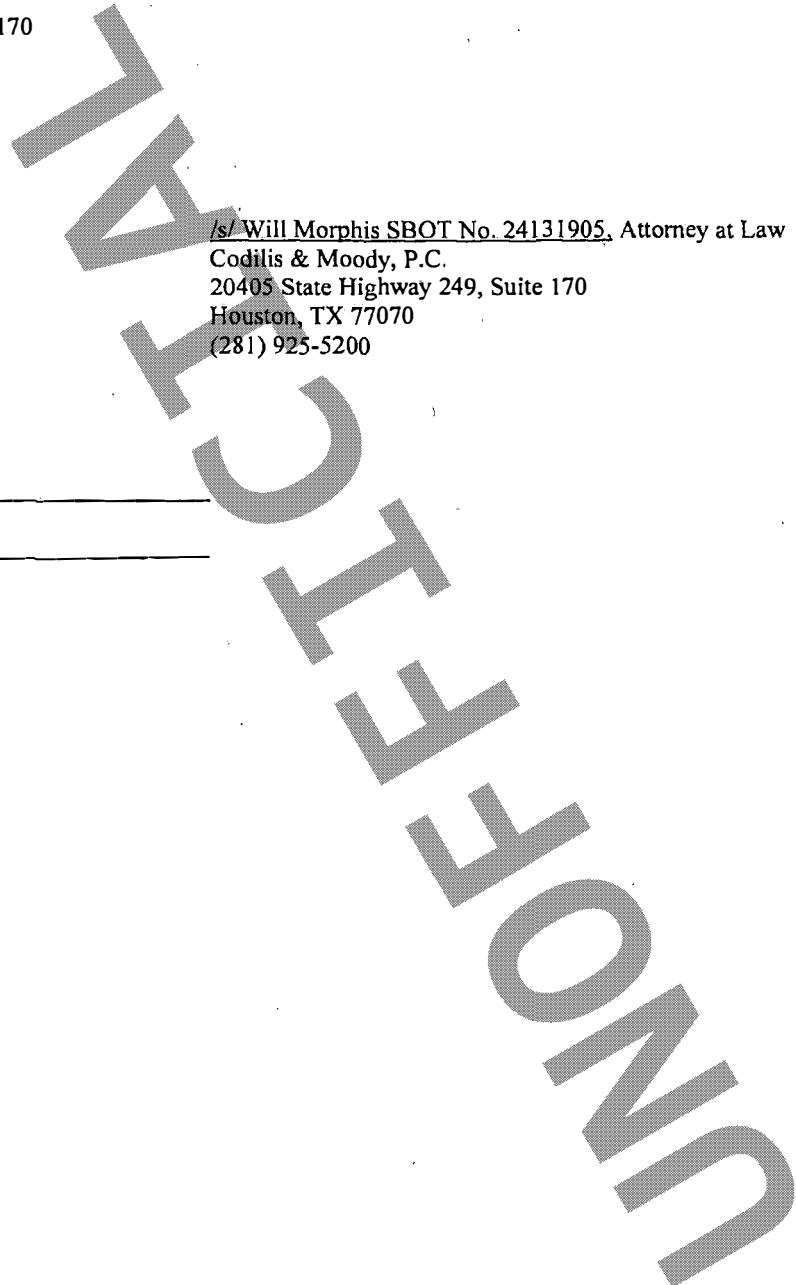
Executed on 06/28/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-00087





## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 28, 2021 and recorded under Clerk's File No. RP-2021-307014, in the real property records of HARRIS County Texas, with Tracy David Weddington, a single man, and Jacqueline Marie Adams, a single woman. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SecurityNational Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tracy David Weddington, a single man, and Jacqueline Marie Adams, a single woman. securing payment of the indebtedness in the original principal amount of \$146,250.00 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 Tracy David Weddington and Jacqueline Marie Adams. PNC 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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

#### Legal Description:

**LOT 4, IN BLOCK 7, OF MACGREGOR PALMS, SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 33, PAGE 49, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, COMMONLY KNOWN AS 5238 KEYSTONE STREET, HOUSTON, TEXAS 77021**

### SALE INFORMATION

**Date of Sale: 08/06/2024**

**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 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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

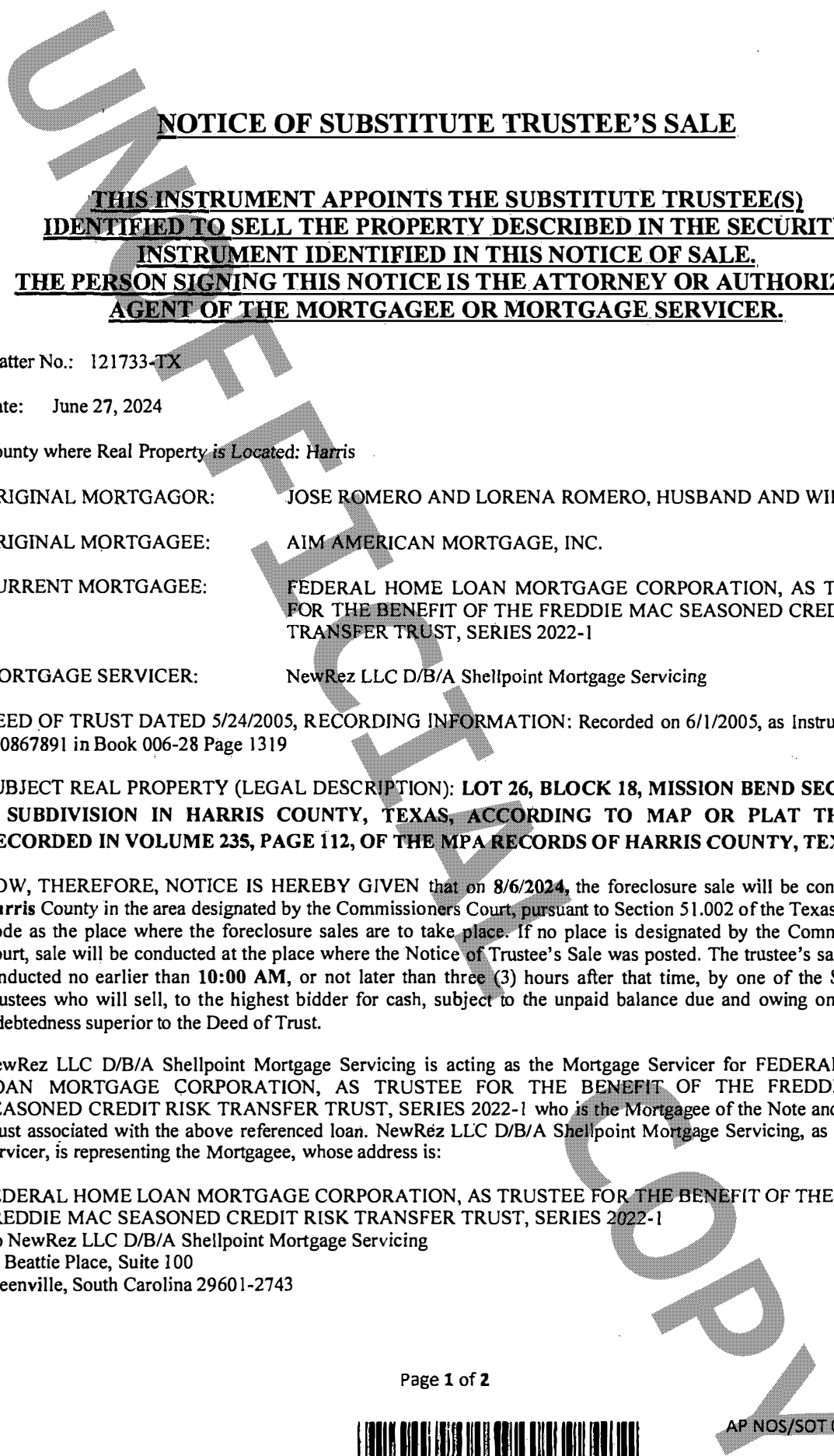
Executed on 07/03/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-23-3303



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 121733-TX

Date: June 27, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: JOSE ROMERO AND LORENA ROMERO, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: AIM AMERICAN MORTGAGE, INC.

CURRENT MORTGAGEE: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE  
FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK  
TRANSFER TRUST, SERIES 2022-1

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 5/24/2005, RECORDING INFORMATION: Recorded on 6/1/2005, as Instrument No.  
200867891 in Book 006-28 Page 1319

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 26, BLOCK 18, MISSION BEND SECTION 3,  
A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF  
RECORDED IN VOLUME 235, PAGE 112, OF THE MPA RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in  
Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property  
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners  
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be  
conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute  
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien  
indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for FEDERAL HOME  
LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC  
SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1 who is the Mortgagee of the Note and Deed of  
Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage  
Servicer, is representing the Mortgagee, whose address is:

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE  
FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743



Matter No.: 121733-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3933

FILED 7/11/2024 11:22:48 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 122412-TX

Date: July 9, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: ANA P. MEJIA, A SINGLE PERSON AND BENILDA D. ALVARADO, A SINGLE PERSON

ORIGINAL MORTGAGEE: AFFORDABLE MORTGAGE, INC

CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 6/3/2008, RECORDING INFORMATION: Recorded on 6/5/2008, as Instrument No. 20080290486 in Book 007-58 Page 1128

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWO HUNDRED SIXTEEN (216), IN BLOCK THREE (3), OF CHATEAU FOREST, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 159, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743



Matter No.: 122412-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: Hollis Hamilton

Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

UNOFFICIAL COPY

**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 SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**APPOINTMENT  
OF SUBSTITUTE  
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgage 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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, Texas 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

DT: 2NOS AND APPT (MTG) 230511

AL: 2914 Wheeler Street



4820664

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3935  
FILED 7/11/2024 11:22:48 AM

**INSTRUMENT TO BE FORECLOSED:**

Deed of Trust or Contract Lien dated 11/01/2022 and recorded under Volume, Page or Clerk's File No. DOC# RP-2022-537699 in the real property records of Harris County Texas, with Mustard Seed Properties Texas, LLC as Grantor(s) and Loan Ranger Capital Investments REIT, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by Mustard Seed Properties Texas, LLC securing the payment of the indebtedness in the original principal amount of \$170,000.00 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 Mustard Seed Properties Texas, LLC. LOAN RANGER CAPITAL INVESTMENTS LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGEE:**

LOAN RANGER CAPITAL INVESTMENTS LLC is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOAN RANGER CAPITAL INVESTMENTS LLC's address is:

LOAN RANGER CAPITAL INVESTMENTS LLC  
c/o Loan Ranger Capital Investments REIT, LLC  
5000 PLAZA ON THE LAKE, SUITE 180  
AUSTIN, TX 78746

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:**

LOT TEN (10), IN BLOCK THIRTY-ONE (31) OF WASHINGTON TERRACE, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 572, PAGE 405, DEED RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY ADDRESS:**

2914 Wheeler Street, HOUSTON, TX 77004

**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

DT: zNOS AND APPT (MTG) 230511



AL: 2914 Wheeler Street

UNOFFICIAL COPY



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).

UNOFFICIAL COPY

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 (MTG) 230511



AL: 2914 Wheeler Street

Signed on the 9 day of July, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray  
Jack O'Boyle | SBN: 15162300  
[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 \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

DT: zNOS AND APPT (MTG) 230511

AL: 2914 Wheeler Street



UNOFFICIAL COPY

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER



4820661

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3936

FILED 7/11/2024 11:22:48 AM

COPY  
ORIGINAL

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 01/28/2022 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER RP-2022-54970 in the real property records of Harris County Texas, with Building Blocks Construction LLC as Grantor(s) and Loan Ranger Capital Investments REIT, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by Building Blocks Construction LLC securing the payment of the indebtedness in the original principal amount of \$330,000.00 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 Building Blocks Construction LLC. LOAN RANGER CAPITAL INVESTMENTS 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. Loan Ranger Capital Investments REIT, LLC is acting as the Mortgage Servicer for LOAN RANGER CAPITAL INVESTMENTS LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Loan Ranger Capital Investments REIT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LOAN RANGER CAPITAL INVESTMENTS LLC  
c/o Loan Ranger Capital Investments REIT, LLC  
5000 PLAZA ON THE LAKE, SUITE 180  
AUSTIN, TX 78746

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT 28 IN BLOCK 1 OF CYPRESS FOREST SECTION 3 A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO.

DT: zNOS AND APPT (SVC) 240318

AL: 19119 S RIM TRAIL



357011 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

**REPORTED  
PROPERTY  
ADDRESS:**

19119 S RIM TRAIL, SPRING, TX 77388

**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

DT: zNOS AND APPT (SVC) 240318

AL: 19119 S RIM TRAIL



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 refiling may be after the date originally scheduled for this sale.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Signed on the 9 day of July, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

*Travis Gray*  
\_\_\_\_\_  
Jack O'Boyle | SBN: 15165300

[jack@jackobovle.com](mailto:jack@jackobovle.com)

Travis H. Gray | SBN: 24044965

[travis@jackobovle.com](mailto:travis@jackobovle.com)

\_\_\_\_\_  
Chris Ferguson | SBN: 24069714

[chris@jackobovle.com](mailto:chris@jackobovle.com)

P.O. Box 815369

Dallas, Texas 75381

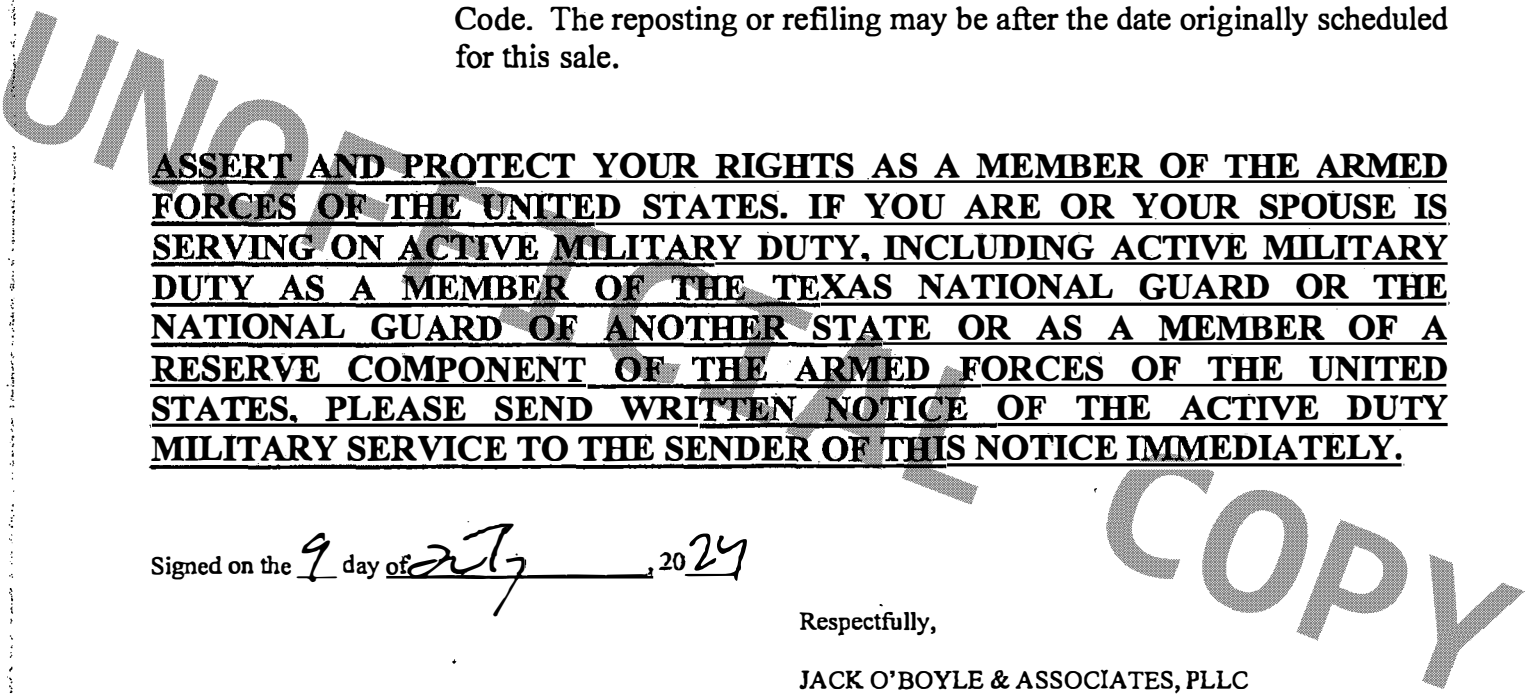
P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS

MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 240318

AL: 19119 S RIM TRAIL



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL

COPY

DT: zNOS AND APPT (SVC) 240318

AL: 19119 SRIM TRAIL



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 117435-TX

Date: July 2, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: BEVERLY ANN FOLEY, A SINGLE PERSON

ORIGINAL MORTGAGEE: BANCO POPULAR NORTH AMERICA

CURRENT MORTGAGEE: METROPOLITAN LIFE INSURANCE COMPANY

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 4/1/2003, RECORDING INFORMATION: Recorded on 4/7/2003, as Instrument No. W562394 in Book 565-70 Page 2119

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT ONE (1), IN BLOCK SIXTY-FOUR (64), OF GLENBROOK VALLEY, SECTION SEVEN (7), REPLAT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 57, PAGE 47 OF THE MAP RECORDS OF HARRIS COUNTY, TAXES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for METROPOLITAN LIFE INSURANCE COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

METROPOLITAN LIFE INSURANCE COMPANY  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.





Matter No.: 117435-TX

**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, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

By: Hollis Hamilton  
Hollis Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3937

FILED 7/11/2024 11:22:48 AM

FRCL-2024-3938

FILED 7/11/2024 11:22:48 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Harris County Texas Home Equity Security Instrument**

Date of Security Instrument: December 30, 2014

Amount: \$96,600.00

Grantor(s): DOROTHY ANN DEMUNBRUN, A MARRIED WOMAN AND JESSE OWENS, HER HUSBAND

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

Original Trustee: TSI TITLE COMPANY OF TEXAS, INC.

Mortgage Servicer and Address: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
635 Woodward Ave  
Detroit, MI 48226-1906

Recording Information: Recorded on 1/6/2015, as Instrument No. 20150004982 in Book 06488 Page 1882 Harris County, Texas

Legal Description: LOT SEVENTEEN (17) IN BLOCK FOURTEEN (14) OF FAIRMONT PARK, SECTION III, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 153 AT PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: 8/6/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Amended Final Judgment was entered on 12/5/2023, under Cause No. 202202240, in the 157th Judicial District Court of Harris County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS,



4820599

**AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (713) 293-3618.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of the notice immediately.**

EXECUTED in multiple originals on 7/3/2024.

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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**

**STATE OF TEXAS** §

**COUNTY OF HARRIS** §

Date: July 11, 2024

Borrower: Galleria Loop Note Holder LLC, a Texas limited liability company

Borrower's Address: 2500 West Loop South, Suite 255, Houston, Texas 77027 (as set forth in the Deed of Trust)

11509 S. Lou Al Drive, Houston, Texas 77024-2707 (as set forth in the Harris County Tax Assessor-Collector's Records for Account No. 045-140-001-0010)

1001 W Loop S, Houston, Texas 77027-9084 (as set forth in the Harris County Tax Assessor-Collector's Records for Account No. 045-140-001-0020)

Holder: TIG Romspen US Master Mortgage LP, an exempted Cayman Islands limited partnership

Holder's Address: 162 Cumberland Street, Suite 300, Toronto, Ontario M5R 3N5

Substitute Trustees: Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, and each of them acting alone

Substitute Trustees' Address: 2200 Ross Avenue, Suite 4200 W, Dallas, Texas 75201

Deed of Trust: Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing

Date: September 4, 2019

Grantor: Galleria Loop Note Holder LLC, a Texas limited liability company



4820572

Lender: TIG Romspen US Master Mortgage LP, an exempted Cayman Islands limited partnership

Trustee: Clifton M. Dugas, II

Secures: Promissory Note (as amended, modified, extended and/or restated from time to time, "Note"), dated September 4, 2019, in the original principal amount of \$18,500,000.00, executed by Grantor, payable to the order of Lender and currently held by Holder.

Recording: Recorded on September 5, 2019, as Document Number RP-2019-392981 of the Official Public Records of Harris County, Texas.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust (defined above); the legal description of the real property is also, for the sake of convenience only, described in 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 Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale: Tuesday, August 6, 2024

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: Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045, or if the preceding area is no longer the designated area, at the most recently designated by the County Commissioner's Court.

Holder has appointed Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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". 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.



SANDY DASIGENIS, Substitute Trustee

COPY UNOFFICIAL

STATE OF TEXAS

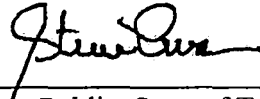
COUNTY OF HARRIS

This instrument was acknowledged before me on this 11th day of July, 2024, by SANDY DASIGENIS, as Substitute Trustee.

[SEAL]

My Commission Expires:

09-29-2026



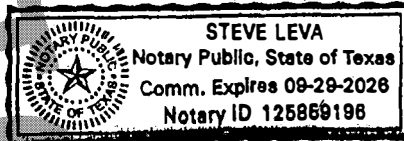
Notary Public, State of Texas

STEVE LEVA

Printed Name of Notary

After recording return to:

Kyle S. Hirsch  
c/o Bryan Cave Leighton Paisner LLP  
2200 Ross Avenue, Suite 4200 W  
Dallas, Texas 75201



UNOFFICIAL COPY

**EXHIBIT A**  
(Property Description)

BEING 3.889 ACRES OF LAND OUT OF THE WILLIAM WHITE SURVEY, ABSTRACT NO. 836, HOUSTON, HARRIS COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO HE 1001 WEST LOOP, LP BY SPECIAL WARRANTY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070732480, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE EAST RIGHT OF WAY LINE OF I. H. 610 WEST LOOP FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, POST OAK PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 134, PAGE 25 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 26 MINUTES 59 SECONDS WEST, WITH THE EAST RIGHT OF WAY LINE I. H. 610 WEST LOOP, A DISTANCE OF 645.83 FEET TO A 5/8 INCH IRON ROD SET FOR THE CORNER AT THE SOUTHWEST WATERS EDGE OF BUFFALO BAYOU;

THENCE DOWNSTREAM ALONG THE SOUTHWEST WATERS EDGE OF BUFFALO BAYOU AS FOLLOWS:

SOUTH 68 DEGREES 17 MINUTES 34 SECONDS EAST, 138.43 FEET;

SOUTH 62 DEGREES 02 MINUTES 17 SECONDS EAST, 100.04 FEET;

SOUTH 58 DEGREES 53 MINUTES 53 SECONDS EAST, 100.36 FEET;

SOUTH 58 DEGREES 37 MINUTES 53 SECONDS EAST, 100.48 FEET;

SOUTH 59 DEGREES 55 MINUTES 24 SECONDS EAST, 100.22 FEET;

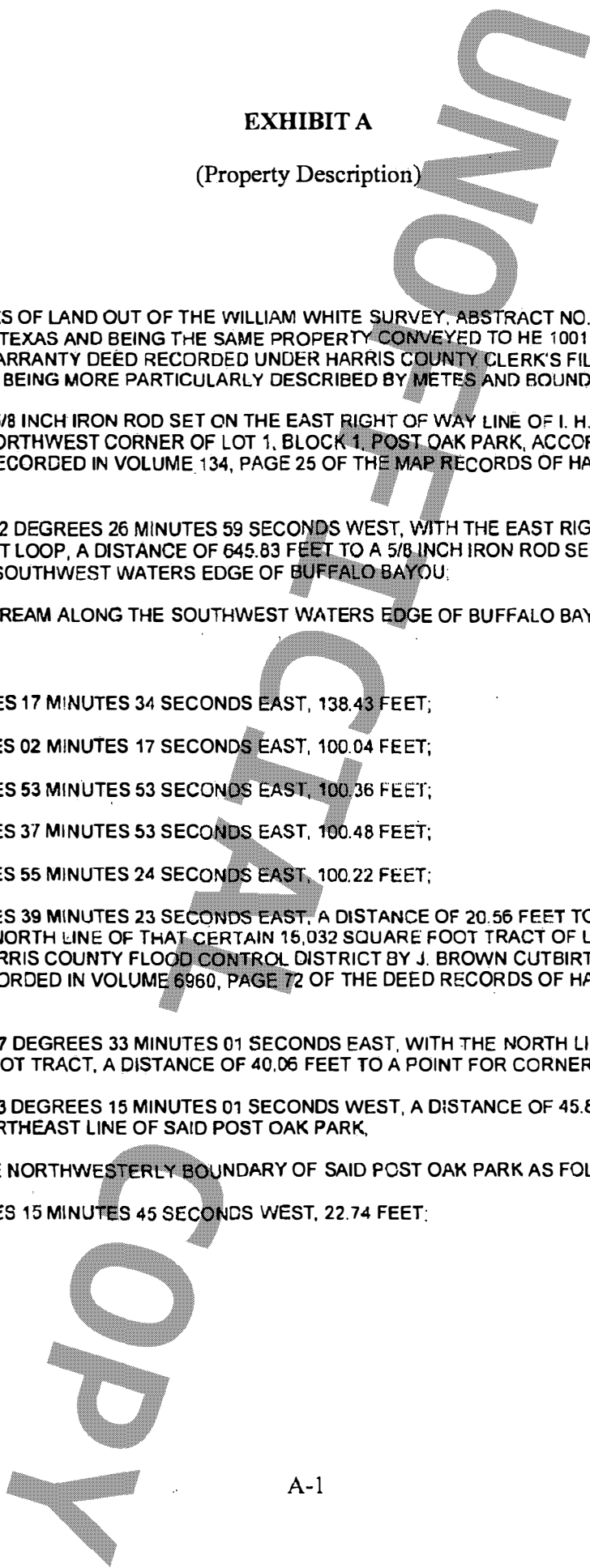
SOUTH 52 DEGREES 39 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.56 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF THAT CERTAIN 15,032 SQUARE FOOT TRACT OF LAND CONVEYED TO HARRIS COUNTY FLOOD CONTROL DISTRICT BY J. BROWN CUTBIRTH, JR., TRUSTEE, AS RECORDED IN VOLUME 6960, PAGE 72 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, NORTH 87 DEGREES 33 MINUTES 01 SECONDS EAST, WITH THE NORTH LINE OF SAID 15,032 SQUARE FOOT TRACT, A DISTANCE OF 40.06 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 53 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF 45.83 FEET TO A POINT ON THE NORTHEAST LINE OF SAID POST OAK PARK,

THENCE WITH THE NORTHWESTERLY BOUNDARY OF SAID POST OAK PARK AS FOLLOWS:

NORTH 69 DEGREES 15 MINUTES 45 SECONDS WEST, 22.74 FEET;





SOUTH 10 DEGREES 28 MINUTES 15 SECONDS WEST, 85.00 FEET;  
SOUTH 83 DEGREES 23 MINUTES 15 SECONDS WEST, 34.60 FEET;  
NORTH 32 DEGREES 38 MINUTES 45 SECONDS WEST, 87.00 FEET;  
SOUTH 46 DEGREES 48 MINUTES 15 SECONDS WEST, 39.70 FEET;  
SOUTH 01 DEGREES 01 MINUTES 15 SECONDS WEST, 48.40 FEET;  
SOUTH 78 DEGREES 50 MINUTES 15 SECONDS WEST, 59.60 FEET;  
SOUTH 02 DEGREES 57 MINUTES 45 SECONDS EAST, 96.40 FEET;  
SOUTH 60 DEGREES 41 MINUTES 15 SECONDS WEST, 41.10 FEET;  
SOUTH 11 DEGREES 19 MINUTES 15 SECONDS WEST, 68.00 FEET;  
NORTH 72 DEGREES 24 MINUTES 45 SECONDS WEST, 145.40 FEET;  
SOUTH 24 DEGREES 05 MINUTES 15 SECONDS WEST, 30.01 FEET;  
SOUTH 42 DEGREES 57 MINUTES 45 SECONDS EAST, 68.90 FEET;  
SOUTH 43 DEGREES 26 MINUTES 15 SECONDS WEST, 60.30 FEET;

SOUTH 89 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 71.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.889 ACRES OF LAND, MORE OR LESS.

Harris County Tax Assessor Account Nos.:  
045-140-001-0010  
045-140-001-0020

Street Address:  
1001 W Loop S., Houston, Texas 77027

COPY

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318



AL: 2126 RED VALLEY DR



4820568

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3940

FILED 7/11/2024 11:22:48 AM

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 04/06/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-129110 in the real property records of Harris County Texas, with SMOL LIVING LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by SMOL LIVING LLC securing the payment of the indebtedness in the original principal amount of \$155,000.00 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 SMOL LIVING LLC. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:**

LOT 25, IN BLOCK 4, OF RANCHO VERDE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 573154, OF THE MAP RECORDS, OF HARRIS COUNTY, TEXAS (the "Property")

DT: zNOS AND APPT (SVC) 240318

AL: 2126 RED VALLEY DR



**REPORTED  
PROPERTY  
ADDRESS:  
TERMS OF  
SALE:**

2126 RED VALLEY DR, HOUSTON, TX 77049

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.

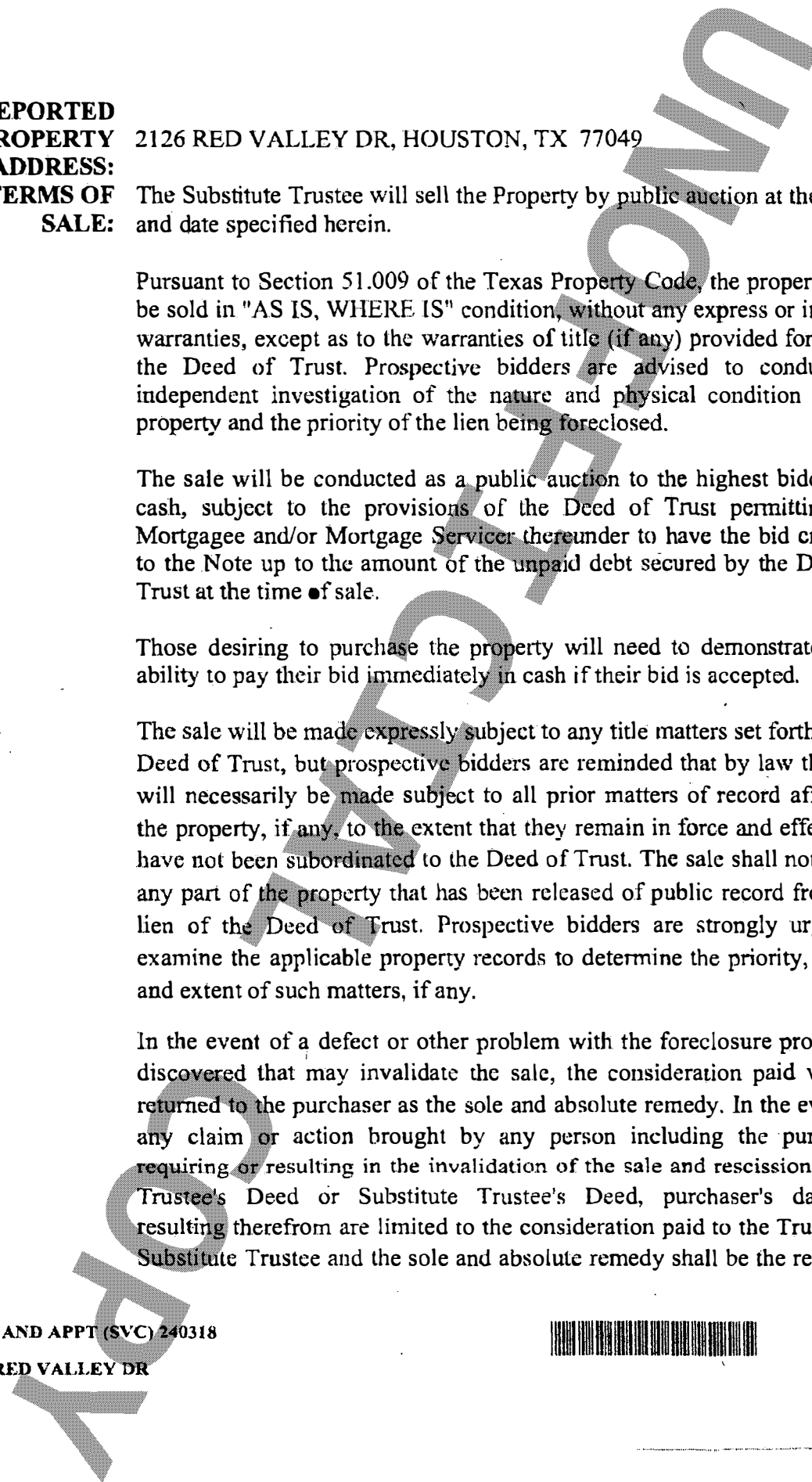
Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

**DT: 2NOS AND APPT (SVC) 240318**

**AL: 2126 RED VALLEY DR**



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.**

Signed on the 4 day of July, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

*Travis H. Gray*  
\_\_\_\_\_  
Jack O'Boyle | SBN: 15165300

*Travis H. Gray*  
\_\_\_\_\_  
Travis H. Gray | SBN: 24044965  
travis@jackoboyle.com

\_\_\_\_\_  
Chris Ferguson | SBN: 24069714  
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

DT: zNOS AND APPT (SVC) 240318

AL: 2126 RED VALLEY DR



COPY

CERTIFICATE OF POSTING

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

DT: zNOS AND APPT (SVC) 240318  
AL: 2126 RED VALLEY DR



COPY  
UNOFFICIAL

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318



AL: 1722 CASPERSEN DR



4820566

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3941  
FILED 7/11/2024 11:22:48 AM

UNOFFICIAL COPY

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 09/29/2022 and recorded under Volume, Page or Clerk's File No. DOC# RP-2022-491840 in the real property records of Harris County Texas, with SMOL LIVING LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by SMOL LIVING LLC securing the payment of the indebtedness in the original principal amount of \$137,000.00 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 SMOL LIVING LLC. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT THREE HUNDRED FOUR (304), BLOCK SIXTEEN (16) OF MANGUM PLACE, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30 PAGE 35 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

DT: zNOS AND APPT (SVC) 240318  
AL: 1722 CASPERSEN DR





**REPORTED  
PROPERTY  
ADDRESS:  
TERMS OF  
SALE:**

1722 CASPERSEN DR, HOUSTON, TX 77029

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

DT: zNOS AND APPT (SVC) 240318

AL: 1722 CASPERSEN DR



COPY

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).

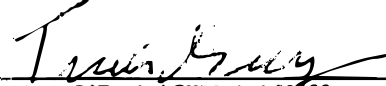
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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.**

Signed on the 4 day of July, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
Jack O'Boyle | SBN: 15165500  
[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

DT: zNOS AND APPT (SVC) 240318

AL: 1722 CASPERSEN DR



COPY TRAIL

CERTIFICATE OF POSTING

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

COPY UNOFFICIAL

DT: zNOS AND APPT (SVC) 240318

AL: 1722 CASPERSEN DR



**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 SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGÉE 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER



4820480

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3942

FILED 7/11/2024 11:22:48 AM

COPY

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 07/20/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-274959 in the real property records of Harris County Texas, with JESUS ESTRADA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by JESUS ESTRADA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY securing the payment of the indebtedness in the original principal amount of \$115,000.00 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 JESUS ESTRADA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT THIRTY (30), BLOCK TWO (2), OF HIDDEN FOREST, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN

DT: zNOS AND APPT (SVC) 240318

AL: 807 GRAND OAKS DR



VOLUME 59, PAGE 2 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

**REPORTED  
PROPERTY  
ADDRESS:**

807 GRAND OAKS DR, HOUSTON, TX 77015

**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

DT: zNOS AND APPT (SVC) 240318

AL: 807 GRAND OAKS DR



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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):

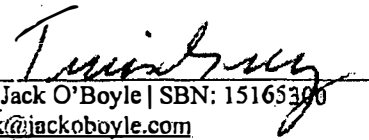
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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.**

Signed on the 3 day of July, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
Jack O'Boyle | SBN: 15165300

[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

DT: zNOS AND APPT (SVC) 240318

AL: 807 GRAND OAKS DR



FILED 7/11/2024 11:22:48 AM FRCL-2024-3942 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

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AL: 807 GRAND OAKS DR





**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318



AL: 8632 MAPLECREST DR



4820330

FRCL-2024-3943  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 7/11/2024 11:22:48 AM

FILED 7/11/2024 11:22:48 AM FRCL-2024-3943 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 11/07/2022 and recorded under Volume, Page or Clerk's File No. DOC# RP-2022-544466 in the real property records of Harris County Texas, with HASSAN MEGUID, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by HASSAN MEGUID, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY securing the payment of the indebtedness in the original principal amount of \$95,000.00 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 HASSAN MEGUID. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:**

THAT CERTAIN TRACT OR PARCEL OF LAND DESIGNATED 8632 MAPLECREST, IN BUILDING 7, OUT OF RESERVE "B", BLOCK 9, OF GLENSHANNON, SECTION 4, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT

DT: zNOS AND APPT (SVC) 240318

AL: 8632 MAPLECREST DR



THEREOF RECORDED IN VOLUME 187, PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND WHICH SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE SAID RESERVE "B", SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF MAPLECREST DRIVE, BASED ON 60.00 FEET IN WIDTH AND ALSO BEING IN THE SOUTH LINE OF SHELL PIPELINE CORPORATION 40 FOOT EASEMENT ACCORDING TO VOLUME 7766, PAGE 272 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, NORTH 69 DEG. 55 MIN. 05 SEC. WEST, FOLLOWING ALONG THE SOUTH LINE OF THE SAID SHELL PIPELINE 40 FOOT EASEMENT, A DISTANCE OF 381.17 FEET TO A POINT;

THENCE, NORTH 15 DEG. 44 MIN. 33 SEC. EAST, LEAVING SAID SHELL PIPELINE EASEMENT, A DISTANCE OF 158.83 FEET TO A POINT;

THENCE, SOUTH 69 DEG. 41 MIN. 50 SEC. EAST, A DISTANCE OF 209.28 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 20 DEG. 29 MIN. 50 SEC. EAST, A DISTANCE OF 71.00 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 69 DEG. 41 MIN. 50 SEC. EAST, A DISTANCE OF 20.01 FEET TO A POINT,

THENCE, NORTH 20 DEG. 29 MIN. 50 SEC. EAST, A DISTANCE OF 3.00 FEET TO A POINT;

THENCE, SOUTH 69 DEG. 41 MIN. 30. SEC. EAST, A DISTANCE OF 21.50 FEET TO A POINT FOR THE NORTHEASTERLY CORNER OF THE  
HEREIN DESCRIBED TRACT:

THENCE, SOUTH 20 DEG. 29 MIN. 50 SEC. WEST, A DISTANCE OF 74.00 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER

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AL: 8632 MAPLECREST DR



OF THE  
HEREIN DESCRIBED TRACT;

THENCE NORTH 69 DEG. 41 MIN. 50 SEC. WEST, A DISTANCE OF  
41.06 FEET TO THE POINT OF BEGINNING. (the "Property")

**REPORTED**

**PROPERTY**

**ADDRESS:**

**TERMS OF**

**SALE:**

8632 MAPLECREST DR, HOUSTON, TX 77099

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

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AL: 8632 MAPLECREST DR



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).

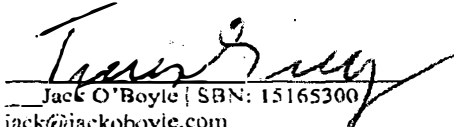
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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.**

Signed on the 30 day of June, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
Jack O'Boyle | SBN: 15165300

jack@jackoboyte.com

Travis H. Gray | SBN: 24044965

travis@jackoboyte.com

Chris Ferguson | SBN: 24069714

chris@jackoboyte.com

DT: zNOS AND APPT (SVC) 240318

AL: 8632 MAPLECREST DR



P.O. Box 815369  
Dallas, Texas 75381  
P: 972.247.0653 | F: 972.247.0642  
ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

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AL: 8632 MAPLECREST DR



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

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DT: zNOS AND APPT (SVC) 240318

AL: 8632 MAPLECREST DR



24511 Caroline Creek Ct, Spring, TX 77373

24-012261

**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: 08/06/2024

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

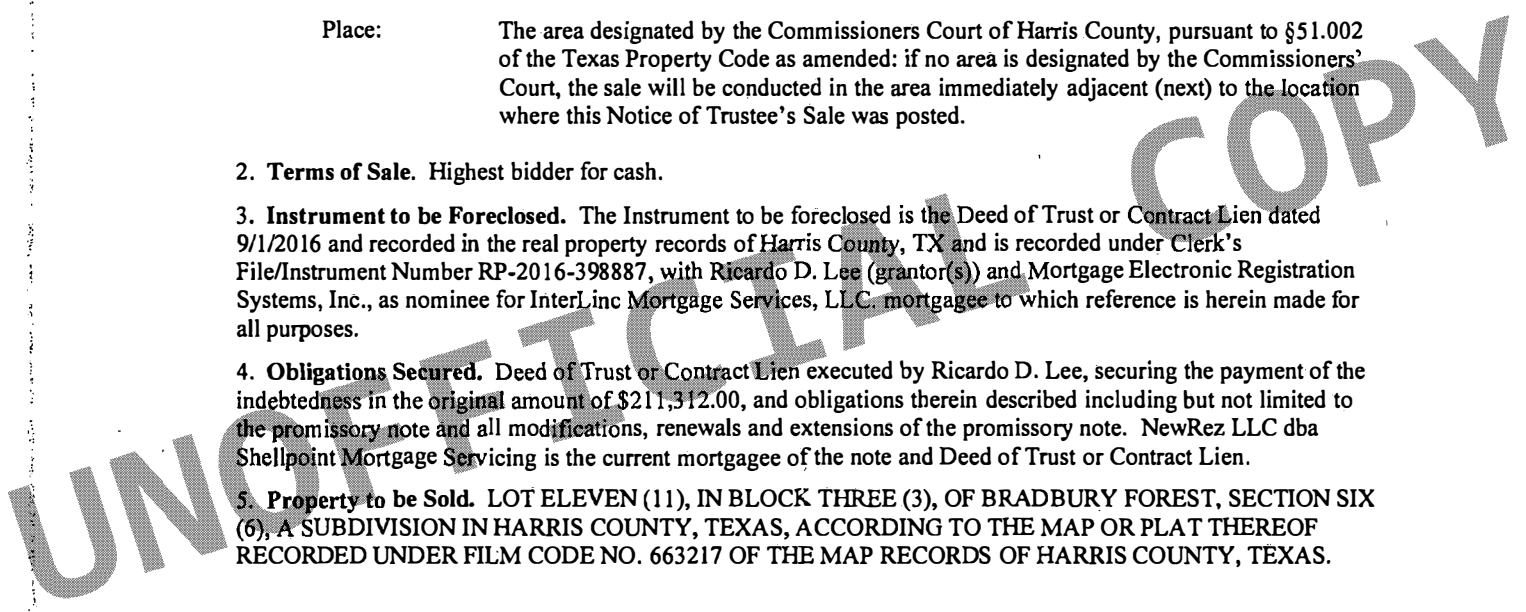
Place: The area designated by the Commissioners Court of Harris County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale 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 9/1/2016 and recorded in the real property records of Harris County, TX and is recorded under Clerk's File/Instrument Number RP-2016-398887, with Ricardo D. Lee (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for InterLinc Mortgage Services, LLC, mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Ricardo D. Lee, securing the payment of the indebtedness in the original amount of \$211,312.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NewRez LLC dba Shellpoint Mortgage Servicing is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT ELEVEN (11), IN BLOCK THREE (3), OF BRADBURY FOREST, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 663217 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.





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. SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current Mortgagee whose address is:

NewRez LLC dba Shellpoint Mortgage Servicing  
75 Beattie Place, Suite 300  
Greenville, SC 29601

*Sandy Dasigenis*

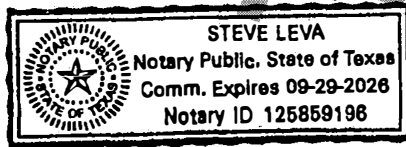
SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, John Burger, Martin Beltran, Austin DuBois OR Kirk Schwartz, Candace Sissac c/o Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared SANDY DASIGENIS, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of July, 2024.



*Steve Leva*

NOTARY PUBLIC in and for  
HARRIS COUNTY  
My commission expires: 09-29-2026  
Print Name of Notary:  
STEVE LEVA

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

COPY

**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: 08/06/2024

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harris 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 10/30/2018 and recorded in the real property records of Harris County, TX and is recorded under Clerk's File/Instrument Number RP-2018-500747, with David A. Henderson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by David A. Henderson, securing the payment of the indebtedness in the original amount of \$423,991.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. loanDepot.com, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 7, BLOCK 2, OF EL DORADO CLEAR LAKE CITY, SECTION 9, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLARK'S FILE NO. 679913, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXA



4820820

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3945

FILED 7/11/2024 11:22:48 AM

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FRCL-2024-3945 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS FILED 7/11/2024 11:22:48 AM

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. loanDepot.com, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

loanDepot.com, LLC  
26642 Town Centre Drive  
Foothill Ranch, CA 92610

*Sandy Dasigenis*

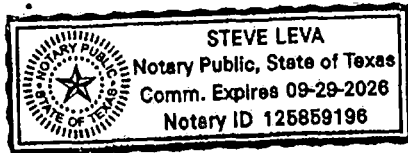
SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett OR AUCTION.COM OR Kirk Schwartz, Candace Sissac c/o Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared SANDY DASIGENIS, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of July, 2024.



*Steve Leva*

NOTARY PUBLIC in and for

HARRIS

COUNTY

My commission expires: 09-29-2026

Print Name of Notary:

STEVE LEVA

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 8/7/2000	<b>Grantor(s)/Mortgagor(s):</b> PEDRO S. CANTU, ET UX, MARIA C. VILLARREAL
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NORTH AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I
<b>Recorded in:</b> Volume: 534-10 Page: 208 Instrument No: U568958	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Boulevard, Coppell, TX 75019
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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.	

**Legal Description:** LOT THIRTEEN (13), BLOCK "P", OF SPRING BRANCH VALLEY, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGE 63, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust, and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**


Dated: 7/11/2024 \_\_\_\_\_

Dated: July 11, 2024 \_\_\_\_\_



**SANDY DASIGENIS**  
\_\_\_\_\_  
Printed Name:

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Nationstar Mortgage LLC

  
\_\_\_\_\_  
Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-22-80888-POS  
**Loan Type:** Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/21/2006	<b>Grantor(s)/Mortgagor(s):</b> DAVID W. HEDNER AND SUSAN M. HEDNER
<b>Original Beneficiary/Mortgagee:</b> WACHOVIA BANK, NATIONAL ASSOCIATION	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> Volume: RP 038-03 Page: 1538 Instrument No: 20070036429	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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.	

**Legal Description:** LOT NINE (9), IN BLOCK ONE (1), OF TRAILS OF FAIRFIELD, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 413008 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amari Sood, Patricia Poston, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 7/3/2024

Dated: July 11, 2024



**SANDY DASIGENIS**

Printed Name:



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-22-81069-HE  
**Loan Type:** Conventional Residential

UNOFFICIAL COPY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/14/2012	<b>Grantor(s)/Mortgagor(s):</b> JOHN S. GUNN AND CAROL GUNN, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> JPMORGAN CHASE BANK, N.A.	<b>Current Beneficiary/Mortgagee:</b> JPMorgan Chase Bank, National Association
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 20120589317	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> JPMorgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1111 Polaris Parkway, Columbus, OH 43240
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 8, IN BLOCK 15 OF TANGLEWOOD, SECTION TEN (10), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42 PAGE 3 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 7/1/2024



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for JPMorgan Chase Bank, N.A.

Dated: July 11, 2024

SANDY DASIGENIS

Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-23-100042-POS  
Loan Type: Conventional Residential

UNRECORDED

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/31/2016	<b>Grantor(s)/Mortgagor(s):</b> ANDREW J. CORDERO AND SPOUSE, JACQUELINE CORDERO
<b>Original Beneficiary/Mortgagee:</b> WELLS FARGO BANK, N.A.	<b>Current Beneficiary/Mortgagee:</b> Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-1
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2016-530487	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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.	

**Legal Description:** LOT TEN (10), IN BLOCK TWO (2), OF HARVEST BEND, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 261, PAGE 82 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 7/8/2024

Dated: July 11, 2024



SANDY DASIGENIS

Printed Name:



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-24-101400-POS  
**Loan Type:** Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 9/9/2021	<b>Grantor(s)/Mortgagor(s):</b> VY THUY BICH NGUYEN, A SINGLE WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AHL FUNDING DBA AMERICAN HOME LOANS, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Planet Home Lending, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: RP-2021-523805	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 321 Research Parkway, Suite 303, Meriden, CT 06450
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10AM
<b>Place of Sale of Property:</b> The Bayou City Event Center Pavilion located at 9401 Knight Rd, Houston, TX 77045 OR IN THE AREA DESIGNATED BY THE COUNTY COMMISSIONER'S COURT PURSUANT TO TEX. PROP. CODE § 51.002 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 50, IN BLOCK 2, OF ASHFORD GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 558169 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, David Poston, Megan L. Randle, Ebbie Murphy, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Steve Leva, Amar Sood, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 7/3/2024

Dated: July 11, 2024



SANDY DASIGENIS

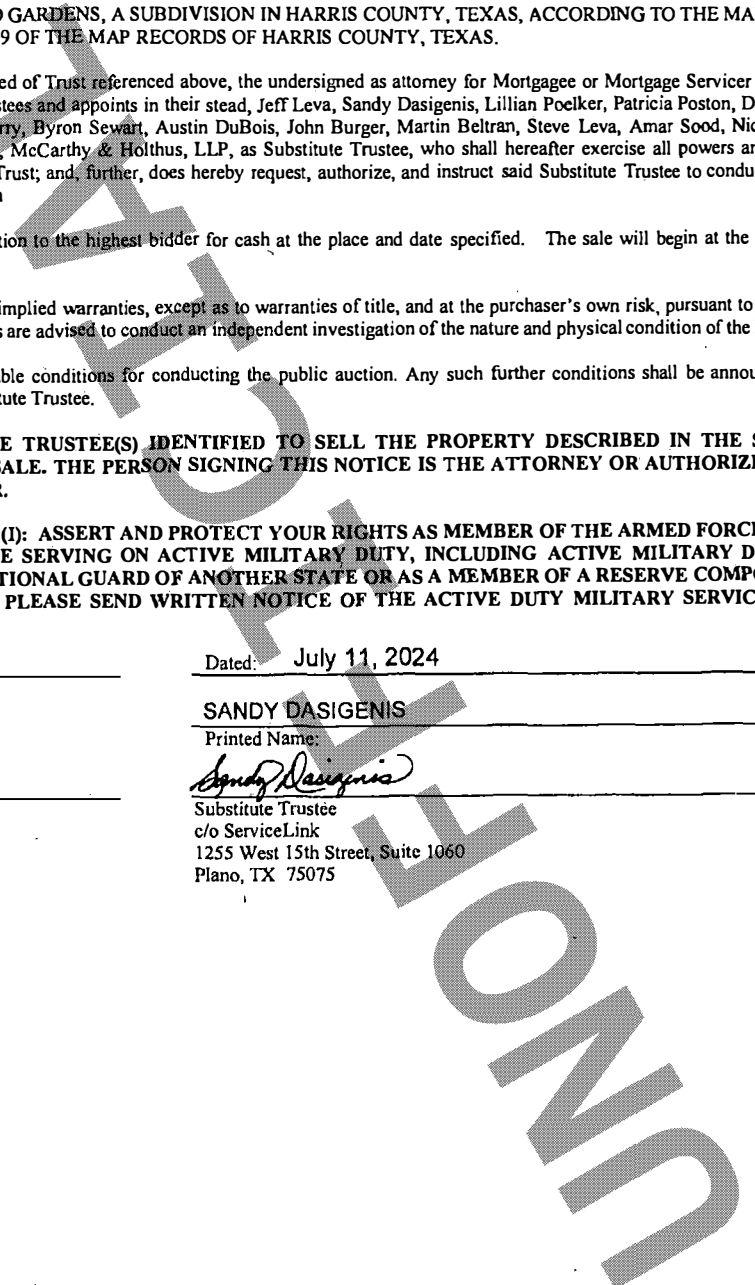
Printed Name:



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Planet Home Lending, LLC

Substitute Trustee  
c/o ServiceLink  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-24-102872-POS  
Loan Type: FHA





TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3981

FILED 7/12/2024 8:38:21 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS           §  
  §:       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS       §

THAT, pursuant to the authority conferred upon me by that certain Deed of Trust executed by Marlene J. Sarres, of Harris County, Texas, dated July 22, 2022, and duly recorded under File No. RP-2022-381382 of the Real Property Records of Harris 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 said property to satisfy said indebtedness;

NOW, THEREFORE, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, August 6, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the Bayou City Event Centre, 9401 Knight Road, Houston, Texas 77045 between the hours of ten o'clock a.m. (10:00 a.m.) and four o'clock p.m. (4:00 p.m.) of that day and beginning not earlier than ten o'clock a.m. (10:00 a.m.) or not later than three (3) hours thereafter. The sale will be conducted in the area of the Bayou City Event Center designated by the Commissioners' Court, of said County, pursuant to Section 51.002 of the Texas Property Code as amended.

Said Real Property is described as follows:

The South One-half (S. 1/2) of Lot Twelve (12) and Lots Thirteen (13), Fourteen (14) and Fifteen (15), in Block Twelve (12) of IDYLWOOD, a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 9, Page 8 of the Map Records of Harris County, Texas, being more commonly referred to as 1712 N. MacGregor Way, Houston, Texas 77023.

EXECUTED this 9<sup>th</sup> day of July, 2024.



CHRIS DI FERRANTE  
Substitute Trustee  
1235 N. Loop West, Ste. 200  
Houston, TX 77008  
Phone: 281-990-1400  
Fax: 832-552-1523  
Email: chris@cdfllaw.com

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.

Notice of Substitute Trustee's Sale

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

Date: July 5th, 2024

Substitute Trustee: Joseph Mattingly

2247 Central Drive  
Bedford, Texas 76021

Appointed by written instrument dated July 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

Mortgagee: Capital Plus Financial

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 2305 Florida St Baytown, TX 77520

Note Amount: 97650.00

Deed of Trust

Date: 12/15/2016

Borrower: Jose Fernando Leyva Mejia and wife, Patricia Cecilia Franco Diaz, with her joining herein to perfect the security interest but not to otherwise be liable.

Mortgagee: CP Originations, LTD, and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: RP-2016-564241

Assignment Instrument #: RP-2016-570357

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

Date of Sale: August 6th, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 am, Harris, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, TX 77045.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for 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" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property.

  
Joseph Mattingly

**AFTER RECORDING RETURN TO:**

Capital Mortgage Servicing, LLC  
2247 Central Dr. STE 200  
Bedford, TX, 76021  
817.656.5153

**"EXHIBIT A"**

2305 Florida St Baytown, TX 77520

**Property (including any improvements):** Lot One Hundred Seventy (170), of BRITTON-CRAVENS SUBDIVISION SECTION 3, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 21, Page 64, of the Map Records of Harris County, Texas.

UNOFFICIAL

COPY

FILED 7/12/2024 10:19:28 AM  
FRCL-2024-3983  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS 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 or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** July 5th, 2024

**Substitute Trustee:** Joseph Mattingly

2247 Central Drive  
Bedford, Texas 76021

Appointed by written instrument dated July 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

**Mortgagee:** Capital Plus Financial, LLC

**Mortgagee's Servicing Agent:** Capital Mortgage Servicing, LLC

**Borrower's Address:** 2819 Ellington St Houston, TX 77088

**Note Amount:** 130500.00

**Deed of Trust**

**Date:** June 29th, 2018

**Borrower:** Luis Angel Isidoro Pelaez and wife, Arminda Rosas Reyes, with her joining herein to perfect the security interest but not to otherwise be liable.

**Mortgagee:** Capital Plus Financial, LLC

**Recording Instrument #:** RP-2018-301245

**Property (including any improvements):** See "EXHIBIT A" (page 2)

**County:** Harris

**Date of Sale:** August 6th, 2024, being the first Tuesday in said month.

**Time of Sale:** The earliest time at which the sale will occur is 10:00 am, Harris, Texas local time, but in no event later than 3 hours thereafter.

**Place of Sale:** Bayou City Event Center, 9401 Knight Road, Houston, TX 77045.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for 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" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property.

  
Joseph Mattingly

**AFTER RECORDING RETURN TO:**

Capital Mortgage Servicing, LLC

2247 Central Dr. STE 200

Bedford, TX 76021

817.656.5153

"EXHIBIT A"

2819 Ellington St Houston, TX 77088

**Property (including any improvements):** A tract of land out of the Phillip Thompson Survey, Abstract 768, Harris County, Texas, said land being known as TRACT NO. SIXTY-EIGHT (68), in Block Three (3), of MONTGOMERY TERRACE SECTION A", an Unrecorded Subdivision, being the same tract of land described in Deed from E. A. Anthony, et al, to Kap, Inc., dated November 20, 1965, recorded December 3, 1965, in Volume 6162, Page 123, (C208574) of the Deed Records of Harris County, Texas, same more particularly described by metes and bounds as follows: "

COMMENCING at the Southwest corner of the Phillip Thompson Survey, Abstract No. 768, in Harris County, Texas;

THENCE South 89 Deg. 23 Min. East, 2905.60 feet;

THENCE South 89 Deg. 31 Min. 40 Sec. East, 30.0 feet;

THENCE North 00 Deg. 48 Min. East, along the East boundary line of Haynes Street, 1060.8 feet;

THENCE South 89 Deg. 12 Min. East, along the South boundary line of Ellington Street, 894.0 feet to an iron rod and the POINT OF BEGINNING;

THENCE continue South 89 Deg. 12 Min. East, 68.0 feet to an iron rod for corner;

THENCE South 00 Deg. 48 Min. West, 105.0 feet to an iron rod for corner;

THENCE North 89 Deg. 12 Min. West, 68.0 feet to an iron rod for corner;

THENCE North 00 Deg. 48 Min. East, 105.0 feet to the PLACE OF BEGINNING, and being that same tract of land conveyed to Capital Plus Financial, LLC, a Texas Limited Liability Company, by Deed dated February 1, 2018, recorded under Harris County Clerk's File No. RP-2018-52202.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3983

FILED 7/12/2024 10:19:28 AM

Notice of Substitute Trustee's Sale

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**Date:** July 5th, 2024

**Substitute Trustee:** Joseph Mattingly  
2247 Central Drive  
Bedford, Texas 76021

Appointed by written instrument dated July 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

**Mortgagee:** Capital Plus Financial, LLC  
**Mortgagee's Servicing Agent:** Capital Mortgage Servicing, LLC  
**Borrower's Address:** 6215 Antha St Houston, TX 77016

**Note Amount:** 107500.00

**Deed of Trust**

**Date:** 9/20/2016

**Borrower:** Jorge Ruben Conchas Arteaga and wife, Antonia Hernandez Gaytan, with her joining herein to perfect the security interest but not to otherwise be liable.

**Mortgagee:** CP Originations, LTD., and further assigned to, Capital Plus Financial, LLC

**Recording Instrument #:** RP-2016-426126

**Assignment Instrument #:** RP-2016-434149

**Property (including any improvements):** See "EXHIBIT A" (page 2)

**County:** Harris

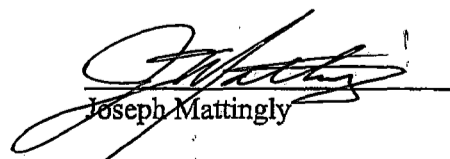
**Date of Sale:** August 6th, 2024, being the first Tuesday in said month.

**Time of Sale:** The earliest time at which the sale will occur is 10:00 am, Harris, Texas local time, but in no event later than 3 hours thereafter.

**Place of Sale:** Bayou City Event Center at 9401 Knight Rd Houston TX 77045.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for 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" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property.

  
Joseph Mattingly

**AFTER RECORDING RETURN TO:**

Capital Mortgage Servicing, LLC  
2247 Central Dr. STE 200  
Bedford, TX 76021  
817.656.5153

"EXHIBIT A"

6215 Antha St Houston, TX 77016

**Property (including any improvements):** Lot Twenty-Five (25), in Block Four (4), of TIDWELL TIMBERS, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 74, Page 37, of the Map Records of Harris County, Texas.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3984

FILED 7/12/2024 10:19:29 AM

UNOFFICIAL COPY

**Notice of Substitute Trustee's Sale**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**Date:** July 5th, 2024

**Substitute Trustee:** Joseph Mattingly

2247 Central Drive  
Bedford, Texas 76021

Appointed by written instrument dated July 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

**Mortgagee:** Capital Plus Financial

**Mortgagee's Servicing Agent:** Capital Mortgage Servicing, LLC

**Borrower's Address:** 7317 Touchstone St Houston, TX 77028

**Note Amount:** 79000.00

**Deed of Trust**

**Date:** 11/26/2014

**Borrower:** Edgar A. Hernandez Medina, and wife Vanessa S. Carbo Prieto, with her joining herein to perfect the security interest but not to otherwise be liable.

**Mortgagee:** CP Originations, LTD, and further assigned to, Capital Plus Financial

**Recording Instrument #:** 20140541224

**Assignment Instrument #:** RP-2016-168883

**Property (including any improvements):** See "EXHIBIT A" (page 2)

**County:** Harris

**Date of Sale:** August 6th, 2024, being the first Tuesday in said month.

**Time of Sale:** The earliest time at which the sale will occur is **10:00 am**, Harris, Texas local time, but in no event later than 3 hours thereafter.

**Place of Sale:** Bayou City Event Center, 9401 Knight Road, Houston, TX 77045.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for 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" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property.

  
Joseph Mattingly

**AFTER RECORDING RETURN TO:**

Capital Mortgage Servicing, LLC  
2247 Central Dr. STE 200  
Bedford, TX 76021  
817.656.5153



"EXHIBIT A"

7317 Touchstone St Houston, TX 77028

**Property (including any improvements):** Lot Four Hundred Ninety-Five (495), of ROSEWOOD ESTATES, SECTION TWO (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 25, Page 61, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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**

**STATE OF TEXAS** §  
§  
**COUNTY OF HARRIS** §

Date: July 9, 2024

Borrower: **RIVERWAY HOLDINGS, L.P. and SOUTH POST OAK HOLDINGS, L.P.**, each a Texas limited partnership, as tenants-in-common

Borrower's Address: c/o Unilev Management Corp.  
7500 San Felipe, Suite 725  
Houston, Texas 77063  
Attn: Janet O. Sanford

Holder: **COMM 2015-CCRE22 RIVERWAY, LLC**, a Delaware limited liability company

Holder's Address: c/o LNR Partners, LLC  
2340 Collins Avenue, Suite 700  
Miami Beach, Florida 33139

Special Servicer: LNR Partners, LLC, a Florida limited liability company<sup>1</sup>

Special Servicer's Address: 2340 Collins Avenue, Suite 700  
Miami Beach, Florida 33139

<sup>1</sup> TEXAS PROPERTY CODE § 51.0025 NOTICE: Holder is currently acting by and through the Special Servicer and may be contacted at c/o the Special Servicer's address set forth herein, Attention: Mr. Dmitry Sulsky (305) 695-5099 (telephone).



Substitute Trustees: Mark Patterson, Cameron J. Asby, Kristi Bracey, Corey Weideman, P.C., James Billingsley, Sandy Dasigenis, Jeff Leva, and Steve Leva, each of whom is an individual and may act alone or together (each a "Substitute Trustee")

Substitute Trustees' Address: c/o Duane Morris LLP  
100 Crescent Court, Suite 1200  
Dallas, Texas 75201  
Attn: Mark L. Patterson, Esq.

Deed of Trust: Deed of Trust, Assignment of Leases and Rents and Security Agreement

Date: February 20, 2015

Grantor and Original Borrower: Riverway Holdings, L.P., South Post Oak Holdings, L.P. and Overland Riverway, L.P., each a Texas limited partnership, as tenants-in-common

Original Lender: German American Capital Corporation, a Maryland corporation

Original Trustee: James A. Johnson, an individual (who has been replaced)

Secures: Obligations under that certain Promissory Note (the "Note"), dated February 20, 2015, in the original principal amount of \$80,000,000.00 (Eighty Million and 00/100 Dollars), executed by Original Borrower, payable to the order of Original Lender and currently held by Holder, and all other indebtedness described in the Deed of Trust.

Recording: Recorded February 23, 2015, as Instrument No. 20150071706, in the Official Public Records of Harris County, Texas (the "Records"). The Deed of Trust was: (i) assigned by Original Lender to Wilmington Trust, National Association, as Trustee, for the Benefit of the Holders of COMM 2015-CCRE22 Mortgage Trust Commercial Mortgage Pass-Through Certificates ("Assignee #1"), pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement, executed and effective as of March 25, 2015 and recorded April 28, 2015, as Instrument No. 20150175216, in the Records; (ii) modified and affirmed pursuant to that certain Memorandum of Reaffirmation Agreement, executed by and among Assignor, Original Borrower and other parties, dated to be effective as of January 14, 2020 and recorded January 15, 2020, as Instrument No. RP-2020-19461, in the Records; and (iii) assigned by Assignee #1 to Holder,

pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement and Other Loan Documents, executed as of April 2, 2024 and recorded April 5, 2024, as Instrument No. RP-2024-121383, in the Records.

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 in 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 Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale (as defined below) will cover all property, real, personal, tangible and intangible, and all rights and appurtenances thereto, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, August 6, 2024

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 commence within three hours of such time.

Place of Sale:

The Magnolia South Ballroom inside the Bayou City Event Center located at 9401 Knight Rd., Houston, Texas 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioners Court.

Holder, the present owner and holder of the Note, has appointed Mark Patterson, Cameron J. Asby, Kristi Bracey, Corey Weideman, P.C., James Billingsley, Sandy Dasigenis, Jeff Leva, and Steve Leva, 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. One or more Events of Default have occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder acting by and through Special Servicer 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. Formal notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Special Servicer is representing Holder in connection with the loan evidenced by the Note, secured by the Deed of Trust and further evidenced and/or secured by the other documents in connection therewith (collectively, the "Loan Documents") under a servicing agreement with Holder. The address of Special Servicer is set forth above.

Pursuant, in part, to Section 51.009 of the Texas Property Code, notice is hereby given that on the Date 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, in "AS IS, WHERE IS" condition, without any express or implied warranties (except as to the warranties [if any] provided for under the Deed of Trust), at the purchaser's own risk, expressly subject to any valid leases of the Property (which leases shall not terminate as a result of the Foreclosure Sale), and further 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. **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 his or her option, postpone the Foreclosure 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 Foreclosure 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 Foreclosure Sale shall be concluded no later than 3:45 p.m. local time on the Date of Sale. If Holder passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee conducting the Foreclosure Sale reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Pursuant to the endorsements, assignments and/or transfers of the Loan Documents as described herein, Holder is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Holder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Harris County, Texas (including just prior to the Foreclosure Sale). You may contact Mr. Dmitry Sulsky with the Special Servicer (at the telephone number provided herein) to determine whether Holder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if it has, to obtain the name, address and other contact information of the successor holder of the Note.

***[END OF TEXT – SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]***

FILED 7/12/2024 10:38:49 AM FRCL-2024-3986 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

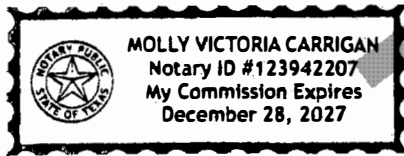
*Mark Patterson*

**MARK PATTERSON,**  
As Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

Before me, *Molly Carrigan*, Notary Public, on this day personally appeared Mark Patterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9<sup>th</sup> day of July, 2024.



*Molly Victoria Carrigan*  
Notary Public, State of Texas  
Print Name: *Molly Victoria Carrigan*  
My Commission Expires: *12/28/27*

[AFFIX NOTARY STAMP ABOVE]

After filing return to:

DUANE MORRIS LLP  
100 Crescent Court, Suite 1200  
Dallas, Texas 75201  
Attn: Mark Patterson, Esq.  
Office: (214) 257-7200  
Fax: (214) 257-7201

**EXHIBIT A****Real Property Legal Description****Tract I**

Description of a 4.7545 acre (207,106 square feet) tract of land, out of the William White Survey, Abstract Number 836, situated in Harris County, Texas. Also being a portion of Lots 5 and 6, Block "d" of the M.M. Levy corrected subdivision of the R.B. Gaut Subdivision, as recorded in Volume 1, Page 29 of the Map Records of Harris County, Texas; and being all of a called 4.7545 acre tract conveyed to Riverway Holdings, L.P., South Post Oak Holdings, L.P. and Overland Riverway, L.P. as recorded in Harris County Clerk's File Number (H.C.C.F. No. Y277550), (with all bearings referenced to the west line of said 4.7545 acre tract)

BEGINNING, at a 5/8 inch iron rod Miller Survey Group cap set on the easterly right-of-way line of South Post Oak Lane (called 60 foot wide right-of-way) for the northwest corner of said 4.7545 acre tract and being the southwest corner of a called 5.2891 acre tract conveyed to Two Riverway Holding, LLC, as recorded in H.C.C.F. No. 20080523710;

THENCE, N 83°32'33" E, along the line common to said 4.7545 acre tract and said 5.2891 acre tract, for a distance of 191.61 feet to a found 5/8 inch iron rod for the northeast corner of the herein described tract;

THENCE, S 06°27'27" E, along the easterly line of said 4.7545 acre tract, for a distance of 129.46 feet to a found 5/8 inch iron rod at the westerly corner of a called 0.7993 acre tract conveyed to Five Riverway, Ltd., as recorded in H.C.C.F. No. 20110436544, for an angle point;

THENCE, along the lines common to said 4.7545 acre tract and said 0.7993 acre tract the following three (3) courses:

1. S 51°27'27" E, for a distance of 122.11 feet to a found 5/8 inch iron rod for an angle point;
2. S 06°27'27" E, for a distance of 93.59 feet to a found 5/8 inch iron rod for corner;
3. N 83°32'33" E, for a distance of 242.85 feet to an "X" cut found in concrete for a southwesterly interior corner of a called 4.3597 acre tract, conveyed to DAR 3 Riverway, L.P., Rivercan, L.P., Overland 3 Riverway, L.P. and CFT 3 Riverway, L.P., as recorded in H.C.C.F. No. 20080268172;

THENCE, S 06°23'05" E, along the line common to said 4.7545 acre tract and said 4.3597 acre tract, for a distance of 230.36 feet to a corner (unable to set due to construction) on the northerly line of a tract conveyed to South Post Oak Lane, Ltd. As recorded in Harris County Clerk's File No. R893946 (Vol.82, Pg. 19 of Harris County Map Records) and along the southerly line of the aforementioned Lot 5, Block "D" of the

R.B. Gaut Subdivision, for the southwest corner of said 4.3597 acre tract and being the southeast corner of the herein described tract;

THENCE, S 83°32'33" W, along the northerly line of the said South Post Oak Lane tract and the southerly line of the aforementioned Lot 5, Block "D" of the R.B. Gaut Subdivision, also being the south line of said 4.7545 acre tract, for a distance of 580.18 feet to a corner (unable to set due to construction) on the easterly right-of-way line of said South Post Oak Lane

THENCE, N 00°08'54" W, along the line common to said 4.7545 acre tract and the easterly right-of-way line of said South Post Oak Lane, for a distance of 543.00 feet the POINT OF BEGINNING of the herein described tract and containing 4.7545 acres (207,106 square feet) of land, more or less.

Tract II:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in (i) Instrument captioned "Private Street Agreement", filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F623211 and (ii) Instrument captioned "Second Access Easement Agreement", filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. G320629 and supplemented by Clerk's File No. J823999, same amended by instrument filed under Clerk's File No. K255305; also as supplemented by Supplemental Easement Agreement Number Two filed under Clerk's File No. J989642; also as supplemented by Supplemental Easement Agreement Number Three filed under Clerk's File No. J989643 of the Real Property Records of Harris County, Texas.

Tract III:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Instrument captioned "Access Easement Agreement", filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F900720; and recorded in the Official Public Records of Real Property of Harris County, Texas under Film Code No. 115-92-0102, as amended by instrument captioned "First Amendment to Access Easement Agreement", dated as of November 1, 1979, filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. G320627 and recorded in the Official Public Records of Real Property of Harris County, Texas, under Film Code No. 144-82-0575, and supplemented by Clerk's File No. J823999, amended under Clerk's File Nos. K255305, J989642 and J989643 of the Real Property Records of Harris County, Texas.

Tract IV:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Second Access Easement Agreement filed for record in the Office of the County Clerk of Harris



County, Texas, under County Clerk's File No. G320629 and supplemented by Supplemental Easement Agreement Number One filed for record under Harris County Clerk's File No. J823999 and amended by First Amendment thereto filed for record under Harris County Clerk's File No. K255305; also supplemented by Supplemental Easement Agreement Number Two filed for record under Harris County Clerk's File No. J989642 and by Supplemental Easement Agreement Number Three filed for record under Harris County Clerk's File No. J989643.

Tract V:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Declaration of Covenants, Restrictions and Easements filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. K274934.

Tract VI:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Easement Grant filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F623543.

Tract VII:

The Non-Exclusive Easement Estate (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Garage Common Operating Agreement filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. 20110181384

TRACT VIII:

The Non-exclusive Easement Estate (and all of the Rights, Title and Interests Appurtenant Thereto), insofar as such easements inure to the benefit of and pertain to Tract I, created in Drainage and Easement Agreement filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. 20130596776.

Being the same property as described in that certain Deed executed February 15, 2005 from Connecticut General Life Insurance Company to Riverway Holdings, L.P., South Post Oak Holdings, L.P., and Overland Riverway, L.P, as tenants in common, recorded under County Clerk's File No. Y277550 in the Office of the County Clerk of Harris County, Texas.

For Information Purposes Only: 1 Riverway, Houston, TX 77056 (aka 777 S. Post Oak Lane, Houston, TX 77056) - Tax Acct# 045-140-005-0115

FILED 7/12/2024 11:48:23 AM  
FRCL-2024-3987  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**Notice of Substitute Trustee's Sale**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

WHEREAS, by the Deed of Trust And Security Agreement, dated June 7, 2021 (the "DOT"), executed by Whitfield Homes, LLC a Texas limited liability company ("Whitfield" and/or "Grantor"), and recorded under Clerk's File No. RP-2021-321628 in the Real Property Records of Harris County, Texas on June, 9, 2021 (the "Deed of Trust"), to which Deed of Trust and the record thereof reference is here made for all purposes, Whitfield as Grantor, originally conveyed to Scott R. Valby, as Trustee to secure that one Promissory Note, dated June 7, 2021, executed by Whitfield, payable to the order of Silver City Lending, LLC, a Texas limited liability company ("SCL" and/or "Beneficiary") (the "Note"), certain real property being described as follows:

**See Exhibit "A" attached hereto and made a part hereof.**

(the "Land" or "Property") together with all Improvements thereon and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, all right. title, and interest of Grantor in and to adjacent streets, alleys, easements, and rights-or-way, any strips or gores of real property between such real property and abutting or adjacent properties, all water and water rights, timber and crops pertaining to such real estate, and all reversions and remainders in or to such real property.

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Whitfield has failed, and continues to fail, to pay the Note, SCL as the owner and holder of the Note, and Beneficiary of the Deed of Trust, requested the undersigned, or other designated substitute trustees, to sell the Property to satisfy the indebtedness; and,

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that after posting and filing this Notice at the place or places, and in the time required by law and by the Deed of Trust, I, or other designated substitute trustees, will sell, for cash or cash equivalent, to the highest bidder, at the Grand Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, TX 77045, in the City of Houston per order recorded in Clerk's File No. 20150492828 or such other location as may be designated after the sending of this notice and before the time of the sale, in which the Property is situated, to the highest bidder on **Tuesday, the 6<sup>th</sup> day of August 2024, which sale shall begin at 10:00 a.m. or not later than three hours thereafter.**

The sale noticed herein shall include the interest of Whitfield in all real property, fixture and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, SCL, having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and property pursuant to rights granted to SCL, under Section 9.50(d) of the Texas Business and Commerce Code.

**THE SALE OF THE PROPERTY DESCRIBED HEREIN IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.**

**Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. No representations of warranty are being made (express or implied) regarding the title to or the condition of the Property.**

FILED 7/12/2024 11:48:23 AM FRCL-2024-3987 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS 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.**

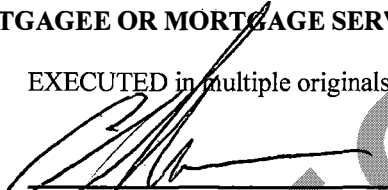
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or the Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposed 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.

The contact information for the Substitute Trustee is:

Christopher M. Thornhill  
The Thornhill Law Firm, P.C.  
2525 N. Loop West, Ste. 250  
Houston, Harris County, Texas 77008  
Tel: (281) 968-8105  
Email CTHORNHILL@THORNHILLLAWFIRM.NET

**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.**

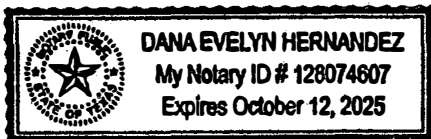
EXECUTED in multiple originals this 12 day of July, 2024.

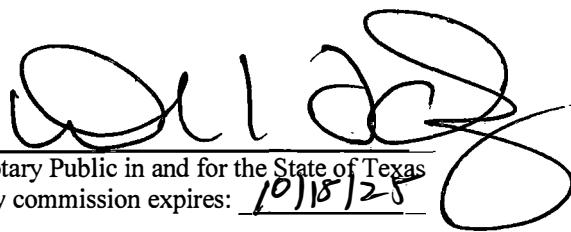
  
\_\_\_\_\_  
Christopher M. Thornhill  
Substitute Trustee

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

Before me, the undersigned authority, on this day personally appeared Christopher M. Thornhill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Substitute Trustee for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12 day of July, 2024.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires: 10/12/25

After recording return to:  
The Thornhill Law Firm, P.C.  
2525 N. Loop West, Ste. 250  
Houston, Harris County, Texas 77008

Exhibit "A"

REFERRED TO AS LOTS 79 AND 80, OF PIT CAIRN, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 132, PAGE 47, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Address known as 12702 Island Dr. Tomball , TX 77377

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3988  
FILED 7/12/2024 11:48:24 AM

**Notice of Substitute Trustee's Sale**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

WHEREAS, by the Deed of Trust And Security Agreement, dated November 1, 2022 (the "DOT"), executed by Whitfield Homes, LLC a Texas limited liability company ("Whitfield" and/or "Grantor"), and recorded under Clerk's File No. RP-2021-534569 in the Real Property Records of Harris County, Texas on November, 2, 2022 (the "Deed of Trust"), to which Deed of Trust and the record thereof reference is here made for all purposes, Whitfield as Grantor, originally conveyed to Eric A. Gardner, as Trustee to secure that one Promissory Note, dated November 1, 2022, executed by Whitfield, payable to the order of Silver City Lending, LLC, a Texas limited liability company ("SCL" and/or "Beneficiary") (the "Note"), certain real property being described as follows:

**See Exhibit "A" attached hereto and made a part hereof.**

(the "Land" or "Property") together with all Improvements thereon and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, all right. title, and interest of Grantor in and to adjacent streets, alleys, easements, and rights-or-way, any strips or gores of real property between such real property and abutting or adjacent properties, all water and water rights, timber and crops pertaining to such real estate, and all reversions and remainders in or to such real property.

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Whitfield has failed, and continues to fail, to pay the Note, SCL as the owner and holder of the Note, and Beneficiary of the Deed of Trust, requested the undersigned, or other designated substitute trustees, to sell the Property to satisfy the indebtedness; and,

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that after posting and filing this Notice at the place or places, and in the time required by law and by the Deed of Trust, I, or other designated substitute trustees, will sell, for cash or cash equivalent, to the highest bidder, at the Grand Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, TX 77045, in the City of Houston per order recorded in Clerk's File No. 20150492828 or such other location as may be designated after the sending of this notice and before the time of the sale, in which the Property is situated, to the highest bidder on **Tuesday, the 6<sup>th</sup> day of August 2024, which sale shall begin at 10:00 a.m. or not later than three hours thereafter.**

The sale noticed herein shall include the interest of Whitfield in all real property, fixture and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, SCL, having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and property pursuant to rights granted to SCL, under Section 9.50(d) of the Texas Business and Commerce Code.

**THE SALE OF THE PROPERTY DESCRIBED HEREIN IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.**

**Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. No representations of warranty are being made (express or implied) regarding the title to or the condition of the Property.**

FILED 7/12/2024 11:48:24 AM FRCL-2024-3988 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS 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.**

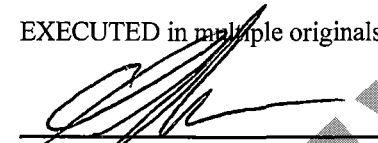
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or the Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposed 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.

The contact information for the Substitute Trustee is:

Christopher M. Thornhill  
The Thornhill Law Firm, P.C.  
2525 N. Loop West, Ste. 250  
Houston, Harris County, Texas 77008  
Tel: (281) 968-8105  
Email CTHORNHILL@THORNHILLLAWFIRM.NET

**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.**

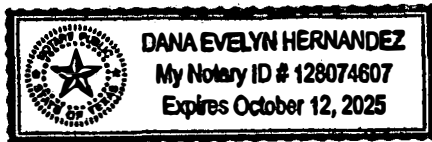
EXECUTED in multiple originals this 12 day of July, 2024.


  
\_\_\_\_\_  
Christopher M. Thornhill  
Substitute Trustee

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

Before me, the undersigned authority, on this day personally appeared Christopher M. Thornhill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Substitute Trustee for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12 day of July, 2024.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires: 10/12/25

After recording return to:  
The Thornhill Law Firm, P.C.  
2525 N. Loop West, Ste. 250  
Houston, Harris County, Texas 77008

EXHIBIT "A"

REFERRED TO AS LOTS 75 of PITCAIRN, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 132, Page 47 of the Map Records of Harris County, Texas.

Address known as 12703 Island Dr., Tomball. Texas 77377

UNOFFICIAL COPY

RP-2024-250358

2  
TR SALE  
P

RP-2024-251735  
07/12/2024 RP1 \$29.00

Notice of Trustee's Sale

Date: July 12, 2024  
Trustee: Barry W. Mikulin  
Lender: LE THANH JONES  
Note: ONE HUNDRED FIFTY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$155,500.00)

(2)  
10R

Deed of Trust

Date: April 15, 2015  
Grantor: ROSA NELLY MOLINA  
Lender: LE THANH JONES

ll

Recording information:

Deed of Trusts, Document 20150175158, Official Records of Harris County, Texas

Property: Lot 2, in Block 23, of GARDEN VILLAS, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 3, 4 & 8 of the Map Records of Harris County, Texas.

D

County: Harris County, Texas

Date of Sale (first Tuesday of month): August 6, 2024

Time of Sale: Not before 10:00 a.m. and not after 1:00 p.m.

Place of Sale: The Bayou City Event Center, located at 9401 Knight Rd., Houston, Harris County, Texas 77045, as designated by the Commissioners Court.

COPY  
ORIGINAL  
UNOFFICIAL



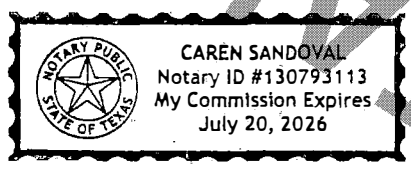
Lender has appointed Barry W. Mikulin as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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". There will be no warranty relating to title, possession, quiet enjoyment, or the like for the personal property in this disposition. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Barry W. Mikulin, Trustee  
Barry W. Mikulin, Trustee 102

THE STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on this the 12<sup>th</sup> day of July, 2024, by Barry W. Mikulin, Trustee.



Caren Sandoval  
Notary Public - State of Texas

Return: Barry Mikulin  
3531 Durhill  
HOUSTON TX 77025

FILED FOR RECORD

2:06:01 PM

Friday, July 12, 2024



COUNTY CLERK, HARRIS COUNTY, TEXAS

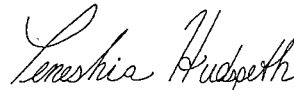
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas



Friday, July 12, 2024



COUNTY CLERK  
HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF LIEN FORECLOSURE SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated March 1, 1978 and duly recorded under Clerk's File Number F498606, Condominium Records of Harris County, Texas, I will, as Trustee for **CEDAR MILL CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **IRIS RUBIO** sell on Tuesday, August 6, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE, 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:


THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF CEDAR MILL CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR CEDAR MILL CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS THERETO, RECORDED IN VOLUME 64, PAGE 1 AND UNDER VOLUME 68, PAGE 121, VOLUME 70 PAGE 109, PAGE 59 VOLUME 135, PAGE 125 AND VOLUME 156, PAGE 64 ALL ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS: CONDOMINIUM UNIT NO. 1605, IN BUILDING "Q", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, ALSO KNOWN AS 7200 CLAREWOOD #1605, HOUSTON, TEXAS 77036.


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 **CEDAR MILL CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC., IRIS RUBIO**, or the Trustees.

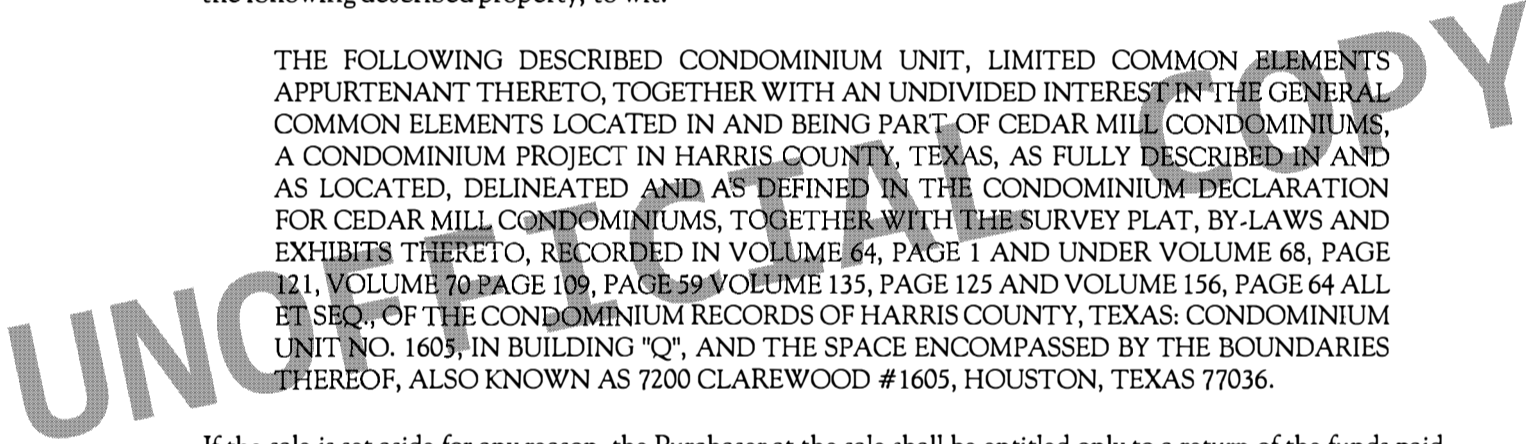
EXECUTED: July 12, 2024

**CEDAR MILL CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.**

  
By: Casey Jon Lambright, Trustee

  
By: Shawn R. McKee, Trustee

FILED 7/12/2024 3:45:18 PM FRCL-2024-3990 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



NOTICE OF LIEN FORECLOSURE SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

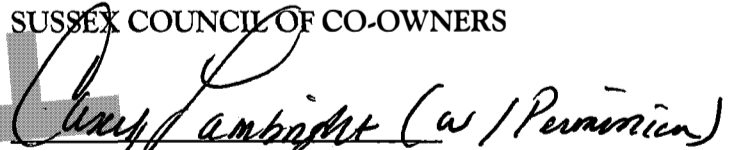
Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated August 22, 1978 and duly recorded under Clerk's File Number F735886, Condominium Records of Harris County, Texas, I will, as Trustee for **SUSSEX COUNCIL OF CO-OWNERS** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **C-LO LOGISTICS, LLC** sell on Tuesday, August 6, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around the THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE, 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

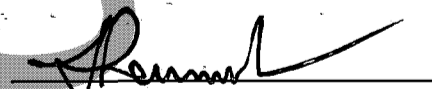
THE FOLLOWING DESCRIBED CONDOMINIUM UNIT AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING A PART OF THE SUSSEX, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED DELINEATED AND DEFINED IN THE CONDOMINIUM DECLARATION FOR THE SUSSEX, TOGETHER WITH THE SURVEY, PLAT, BY-LAWS AND EXHIBITS THERETO, RECORDED UNDER COUNTY CLERK'S VOLUME 78, PAGE 1, AMENDED UNDER VOLUME 134, PAGE 20 AND VOLUME 162, PAGE 58 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS: UNIT NO. 706, ON FLOOR 7 IN BUILDING EAST AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND AN UNDIVIDED 0.326 PERCENT OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, ALSO KNOWN AS 7510 HORNWOOD DR. #706, HOUSTON, TX 77036

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 **SUSSEX COUNCIL OF CO-OWNERS, C-LO LOGISTICS, LLC**, or the Trustees.

EXECUTED: July 11, 2024

SUSSEX COUNCIL OF CO-OWNERS

  
By: Casey Jon Lambright, Trustee

  
By: Shawn R. McKee, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3991

FILED 7/12/2024 3:45:19 PM

**NOTICE OF LIEN FORECLOSURE SALE**

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated August 1, 1975 and duly recorded under Clerk's File Number D937595, Condominium Records of Harris County, Texas, I will, as Trustee for **MAISON DE VILLE COUNCIL OF CO-OWNERS, INC.** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **MERYEM WELBORN** sell on Tuesday, August 6, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE, 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

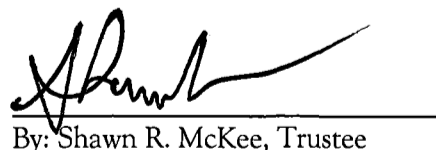
APARTMENT UNIT NUMBER 35, IN BUILDING "D", AND THE SPACE ENCOMPASSED BY THE BOUDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEEST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF MAISON DE VILLE, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED DELIANTED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR MAISON DE VILLE, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 15, PAGE 1 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS ALSO KNOWN AS 7836 RUE CARRE STREET #35, HOUSTON, TEXAS 77074.

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 **MAISON DE VILLE COUNCIL OF CO-OWNERS, INC., MERYEM WELBORN**, or the Trustees.

EXECUTED: July 12, 2024

**MAISON DE VILLE COUNCIL OF CO-OWNERS, INC.**

  
By: Casey Jon Lambright, Trustee

  
By: Shawn R. McKee, Trustee

FILED 7/12/2024 3:45:20 PM FRCL-2024-3992 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF LIEN FORECLOSURE SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated October 9, 1984 and duly recorded under Clerk's File Number J730682, Condominium Records of Harris County, Texas, I will, as Trustee for **KINGHURST TOWNHOME CONDOMINIUMS** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **HERO INVESTMENTS PROPERTIES, LLC** sell on Tuesday, August 6, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE, 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

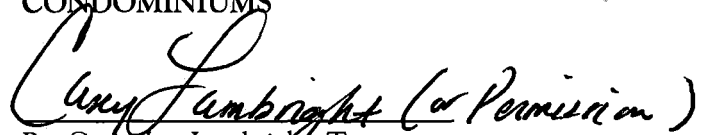
CONDOMINIUM UNIT NUMBER 175, BUILDING "M", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF KINGHURST TOWNHOME CONDOMINIUMS, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR KINGHURST TOWNHOME CONDOMINIUMS TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 149, PAGE 38, VOLUME 156, PAGE 60 FILM CODE NO(S) 173069 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND AMENDMENTS FILED UNDER COUNTY CLERK'S FILE NO(S). S688894, T390653 AND U680201 ALSO KNOWN AS 11000 KINGHURST DR. #175, HOUSTON, TEXAS 77099.

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 **KINGHURST TOWNHOME CONDOMINIUMS, HERO INVESTMENTS PROPERTIES, LLC**, or the Trustees.

EXECUTED: July 11, 2024

KINGHURST  
CONDOMINIUMS

TOWNHOME

  
By: Casey Jon Lambright, Trustee

  
By: Shawn R. McKee, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3993

FILED 7/12/2024 3:45:21 PM

NOTICE OF LIEN FORECLOSURE SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated February 5, 1976 and duly recorded under Clerk's File Number E669033, Condominium Records of Harris County, Texas, I will, as Trustee for **COVERED BRIDGE CONDOMINIUM ASSOCIATION, INC.** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **RACHEL LUNA** sell on Tuesday, August 6, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE, 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

CONDOMINIUM UNIT NUMBER 119, BUILDING "O", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON AREA LOCATED IN AND BEING PART OF COVERED BRIDGE CONDOMINIUMS NO. 2, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR COVERED BRIDGE CONDOMINIUMS NO. 2, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 15, PAGE 70 , VOLUME 20, PAGE 55 AND VOLUME 23, PAGE 18 OF THE CONDOMINIUMS RECORDS OF HARRIS COUNTY, TEXAS, ALSO KNOWN AS 5005 GEORGI LANE #119, HOUSTON, TX 77092

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 **COVERED BRIDGE CONDOMINIUM ASSOCIATION, INC., RACHEL LUNA**, or the Trustees.

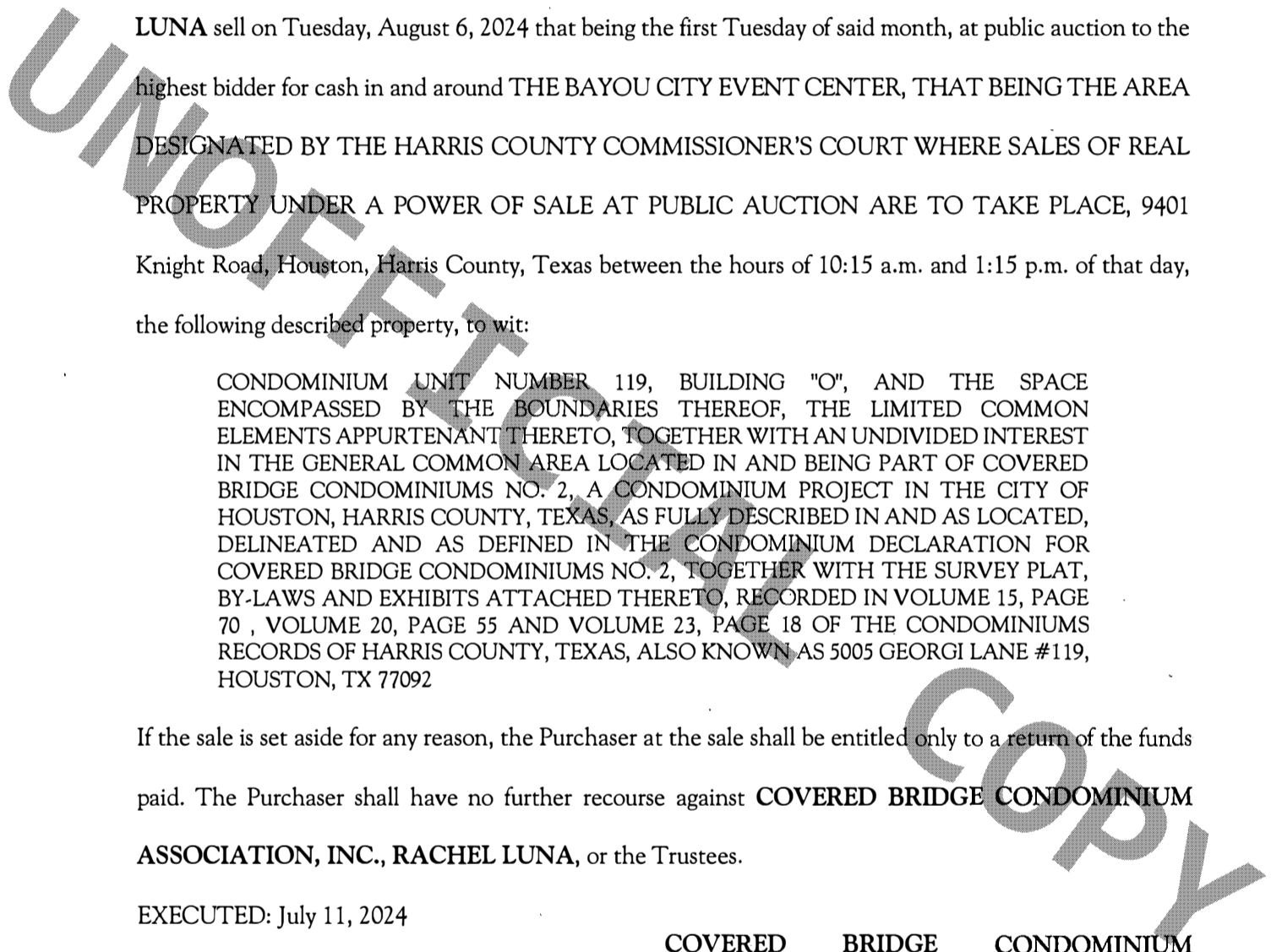
EXECUTED: July 11, 2024

**COVERED BRIDGE CONDOMINIUM ASSOCIATION, INC.**

  
By: Casey Jon Lambright, Trustee

  
By: Shawn R. McKee, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3994  
FILED 7/12/2024 3:45:22 PM



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/26/2007	<b>Grantor(s)/Mortgagor(s):</b> ZAIDA GONZALEZ AND THOMAS GONZALEZ JR., WIFE AND HUSBAND
<b>Original Beneficiary/Mortgagee:</b> WELLS FARGO BANK, N.A.	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 20070154530	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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.	

**Legal Description:** LOT TWO (2), IN BLOCK SIXTY-TWO (62), OF CLINTON ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 16, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.


Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.


**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 7/11/2024

Dated: July 15, 2024

  
 Thuy Frazier, Attorney  
 McCarthy & Holthus, LLP  
 1255 West 15th Street, Suite 1060  
 Plano, TX 75075  
 Attorneys for Wells Fargo Bank, N.A.

SANDY DASIGENIS  
 Printed Name:  
  
 Substitute Trustee  
 c/o Tejas Trustee  
 1255 West 15th Street, Suite 1060  
 Plano, TX 75075

**MH File Number:** TX-19-71926-POS  
**Loan Type:** Conventional Residential



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3996  
FILED 7/15/2024 8:45:46 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 1/6/2003	<b>Grantor(s)/Mortgagor(s):</b> SHERRYL S. COOK AND GREGORY O. COOK, WIFE AND HUSBAND
<b>Original Beneficiary/Mortgagee:</b> HOUSEHOLD FINANCE CORPORATION III	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank National Association, not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust XVIII
<b>Recorded in:</b> Volume: 561-65 Page: 0632 Instrument No: W350338	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1600 LBJ Freeway, Farmers Branch, TX 75234
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(Q): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 7/11/2024

Dated: July 15, 2024

SANDY DASIGENIS

Printed Name:

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Fay Servicing, LLC

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-19-72958-HE  
Loan Type: Conventional Residential

**TX-19-72958-HE**

5,125 SQUARE FEET OF LAND, BEING TRACT D-11, OUT OF RESERVE 'D', RAVENSWAY SECTION ONE AS RECORDED IN VOLUME 109, PAGE 13, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON EXHIBIT A-LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID RAVENSWAY SECTION ONE;

THENCE NORTH 44 DEGREES 23' 42" WEST, 430.67 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 48' 41" WEST, 772.60 FEET ALONG THE SOUTH LINE OF SAID RESERVE 'D' TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

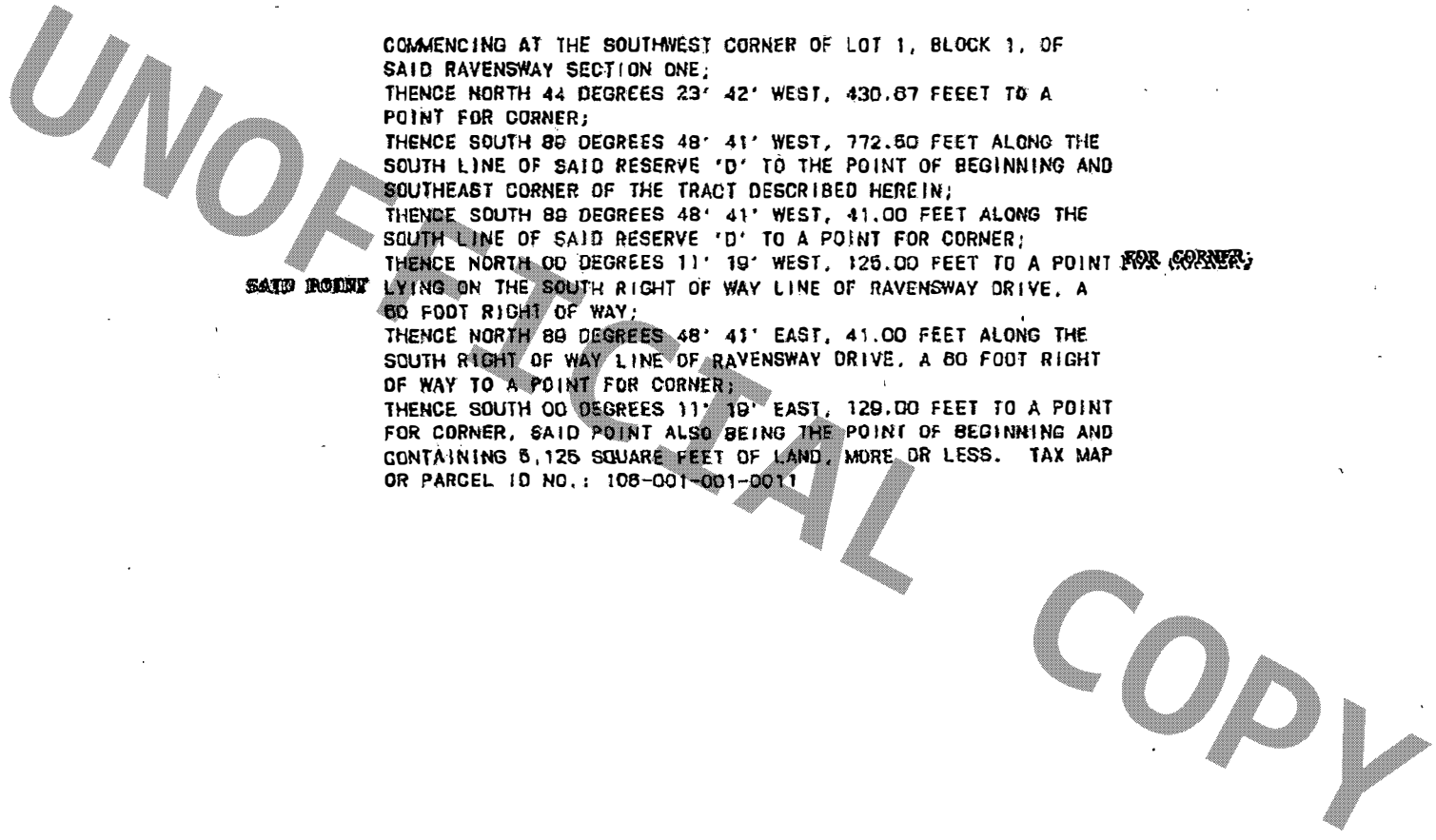
THENCE SOUTH 88 DEGREES 48' 41" WEST, 41.00 FEET ALONG THE SOUTH LINE OF SAID RESERVE 'D' TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 11' 19" WEST, 126.00 FEET TO A POINT ~~FOR CORNER;~~

~~SAID POINT~~ LYING ON THE SOUTH RIGHT OF WAY LINE OF RAVENSWAY DRIVE, A 60 FOOT RIGHT OF WAY;

THENCE NORTH 88 DEGREES 48' 41" EAST, 41.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF RAVENSWAY DRIVE, A 60 FOOT RIGHT OF WAY TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 11' 19" EAST, 129.00 FEET TO A POINT FOR CORNER, SAID POINT ALSO BEING THE POINT OF BEGINNING AND CONTAINING 5,125 SQUARE FEET OF LAND, MORE OR LESS. TAX MAP OR PARCEL ID NO.: 108-001-001-0011



There was no posting assigned to this Document ID.

Harris County Clerk  
Teneshia Hudspeth  
Harris County Clerk's Office

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Teneshia Hudspeth  
Harris County Clerk's Office**

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

July 15, 2024 (the "Effective Date")

Notice is hereby given that a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** August 6, 2024 (which is the first Tuesday of that month).

**TIME OF SALE:** The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three (3) hours after that time.

**PLACE OF SALE:** The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, TX 77045 or in the area designated by the Harris County commissioner's court, pursuant to Section 51.002 of the Texas Property Code.

**INDEBTEDNESS PROMPTING SALE:** That certain Amended and Restated Promissory Note dated June 24, 2021, executed and delivered by Medistar Student Housing, LLC, a Delaware limited liability company (the "Borrower"), as maker, payable to the order of CIM Real Estate Credit, LLC ("Original Lender"), as payee, in the original principal amount of \$76,550,000.00, as assigned by Original Lender to CREC INNOVATION, LLC, a Delaware limited liability company ("Lender"), pursuant to Allonge dated August 26, 2021 (collectively, the "Note").

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** Amended and Restated Leasehold Deed of Trust, Security Agreement and Fixture Financing Statement dated as of June 24, 2021, executed and delivered by the Borrower, as Grantor, unto Sarah Kittleman, Esq., as Trustee, for the benefit of Original Lender, recorded June 28, 2021, as RP-2021-359711 in the Official Public Records of Harris County, Texas, as assigned by Original Lender to Lender by Assignment of Security Instruments dated August 26, 2021 and recorded August 30, 2021 as RP-2021-493200 in the Official Public Records of Harris County, Texas (as further amended, assigned and/or assumed from time to time, collectively, the "Deed of Trust").

**PROPERTY BEING SOLD:** All real property, improvements and personal property described as the Mortgaged Property or otherwise described as collateral in the Deed of Trust (and not previously released from the Deed of Trust); the legal description of the real property to be sold is attached hereto as Exhibit A and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust (and not previously released from the Deed of Trust) will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property," for all purposes hereof, means all property, real, personal, tangible and intangible, including, without limitation, the real property described on Exhibit A attached hereto, which constitutes collateral under, and described in, the Deed of Trust (and not previously released from the Deed of Trust) (collectively, the "Property").

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4020  
FILED 7/15/2024 9:29:07 AM

**HOLDER:** Lender is the current owner of the right to payments and the outstanding indebtedness evidenced by the Note and Lender is the current Beneficiary under the Deed of Trust and the beneficiary of the liens, security interests, terms and provisions contained within the Deed of Trust.

**SUBSTITUTE TRUSTEE:** Howard E. Schreiber ("Substitute Trustee"), having an address of c/o Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202, who previously has been appointed Substitute Trustee by Lender as provided in the Deed of Trust.

An Event of Default has occurred with regard to the Note all applicable cure periods have expired and the maturity date of the loan evidenced by the Note was accelerated; accordingly, all of the unpaid principal balance of the Note, together with all accrued and unpaid interest thereon and all other amounts due with regard to the loan evidenced by the Note, remain due and payable in full. Lender has requested that Substitute Trustee sell the Property for cash or by credit bid (if Lender is the successful bidder), the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Lender has also requested that Substitute Trustee sell all of the components of the Property that are personal property, including, without limitation, (a) all artwork, furniture, kitchen equipment, office equipment, televisions and audio visual equipment encumbered by the Deed of Trust, (b) all accounts and all funds therein and rights thereto, and (c) all contracts, including, without limitation, all Leases to the extent such Leases are not terminated as a result of the foreclosure sale contemplated by this notice, in accordance with the terms of Article 9 of the Texas Business and Commerce Code. The sale of such personal property will be held at the same time and place as the above-described real property sale; however, to the extent permitted by the Deed of Trust and Article 9 of the Texas Business and Commerce Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner of the indebtedness with respect to the Property.

Therefore, **notice is hereby given that**, at the date, time and place set forth above, Substitute Trustee will sell the Property (including all of the real property and personal property components thereof) to the successful bidder for cash or by credit bid (if Lender is the successful bidder), pursuant to the terms of the Deed of Trust and applicable law.

**Notice is further given that** the Deed of Trust permits Lender to postpone, withdraw or reschedule the scheduled sale for another day. Notice of the date, time and place of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and the Deed of Trust.

**Notice is further given that**, in accordance with Texas Property Code section 51.0075, each Substitute Trustee, as applicable, reserves the right to set additional, reasonable conditions for conducting the sale.

**Notice is further given that**, pursuant to the authority granted in the Deed of Trust, the Substitute Trustee may sell or offer for sale the Property in its entirety or in such portions, order and parcels, and in such manner, as Lender may direct such Substitute Trustee to sell or offer for sale the Property.



**Notice is further given that**, in the event Lender elects to assign or transfer its rights under the Deed of Trust prior to the scheduled sale, the assignee or transferee shall be entitled to all the benefits afforded to Lender under the Deed of Trust.

**Notice is further given that**, in accordance with Texas Property Code section 51.009, the Property will be sold **“AS IS”**, **without any express or implied warranties, except as to the warranties of title, if any, required by the Deed of Trust.** THE SALE OF THE PROPERTY IS AND SHALL BE “AS-IS,” “WHERE-IS” AND “WITH ALL FAULTS” AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE OR LENDER, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NONE OF SUBSTITUTE TRUSTEE OR LENDER MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, ENVIRONMENTAL CONDITION, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE HEREBY DISCLAIMED.

[SIGNATURE PAGE FOLLOWS]

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4020

FILED 7/15/2024 9:29:07 AM

UNOFFICIAL COPY

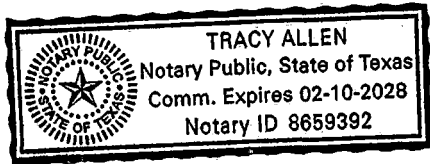
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be effective as of the Effective Date.

By: *Howard E. Schreiber*  
Howard E. Schreiber, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on July 11, 2024, by Howard E. Schreiber, as substitute trustee, in the capacity herein stated.

*Tracy Allen*  
Notary Public in and for the State of Texas  
Printed Name: \_\_\_\_\_



My Commission Expires: \_\_\_\_\_

FRCL-2024-4020  
FILED 7/15/2024 9:29:07 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

**EXHIBIT A**

**Legal Description**

**METES AND BOUNDS DESCRIPTION  
1.7077 ACRES OUT OF  
UNRESTRICTED RESERVES "A" AND "B", BLOCK 1  
TEN TWENTY HOLCOMBE BOULEVARD  
HOUSTON, HARRIS COUNTY, TEXAS**

All that certain 1.7077 acres out of Unrestricted Reserves "A" and "B", Block 1, Ten Twenty Holcombe Boulevard according to the plat thereof as filed in Film Code Number 550292 Harris County Map Records, Houston, Harris County, Texas and out of those certain Parcels 1 and 2 as described in a deed dated 10-04-2017 from Fannin Medical, L.P. to Board of Regents of the Texas A&M University System as filed in the Official Records of Real Property of Harris County at Clerk's File Number RP-2017-438250 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone 4204);

Commencing at a Harris County Map Floodplain Reference Mark No. 040100 having published grid coordinates of X: 3,113,393.09, Y: 13,821,945.25 from which Harris County Floodplain Reference Mark No. 040105 bears S 45° 06' 21" W – 1,408.35' from said point; Thence S 88° 01' 17" W – 3,491.18' to a found "X" cut in concrete marking the POINT OF BEGINNING of herein described tract and marking the northwest corner of that certain called 1.3090 acre tract as described in deed dated 08-01-2001 from Southern Lights Investments Company to Board of Regents of the University of Texas System as filed in the Official Records of Real Property of Harris County at Clerk's File Number V214756 and Film Code Number 542-67-0481;

Thence the following (2) courses with the west line of said Board of Regents of the University of Texas tract;

1. Thence S 01° 27' 02" E – 287.75' to a found "X" cut in concrete for corner;
2. Thence N 87° 42' 24" E – 198.53' to a set 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) for corner;
3. Thence S 01° 22' 26" E – 40.00' with the west right-of-way line of Fannin Street (width varies) to a found 5/8" iron rod with cap (stamped Weisser Eng., Houston, Tx) for corner, from which a found 5/8" iron rod bears S 10° 14' 58" E – 2.00' for reference;

Thence the following (3) courses with the north line of Restricted Reserve "A", Block 1, Metro TMC Transit Center according to the plat thereof as filed in Film Code Number 522174 Harris County Map Records;

4. Thence S 87° 42' 19" W – 212.49' to a found 5/8" iron rod for corner;

5. Thence S 01° 21' 36" E – 75.00' to a set "X" cut in concrete for corner, from which a found "X" cut in concrete bears S 51° 52' 34" E – 0.31' for reference;
  6. Thence S 87° 42' 24" W – 90.46' to a found "V" cut in concrete for corner;
  7. Thence N 14° 22' 36" W – 93.40' to a set PK-Nail in asphalt for corner;
  8. Thence N 63° 23' 37" W – 350.53' to a set 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) for corner;
  9. Thence N 32° 52' 24" E – 18.15' with the easterly right-of-way line of Main Street (width varies) to a set PK-Nail in asphalt for corner;
  10. Thence N 88° 27' 31" E – 394.58' to a set PK-Nail in asphalt for corner;
  11. Thence N 01° 27' 02" W – 144.57' to a set "X" cut in concrete for corner;
  12. Thence N 87° 42' 24" E – 30.00' with the south right-of-way line of Holcombe Boulevard (width varies) to a set "X" cut in concrete for corner, from which a found "X" cut in concrete bears S 01° 27' 02" E – 0.96' for reference;
- Thence S 01° 27' 02" E – 12.24' to the POINT OF BEGINNING and containing 1.7077 acres (74,389 square feet) of land more or less

**TRACT II:**

Non-Exclusive Easements as created by that certain document entitled "Reciprocal Easement and Operating Agreement" dated June 15, 2021, by and between Medistar TMC IMP, LLC, a Texas limited liability company, and Medistar Student Housing, LLC, a Delaware limited liability company as set forth and described by instrument recorded under Clerk's File No. RP-2021-340207 of the Real Property Records of Harris County, Texas.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4021  
FILED 7/15/2024 9:29:08 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

July 15, 2024 (the "Effective Date")

Notice is hereby given that a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** August 6, 2024 (which is the first Tuesday of that month).

**TIME OF SALE:** The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three (3) hours after that time.

**PLACE OF SALE:** The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, TX 77045 or in the area designated by the Harris County commissioner's court, pursuant to Section 51.002 of the Texas Property Code.

**INDEBTEDNESS PROMPTING SALE:** That certain Amended and Restated Promissory Note dated June 24, 2021, executed and delivered by Medistar TMC Garage, LLC, a Delaware limited liability company ("Borrower"), as maker, payable to the order of CIM Real Estate Credit, LLC ("Original Lender"), as payee, in the original principal amount of \$59,300,000.00, as assigned by Original Lender to CREC INNOVATION, LLC, a Delaware limited liability company ("Lender"), pursuant to Allonge dated August 26, 2021 (collectively, the "Note").

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** Amended and Restated Deed of Trust, Security Agreement and Fixture Financing Statement dated as of June 24, 2021, executed and delivered by the Borrower, as Grantor, unto Sarah Kittleman, Esq., as Trustee, for the benefit of Original Lender, recorded June 28, 2021 as RP-2021-359712 in the Official Public Records of Harris County, Texas, as assigned by Original Lender to Lender by Assignment of Security Instruments dated August 26, 2021 and recorded August 30, 2021 as RP-2021-493201 in the Official Public Records of Harris County, Texas (as further amended, assigned and/or assumed from time to time, collectively, the "Deed of Trust").

**PROPERTY BEING SOLD:** All real property, improvements and personal property described as the Mortgaged Property or otherwise described as collateral in the Deed of Trust (and not previously released from the Deed of Trust); the legal description of the real property to be sold is attached hereto as Exhibit A and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust (and not previously released from the Deed of Trust) will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property," for all purposes hereof, means all property, real, personal, tangible and intangible, including, without limitation, the real property described on Exhibit A attached hereto, which constitutes collateral under, and described in, the Deed of Trust (and not previously released from the Deed of Trust) (collectively, the "Property").

**HOLDER:** Lender is the current owner of the right to payments and the outstanding indebtedness evidenced by the Note and Lender is the current Beneficiary under the Deed of Trust and the beneficiary of the liens, security interests, terms and provisions contained within the Deed of Trust.

**SUBSTITUTE TRUSTEE:** Howard E. Schreiber (“Substitute Trustee”), having an address of c/o Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202, who previously has been appointed Substitute Trustee by Lender as provided in the Deed of Trust.

An Event of Default has occurred with regard to the Note all applicable cure periods have expired and the maturity date of the loan evidenced by the Note was accelerated; accordingly, all of the unpaid principal balance of the Note, together with all accrued and unpaid interest thereon and all other amounts due with regard to the loan evidenced by the Note, remain due and payable in full. Lender has requested that Substitute Trustee sell the Property for cash or by credit bid (if Lender is the successful bidder), the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Lender has also requested that Substitute Trustee sell all of the components of the Property that are personal property, including, without limitation, (a) all artwork, furniture, kitchen equipment, office equipment, televisions and audio visual equipment encumbered by the Deed of Trust, (b) all accounts and all funds therein and rights thereto, and (c) all contracts, including, without limitation, all Leases to the extent such Leases are not terminated as a result of the foreclosure sale contemplated by this notice, in accordance with the terms of Article 9 of the Texas Business and Commerce Code. The sale of such personal property will be held at the same time and place as the above-described real property sale; however, to the extent permitted by the Deed of Trust and Article 9 of the Texas Business and Commerce Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner of the indebtedness with respect to the Property.

Therefore, **notice is hereby given that**, at the date, time and place set forth above, Substitute Trustee will sell the Property (including all of the real property and personal property components thereof) to the successful bidder for cash or by credit bid (if Lender is the successful bidder), pursuant to the terms of the Deed of Trust and applicable law.

**Notice is further given that** the Deed of Trust permits Lender to postpone, withdraw or reschedule the scheduled sale for another day. Notice of the date, time and place of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and the Deed of Trust.

**Notice is further given that**, in accordance with Texas Property Code section 51.0075, each Substitute Trustee, as applicable, reserves the right to set additional, reasonable conditions for conducting the sale.

**Notice is further given that**, pursuant to the authority granted in the Deed of Trust, the Substitute Trustee may sell or offer for sale the Property in its entirety or in such portions, order and parcels, and in such manner, as Lender may direct such Substitute Trustee to sell or offer for sale the Property.

**Notice is further given that**, in the event Lender elects to assign or transfer its rights under the Deed of Trust prior to the scheduled sale, the assignee or transferee shall be entitled to all the benefits afforded to Lender under the Deed of Trust.

**Notice is further given that**, in accordance with Texas Property Code section 51.009, the Property will be sold **“AS IS”**, without any express or implied warranties, except as to the warranties of title, if any, required by the Deed of Trust. THE SALE OF THE PROPERTY IS AND SHALL BE **“AS-IS,” “WHERE-IS” AND “WITH ALL FAULTS”** AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE OR LENDER, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NONE OF SUBSTITUTE TRUSTEE OR LENDER MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, ENVIRONMENTAL CONDITION, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE HEREBY DISCLAIMED.


**[SIGNATURE PAGE FOLLOWS]**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4021

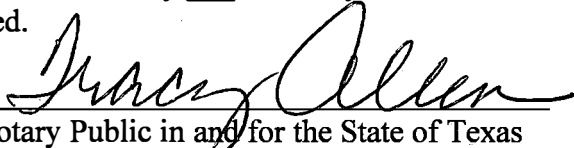
FILED 7/15/2024 9:29:08 AM

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be effective as of the Effective Date.

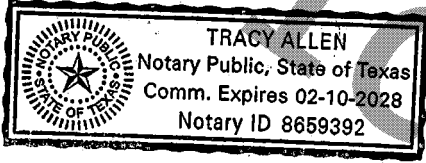
By:   
Howard E. Schreiber, Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

This instrument was acknowledged before me on July 11, 2024, by Howard E. Schreiber, as substitute trustee, in the capacity herein stated.

  
Notary Public in and for the State of Texas  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4021  
FILED 7/15/2024 9:29:08 AM



**EXHIBIT A****Legal Description****TRACT I:****RETAIL UNIT:**

Retail Unit of TMC IMP, a Condominium, created pursuant to that certain Declaration of Condominium Regime – TMC IMP, a Condominium (the “**Declaration**”), recorded under Harris County Clerk’s File Number RP-2021-343602 of the Official Public Records of Real Property of Harris County, Texas, together with an undivided interest in and to the general common elements and together with the limited common elements assigned thereto pursuant to such Declaration.

**NON-EXEMPT GARAGE UNIT:**

Non-Exempt Garage Unit of TMC IMP, a Condominium, created pursuant to that certain Declaration of Condominium Regime – TMC IMP, a Condominium, recorded under Harris County Clerk’s File Number RP-2021-343602 of the Official Public Records of Real Property of Harris County, Texas, together with an undivided interest in and to the general common elements and together with the limited common elements assigned thereto pursuant to such Declaration.

**EXEMPT GARAGE UNIT:**

Exempt Garage Unit of TMC IMP, a Condominium, created pursuant to that certain Declaration of Condominium Regime – TMC IMP, a Condominium, recorded under Harris County Clerk’s File Number RP-2021-343602 of the Official Public Records of Real Property of Harris County, Texas, together with an undivided interest in and to the general common elements and together with the limited common elements assigned thereto pursuant to such Declaration.

**TRACT II:**

Non-Exclusive Easement Estates as created by that certain document entitled “Reciprocal Easement and Operating Agreement” dated June 15, 2021, by and between Medistar TMC IMP, LLC, a Texas limited liability company, and Medistar Student Housing, LLC, a Delaware limited liability company as set forth and described by instrument recorded under Clerk’s File No. RP-2021-340207 of the Real Property Records of Harris County, Texas.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 12, 2024

**NOTE:** Real Estate Note described as follows:

Date: August 4, 2023  
Maker: Wildcat Lending Fund One, LP  
Payee: Right Rhea Realty LLC  
Original Principal Amount: \$170,900.00

**DEED OF TRUST:**

Date: August 4, 2023  
Grantor: Right Rhea Realty LLC  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. RP-2023-312144 in the real property records of Harris County, Texas

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** Right Rhea Realty LLC

**PROPERTY:** The real property described as follows:

Lot 9, Block 6, BERKLEY PLACE, SECTION 2, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 17, Page 53, of the Map Records of Harris County, Texas

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEES:**

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038



4820980

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Date: August 6, 2024

Time: To commence at 10:00 a.m., or within three (3) hours after that time

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of July 12, 2024.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan  
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve  
Leva, Nicole Durrett

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PREPARED IN THE LAW OFFICE OF:  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4005  
FILED 7/15/2024 9:12:33 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 12, 2024

**NOTE:** Real Estate Note described as follows:

Date: July 24, 2023  
Maker: Wildcat Lending Fund One, LP  
Payee: J.L.V. Proinvestments LLC  
Original Principal Amount: \$226,200.00

**DEED OF TRUST:**

Date: July 24, 2023  
Grantor: J.L.V. Proinvestments LLC  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. RP-2023-282570 in the real property records of Harris County, Texas

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** J.L.V. Proinvestments LLC

**PROPERTY:** The real property described as follows:

Being a tract of land containing 0.1189 acres (5,180 square feet), situated in the Ellis Benson Survey, Abstract 110, Harris County, Texas, being all of a tract of land conveyed unto Luis Lopez and Norma Lopez by deed as recorded under County Clerk's File No. W513575 of the Official Public Records of Harris County, Texas, being out of Lot 25, in Block D, of Dexter Place, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 37, Page 62, of the Map Records of Harris County, Texas. Said 0.1189-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set "X" in concrete for the southwest corner of said tract herein described, being in the north right-of-way line of Mayview Drive (60.00 feet wide) and marking the southeast corner of a tract of land conveyed unto Jose Bayardo Ruiz and Blanca Estela Pavon-Ruiz by deed as recorded under County Clerk's File No. RP-2021-530987 of the Official Public Records of Harris County, Texas;

THENCE North 00° 12' 00" East, a distance of 103.60 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of said tract herein described;

THENCE North 89° 49' 00" East, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of said tract herein described;



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THENCE South 00° 12' 00" West, a distance of 103.60 feet to a found 1/2-inch iron rod in the north right-of-way line of said Mayview Drive for the southeast corner of said tract herein described;

THENCE South 89° 49' 00" West, along said north right-of-way line, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1189 acres (5,180 square feet), more or less.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEES:**

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Date: August 6, 2024  
Time: To commence at 10:00 a.m., or within three (3) hours after that time

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One,

the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of July 12, 2024.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan  
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve  
Leva, Nicole Durrett

PREPARED IN THE LAW OFFICE OF:  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 12, 2024

**NOTE:** Real Estate Note described as follows:

Date: April 6, 2023  
Maker: Wildcat Lending Fund One, LP  
Payee: J.L.V. Proinvestments LLC  
Original Principal Amount: \$189,000.00

**DEED OF TRUST:**

Date: April 6, 2023  
Grantor: J.L.V. Proinvestments LLC  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. RP-2023-128176 in the real property records of Harris County, Texas

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** J.L.V. Proinvestments LLC

**PROPERTY:** The real property described as follows:

Lot Seventeen (17) in Block Five (5) of WOODFOREST NORTH, SECTION TWO (2), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 323, Page 66 of the Map Records of Harris County, Texas

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEES:**

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038



4820973

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**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Date: August 6, 2024

Time: To commence at 10:00 a.m., or within three (3) hours after that time

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of July 12, 2024.

*Sandy Dasigenis*

T. Micah Dortch, Lance Livingston, Luisa Ulluela,  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan  
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve  
Leva, Nicole Durrett

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PREPARED IN THE LAW OFFICE OF:  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 12, 2024

**NOTE:** Real Estate Note described as follows:

Date: May 25, 2022  
Maker: Wildcat Lending Fund One, LP  
Payee: Gracesprings Realty Services, LLC  
Original Principal Amount: \$224,000.00

**DEED OF TRUST:**

Date: May 25, 2022  
Grantor: Gracesprings Realty Services, LLC  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. RP-2022-278103 in the real property records of Harris County, Texas

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** Gracesprings Realty Services, LLC

**PROPERTY:** The real property described as follows:

Lot 2 Block 7, of WestCott Place Second Section, an addition to Harris County, Texas, according to the map or plat thereof, recorded in Volume 1163, Page 243 of the Deed Records of Harris County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEES:**

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038



4820969

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**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Date: August 6, 2024

Time: To commence at 10:00 a.m., or within three (3) hours after that time

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of July 12, 2024.

*Sandy Dasigenis*

T. Micah Dortch, Lance Livingston, Luisa Ulluela,  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan  
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve  
Leva, Nicole Durrett

UNOFFICIAL COPY

PREPARED IN THE LAW OFFICE OF:  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

FRCL-2024-4008 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 7/15/2024 9:12:33 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 12, 2024

**NOTE:** Real Estate Note described as follows:

Date: November 23, 2022  
Maker: Wildcat Lending Fund One, LP  
Payee: Reginald Daniel  
Original Principal Amount: \$157,000.00

**DEED OF TRUST:**

Date: November 23, 2022  
Grantor: Reginald Daniel  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. RP-2022-564971 in the real property records of Harris County, Texas

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** Reginald Daniel

**PROPERTY:** The real property described as follows:

Lot Four Hundred Fifty-five (455), in Block Seventeen (17), of Almeda Plaza, Section Three (3), a Subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 58, Page 9 of the Map Records of Harris County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEES:**

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038



4820967

UNOFFICIAL COPY

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Date: August 6, 2024

Time: To commence at 10:00 a.m., or within three (3) hours after that time

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of July 12, 2024.

*Sandy Dasigenis*

T. Micah Dortch, Lance Livingston, Luisa Ulluela,  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan  
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve  
Leva, Nicole Durrett

PREPARED IN THE LAW OFFICE OF:  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

COPY

UNOFFICIAL



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 12, 2024

**NOTE:** Real Estate Note described as follows:

Date: May 31, 2017  
Maker: Wildcat Lending Fund One, LP  
Payee: Blanca D. Cooper  
Original Principal Amount: \$87,500.00

**DEED OF TRUST:**

Date: May 31, 2017  
Grantor: Blanca D. Cooper  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. RP-2017-249926 in the real property records of Harris County, Texas

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** Blanca D. Cooper

**PROPERTY:** The real property described as follows:

Lot Twenty (20), in Block Twelve (12), of TIMBERHILLS, SECTION ONE (1), a subdivision in HARRIS County, Texas, according to the map or plat thereof recorded in Volume 277, Page 93 of the Map Records of HARRIS County, Texas, and known as 10830 Kentington Oak Drive, Humble, Texas 77396.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEES:**

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038



4820966

COPY

UNOFFICIAL

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Date: August 6, 2024

Time: To commence at 10:00 a.m., or within three (3) hours after that time

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of July 12, 2024.

*Sandy Dasigenis*

T. Micah Dortch, Lance Livingston, Luisa Ulluela,  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan  
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve  
Leva, Nicole Durrett

COPY UNOFFICIAL

PREPARED IN THE LAW OFFICE OF:  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

6019 Barany Court, Katy, TX 77449

24-012493

**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:** 08/06/2024  
**Time:** Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.  
**Place:** The area designated by the Commissioners Court of Harris County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 30, 2011 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. 20110425403 with Pedro Lopez Juvera and Estela Villarreal Lopez (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Pedro Lopez Juvera and Estela Villarreal Lopez, securing the payment of the indebtedness in the original amount of \$114,713.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** - LOT SIXTY (60), IN BLOCK FIVE (5), IN BRENWOOD TRAILS, SEC I, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 601049 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



4821006

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4010  
FILED 7/15/2024 9:12:33 AM

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.  
3476 Stateview Blvd  
Fort Mill, SC 29715

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly, Irvine, CA 92618, 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.**

UNOFFICIAL COPY

Executed on 7/10/24  
Candace Sissac  
James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
6565 N MacArthur Drive, Suite 470  
Irving, TX 75039

July 15, 2024  
Executed on \_\_\_\_\_  
Sandy Dasigenis  
SUBSTITUTE TRUSTEE  
Agency Sales & Posting  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva  
OR AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FRCL-2024-4011  
FILED 7/15/2024 9:12:33 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Harris County Texas Home Equity Security Instrument**

Date of Security Instrument: December 10, 2021  
Amount: \$105,000.00  
Grantor(s): ROBERT M. MCFARLAND AND SHARON MCFARLAND,  
HUSBAND AND WIFE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET  
MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS  
SUCCESSORS AND ASSIGNS  
Current Mortgagee: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS,  
LLC  
Original Trustee: GERRI L. KENDALL  
Mortgage Servicer and Address: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a  
Quicken Loans Inc.  
635 Woodward Ave  
Detroit, MI 48226-1906  
Recording Information: Recorded on 12/16/2021, as Instrument No. RP-2021-717931  
Harris County, Texas  
Legal Description: LOT SIXTY-ONE (61), IN BLOCK ELEVEN (11), OF  
INWOOD NORTH, SECTION FIVE (5), A SUBDIVISION  
IN HARRIS COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF, RECORDED IN VOLUME 288,  
PAGE 146, OF THE MAP RECORDS OF HARRIS  
COUNTY, TEXAS.  
Date of Sale: 8/6/2024  
Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Default Order was entered on 4/2/2024, under Cause No. 202379887, in the 270th Judicial District Judicial District Court of Harris County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA

**SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (713) 293-3618.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of the notice immediately.**

EXECUTED in multiple originals on 7/12/2024.

By: Hollis Hamilton  
 Hollis Rose Hamilton, Attorney  
 Aldridge Pite, LLP  
 3333 Camino Del Rio South, Suite 225  
 San Diego, California 92108

**Return to:**  
 ALDRIDGE PITE, LLP  
 3333 Camino Del Rio South, Suite 225  
 P.O. BOX 17935  
 SAN DIEGO, CA 92108-0935  
 FAX #: 619-590-1385  
 866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **BLUE CROWN CAPITAL LLC, a Texas limited liability company**, dated March 16, 2023, and duly filed for record on March 20, 2023 in the Office of the County Clerk of Harris County, Texas under Harris County Clerk's File No. **RP-2023-95185** of the Official Real Property Records of Harris County, Texas (which Note and Deed of Trust are the subject of that certain Promissory Note Modification Agreement dated August 21, 2023, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Harris County, Texas, to-wit:

**BEING Lot Twenty-five (25), Block Thirteen (13), INWOOD TERRACE SETION TWO, a subdivision in Harris County, Texas, according to the recorded Map or Plat thereof, recorded in Volume 42, Page 62, Map Records of Harris County, Texas, together with all buildings, improvements and fixtures therein; and**

WHEREAS, the indebtedness secured by said Deed of Trust was duly assigned to SCF Jake, LP, a Texas limited partnership is the successor by merger to Alexis III, LP; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said MATT L. JANNER, as Trustee and appointed:

**Robert A. Schlanger**

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, pursuant to Section 51.002(a) of the Texas Property Code, if the first Tuesday of a month occurs on January 1 or July 4, a public sale under Subsection (a) must be held between 10:00 a.m. and 4:00 p.m. on the first Wednesday of the month;

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

**AUGUST 6, 2024**



to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter (but prior to 4:00 p.m.), on said day, sell the above described property to the highest bidder for cash at the following location:

**That area designated by that certain Order of Commissioners Court of Harris County, Texas, adopted on August 3, 2023 and filed for record on August 11, 2023 and recorded under Harris County Clerk's File No. RP-2023-304925 (the "Designation Order"), and being generally described as that portion of the Bayou City Event Center (located at 9401 Knight Road, Houston, Texas 77045) and described as follows, to-wit:**

**The indoor portion of the Bayou City Event Center generally known as the Magnolia South Ballroom as designated in Exhibit "B" attached to the Designation Order, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein,


**PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY**

EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP  
1302 Waugh Drive, Suite 831  
Houston, Texas 77019

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

  
Robert A. Schlanger  
Substitute Trustee(s)

5325 Katy Freeway, Suite Two  
Houston, Texas 77007  
(713) 626-2333

COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **BELLAIRE LNND, LLC**, a Texas limited liability company, dated June 9, 2022, and duly filed for record on June 10, 2022 and recorded in the Office of the County Clerk of Harris County, Texas under Harris County Clerk's File No. **RP-2022-303268** of the Official Public Records of Real Property of Harris County, Texas, conveying to **JAMES MURNANE**, Trustee, the following described real property and improvements thereon in Harris County, Texas, to-wit:

**A tract of land containing 0.8957 acre being part of and out of Unrestricted Reserve "A" of BELLAIRE COOK BUSINESS PARK REPLAT NO. 1, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 563033 of the Map Records of Harris County, Texas. Said 0.8957 acre being more particularly described by metes and bounds as follows:**

**COMMENCING at a 5/8 inch iron rod (capped) found marking the northwest corner of the said Unrestricted Reserve "A", on the southerly line of Bellaire Boulevard, 120 feet wide;**

**THENCE S. 02 deg. 37 min. 00 sec. E, along the Westerly line of Unrestricted Reserve "A", for a distance of 235.00 feet to a 5/8" iron rod set for the PLACE OF BEGINNING;**

**THENCE, N 87 deg. 26 min. 57 sec. E, along the southerly line of a 1.0525 acre tract conveyed to JS & BC Enterprises, LLC by deed recorded under Harris County Clerk's File No. 20060057453, for a distance of 195.11 feet to a 5/8 inch iron rod set for corner, same being the southeast corner of said 1.0525 acre tract;**

**THENCE S 02 deg. 37 min. 00 sec. E, for a distance of 200.00 feet to a 5/8 inch iron rod set for corner;**

**THENCE, S 87 deg. 26 min. 57 sec. W, for a distance of 195.11 feet to a 5/8 inch iron rod set for a corner, on the westerly line of said Unrestricted Reserve "A";**

**THENCE N 02 deg. 37 min. 00 sec. W, along the westerly line of said Unrestricted Reserve "A", for a distance of 200.00 feet to the PLACE OF BEGINNING, of a tract containing 0.8957 acre of land, more or less; and**

**WHEREAS, PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE MORTGAGE, a Texas corporation, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and**

**WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on**

**AUGUST 6, 2024**

**to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter (provided that such sale will be completed prior to 4:00 p.m.), on said day, sell the above described property to the highest bidder for cash at the following location:**

**That area designated by that certain Order of Commissioners Court of Harris County, Texas, adopted on August 3, 2023 and filed for record on August 11, 2023 and recorded under Harris County Clerk's File No. RP-2023-304925 (the "Designation Order"), and being generally described as that portion of the Bayou City Event Center (located at 9401 Knight Road, Houston, Texas 77045) and described as follows, to-wit:**

**The indoor portion of the Bayou City Event Center generally known as the Magnolia South Ballroom as designated in Exhibit "B" attached to the Designation Order, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court,**

**being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.**

**Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.**

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refileing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

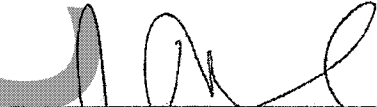
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BUDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

**The name and address of the sender of this Notice are:**

**Pinnacle Realty Advisors, Inc.  
2825 Wilcrest, Suite 570  
Houston, Texas 77042**

*[The Remainder of this Page is Intentionally Left Blank]*

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



---

**JAMES MURNANE and/or  
ROBERT A. SCHLANGER**  
Substitute Trustee(s)  
2825 Wilcrest Drive, Suite 570  
Houston, Texas 77042

Robert A. Schlanger  
Attorney for Substitute Trustee(s)  
5325 Katy Freeway, Suite Two  
Houston, Texas 77007  
(713) 626-2333

UNOFFICIAL COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **NICOLE BAILEY INTERIORS, LLC**, a Texas limited liability company, dated April 29, 2022, duly filed for record on May 3, 2022, and recorded in the Office of the County Clerk of Harris County, Texas under Harris County Clerk's File No. **RP-2022-233847** of the Official Public Records of Real Property of Harris County, Texas, conveying to **RICHARD A. RAMIREZ**, Trustee, the following described real property and improvements thereon in Harris County, Texas, to-wit:

**Lot 16, Block 13 of MAPLEWOOD SOUTH, SECTION FIVE (5), a subdivision in Garris County, Texas, according to the Map or Plat thereof recorded in Volume 84, Page 36 of the Map Records of Harris County, Texas; and**

WHEREAS, **American Capital Funding Corporation**, a Texas corporation, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

**AUGUST 6, 2024**

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter (provided that such sale will be completed prior to 4:00 p.m.), on said day, sell the above described property to the highest bidder for cash at the following location:

**That area designated by that certain Order of Commissioners Court of Harris County, Texas, adopted on August 3, 2023 and filed for record on August 11, 2023 and recorded under Harris County Clerk's File No. RP-2023-304925 (the "Designation Order"), and being generally described as that portion of the Bayou City Event Center (located at 9401 Knight Road, Houston, Texas 77045) and described as follows, to-wit:**

**The indoor portion of the Bayou City Event Center generally known as the Magnolia South Ballroom as designated in Exhibit "B" attached to the Designation Order, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court,**

FILED 7/15/2024 10:00:02 AM FRCL-2024-4024 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refileing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BUDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

**The name and address of the sender of this Notice are:**

**America Capital Funding Corporation  
9999 Bellaire Blvd., Suite 701  
Houston, Texas 77036**

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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.**

  
\_\_\_\_\_  
**ROBERT A. SCHLANGER**  
Substitute Trustee(s)

Robert A. Schlanger  
Substitute Trustee  
5325 Katy Freeway, Suite Two  
Houston, Texas 77007  
(713) 626-2333

UNOFFICIAL

COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **RVP LAND GROUP, LLC, a Delaware limited liability company**, dated February 3, 2020, duly filed for record on February 4, 2020 and recorded in the Office of the County Clerk of Harris County, Texas under Harris County Clerk's File No. **RP-2020-51322** of the Official Public Records of Real Property of Harris County, Texas, conveying to **JAMES MURNANE**, Trustee, the following described real property and improvements thereon in Harris County, Texas, to-wit:

**Lot Nine (9) and the adjoining East 26 feet of Lot Ten (10), in Block Three (3) of RIVERSIDE EXTENSION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 725, Page 184 of the Deed Records of Harris County, Texas; and**

WHEREAS, **PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE MORTGAGE**, a Texas corporation, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

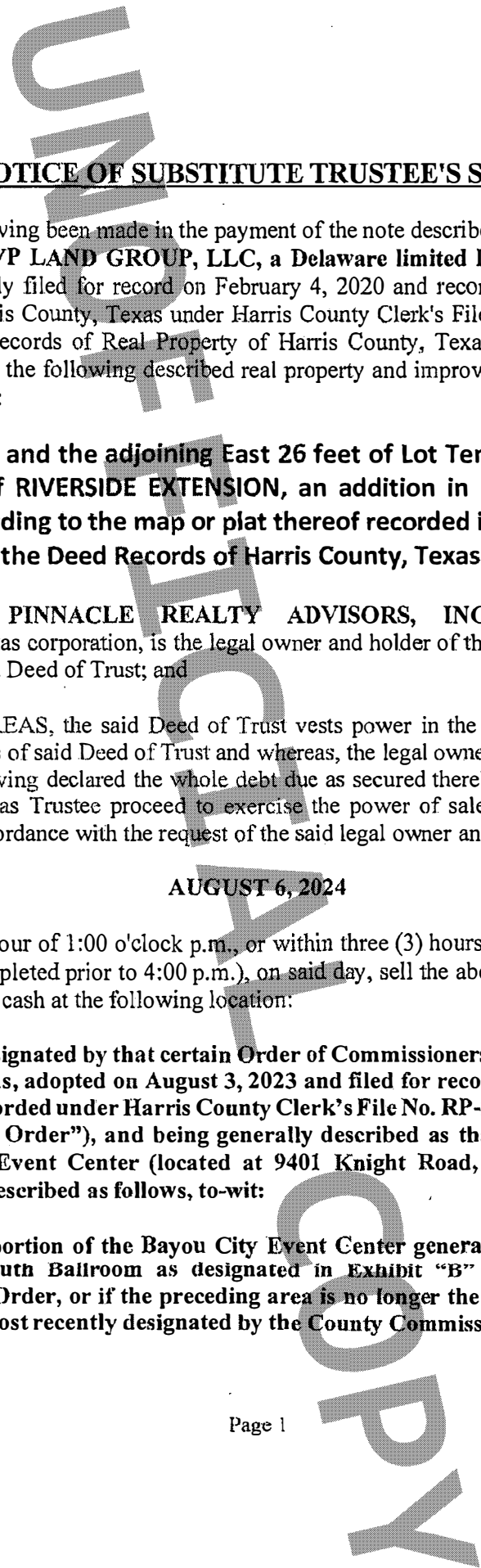
WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

**AUGUST 6, 2024**

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter (provided that such sale will be completed prior to 4:00 p.m.), on said day, sell the above described property to the highest bidder for cash at the following location:

**That area designated by that certain Order of Commissioners Court of Harris County, Texas, adopted on August 3, 2023 and filed for record on August 11, 2023 and recorded under Harris County Clerk's File No. RP-2023-304925 (the "Designation Order"), and being generally described as that portion of the Bayou City Event Center (located at 9401 Knight Road, Houston, Texas 77045) and described as follows, to-wit:**

**The indoor portion of the Bayou City Event Center generally known as the Magnolia South Ballroom as designated in Exhibit "B" attached to the Designation Order, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court,**



being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refiled may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

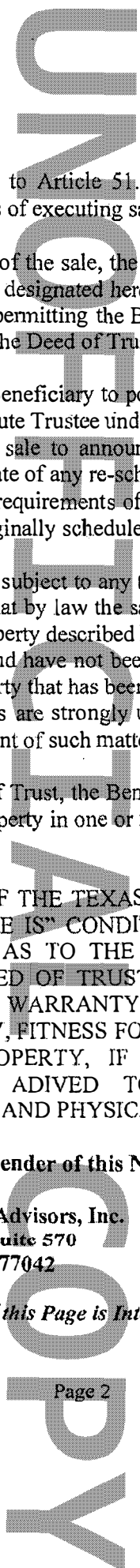
Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BUDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

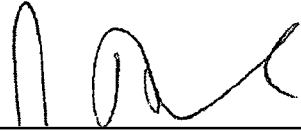
**The name and address of the sender of this Notice are:**

**Pinnacle Realty Advisors, Inc.  
2825 Wilcrest, Suite 570  
Houston, Texas 77042**

*[The Remainder of this Page is Intentionally Left Blank]*



**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



**JAMES MURNANE and/or  
ROBERT A. SCHLANGER**  
Substitute Trustee(s)  
2825 Wilcrest Drive, Suite 570  
Houston, Texas 77042

Robert A. Schlanger  
Attorney for Substitute Trustee(s)  
5325 Katy Freeway, Suite Two  
Houston, Texas 77007  
(713) 626-2333

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NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

LOT FIFTY-EIGHT (58), IN BLOCK ONE (1), OF THICKET AT CYPRESSWOOD, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO(S). 351069 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: August 6, 2024

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: HARRIS County, at the Bayou City Event Center, 9401 Knight Road, Houston, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

xxx248 Schluter

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Richard A. Schluter, Jr., and Traci Y. Schluter ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated September 28, 2007 and executed by Debtor in the Original Principal Amount of \$264,600.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association as Trustee of the Cabana Series IV Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated September 28, 2007, designating William M. Woodall as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. 20070599358 as modified under Inst. #RP-2017-53480 as modified under Inst. #RP-2020-320530, of the Real Property Records of HARRIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

7. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **Assert and protect your rights as a member of the armed forces of the United States.** If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED July 15, 2024



Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin,  
Richard E. Anderson, Ray Vela or Cesar DeLaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

xxx248 Schluter

92328.536.00

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** JULY 12, 2024

**NOTE:** Note, as renewed, modified, or extended, described as follows:

**Date:** February 22, 2007  
**Maker:** Ruben Gonzalez, Jr.  
**Payee:** New Century Mortgage Corporation  
**Original Principal Amount:** \$34,200.00

**DEED OF TRUST:** Purchase Money Deed of Trust described as follows:

**Date:** February 22, 2007  
**Grantor:** Ruben Gonzalez, Jr.  
**Trustee:** Eldon L. Youngblood  
**Beneficiary:** Mortgage Electronic Registration Systems, Inc. solely as nominee for Payee and Payee's successors and assigns  
**Recorded:** Document No. 20070134064 Real Property Records, HARRIS County, Texas

**LENDER:** Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-C

**BORROWER:** Ruben Gonzalez, Jr.

**PROPERTY:** The real property described as follows:

Commonly known as: 23719 BRECKENRIDGE FOREST DRIVE, SPRING, TEXAS 77373

Legally described as: LOT TWENTY-FOUR (24), IN BLOCK ONE (1), OF BRECKENRIDGE FOREST SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 560098 OF THE MAP RECORDS OF HARRIS COUNTY, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and

92328.536.00

rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700  
Dallas, Texas 75231

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

AUGUST 6, 2024, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In HARRIS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.



92328.536.00

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED effective as of JULY 15, 2024.

SUBSTITUTE TRUSTEE

Sign: *Sandy Dasigenis*

Print: SANDY DASIGENIS

UNOFFICIAL COPY

FILED 7/15/2024 9:07:41 AM FRCL-2024-4000 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS 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 Trustee's Sale

Date: July 15, 2024

Note: That certain US Small Business Administration Note in the original principal amount of \$347,800.00, dated September 23, 2019, payable to the order of Wallis Bank, executed by Sunshine's Health & Wellness LLC, as Borrower, secured by that lien set forth in the Deed of Trust described below.

Successor/Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva or David Garvin, any to act.

Trustee's Address: The street address for Sandy Dasigenis, Jeff Leva, Steve Leva and David Garvin is 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179. Tel: (817) 673-0968.

Deed of Trust: Deed of Trust, Security Agreement and Financing Statement (the "Deed of Trust")

Effective Date of Deed of Trust: September 23, 2019

Mortgagor/Borrower: Sunshine's Health & Wellness LLC.

Guarantor: Arga Vervai Bourgeois

Lender/Mortgagee: Wallis Bank

COPY

**Recording Information:** Deed of Trust, Security Agreement and Financing Statement recorded in the Real Property Records of Harris County, Texas under Clerk's File No. RP-2019-426891.

**Legal Description:** LOT(S) 2 AND 13 AND THE WEST 13 FEET 3 INCHES OF LOT 14, IN BLOCK 6, OF BUENA VISTA, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 572, PAGE 468, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS WITH A STREET ADDRESS OF 1202 LOCKWOOD DRIVE, HOUSTON, TEXAS 77020 (the "Real Property")

**Property:** The Real Property, fixtures, improvements, buildings, and any other real and personal property described in, and mortgaged in, the Deed of Trust, and all rights and appurtenances thereto and the personal property described in the Security Agreement set forth in the Deed of Trust.

**County:** Harris County, Texas.

**Terms of Sale:** All cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against the indebtedness.

**Date of Sale:** August 6, 2024

**Time of Sale:** Between 10:00 am and 1:00 pm local time, **the earliest at which time the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

**Place of Sale:** AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045, PER COMMISSIONER'S COURT ORDER, RECORDED IN CLERK'S FILE NO. RP-2023-304925 WHICH IS THE AREA DESIGNATED BY THE COMMISSIONERS COURT OF HARRIS COUNTY, TEXAS PURSUANT TO § 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT (IF NO SUCH PLACE IS SO DESIGNATED, THE SALE WILL TAKE PLACE IN THE AREA WHERE THIS NOTICE OF TRUSTEE'S SALE IS POSTED).

UNOFFICIAL COPY

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Successor/Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust and/or any Security Agreement executed in connection therewith, in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Successor/Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

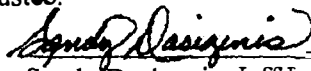
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

If Lenders and/or the Loan Servicer passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Successor/Substitute Trustee.



Sandy Dasigenis, Jeff Leva, Steve Leva or David Garvin,  
any to act

**Name and Address of Sender of this Notice:**

Preston T. Towber  
The Towber Law Firm PLLC  
1111 Heights Blvd.  
Houston, Texas 77008  
Attorney for Wallis Bank

**Address of Lender:**

Wallis Bank  
2929 W Sam Houston Parkway N, Suite 100  
Houston, Texas 77043  
Attention: Mr. Sheila Patterson  
Vice President Commercial Lending Officer

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4002  
FILED 7/15/2024 9:07:41 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS                   \*  
  \*                   KNOW ALL MEN BY THESE PRESENT  
COUNTY OF HARRIS            \*

WHEREAS, by Deed of Trust, dated **JUNE 23, 2022**, filed for record with the County Clerk of **HARRIS** County, Texas, File #**RP-2022-344062** of the Deed Records of **HARRIS** County, Texas, executed by **TIMBERLINE LLC**, to **CHARLES C. GUMM, III OR CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING REALTY I, LLC**, the property situated in the County of **HARRIS**, Texas, to wit:

**LOT TWENTY (20), IN BLOCK THIRTY-SEVEN (37), OF CRESTMONT PARK, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86, PAGE 55, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. aka: 11402 Fawnway Dr., Houston TX 77048.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$150,000.00** executed by **TIMBERLINE LLC.**, and made payable to **First Funding Realty I, LLC**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR DAVID GARVIN**, as Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 6th day of AUGUST, 2024**, being the first Tuesday of such month, at the county courthouse of **HARRIS County, Texas**, the substitute Trustee will sell the Property at public venue 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.

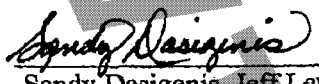
11402 Fawnway Dr., Houston, TX 77048

The sale will take place at the **Harris County Courthouse**, or 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 no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **HARRIS** County for such sales, to the highest bidder for cash. Said sale will begin at 10:00 o'clock A.M., or not later than three (3) hours thereafter.

**"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 12th day of JULY, 2024.



Sandy Dasigenis, Jeff Leva, Steve Leva or David Garvin,  
as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320  
Fort Worth, TX 76179

11402 Fawnway Dr., Houston, TX 77048

UNOFFICIAL

**NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE**

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, FUTECH MARITIME CAPTIAL PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") became indebted to KELLER BAY FUNDING, LLC ("Lender"), as evidenced by that certain real estate lien note (the "Note"), dated January 12, 2022, in the original principal amount of TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00), executed and delivered by Borrower to the order of KELLER BAY FUNDING, LLC, as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the "Indebtedness") is secured by, among other items, that certain Deed of Trust (the "Deed of Trust") dated of even date with the Note, executed by Borrower, to SARA E. DYSART, Trustee, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk's Document No. RP-2022-32800, of the Official Public Records of Harris County, Texas, covering the Real Property described as follows, to-wit:

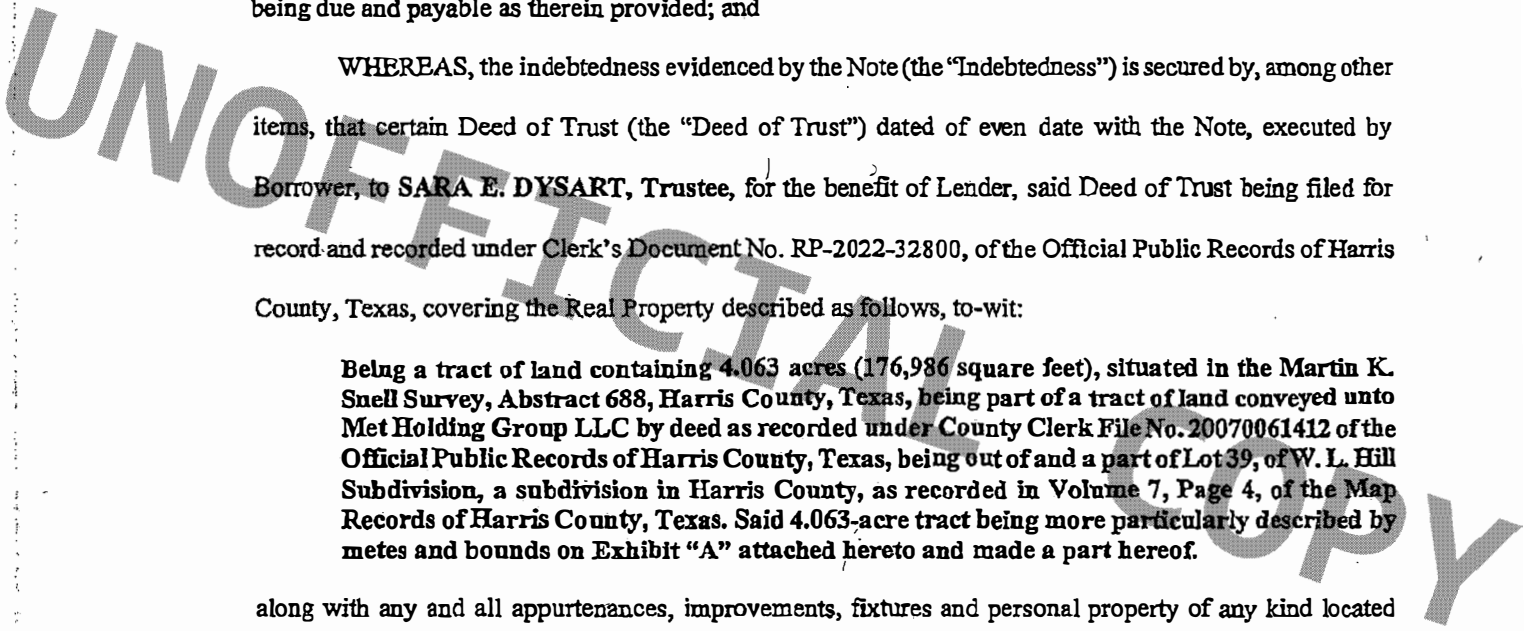
Being a tract of land containing 4.063 acres (176,986 square feet), situated in the Martin K. Snell Survey, Abstract 688, Harris County, Texas, being part of a tract of land conveyed unto Met Holding Group LLC by deed as recorded under County Clerk File No. 20070061412 of the Official Public Records of Harris County, Texas, being out of and a part of Lot 39, of W. L. Hill Subdivision, a subdivision in Harris County, as recorded in Volume 7, Page 4, of the Map Records of Harris County, Texas. Said 4.063-acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises")

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4003

FILED 7/15/2024 9:07:41 AM





WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, KELLER BAY FUNDING, LLC ("Beneficiary") is the current holder and owner of the Deed of Trust and the note secured thereby;

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matters") covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness or such notices to such other necessary parties have been waived;

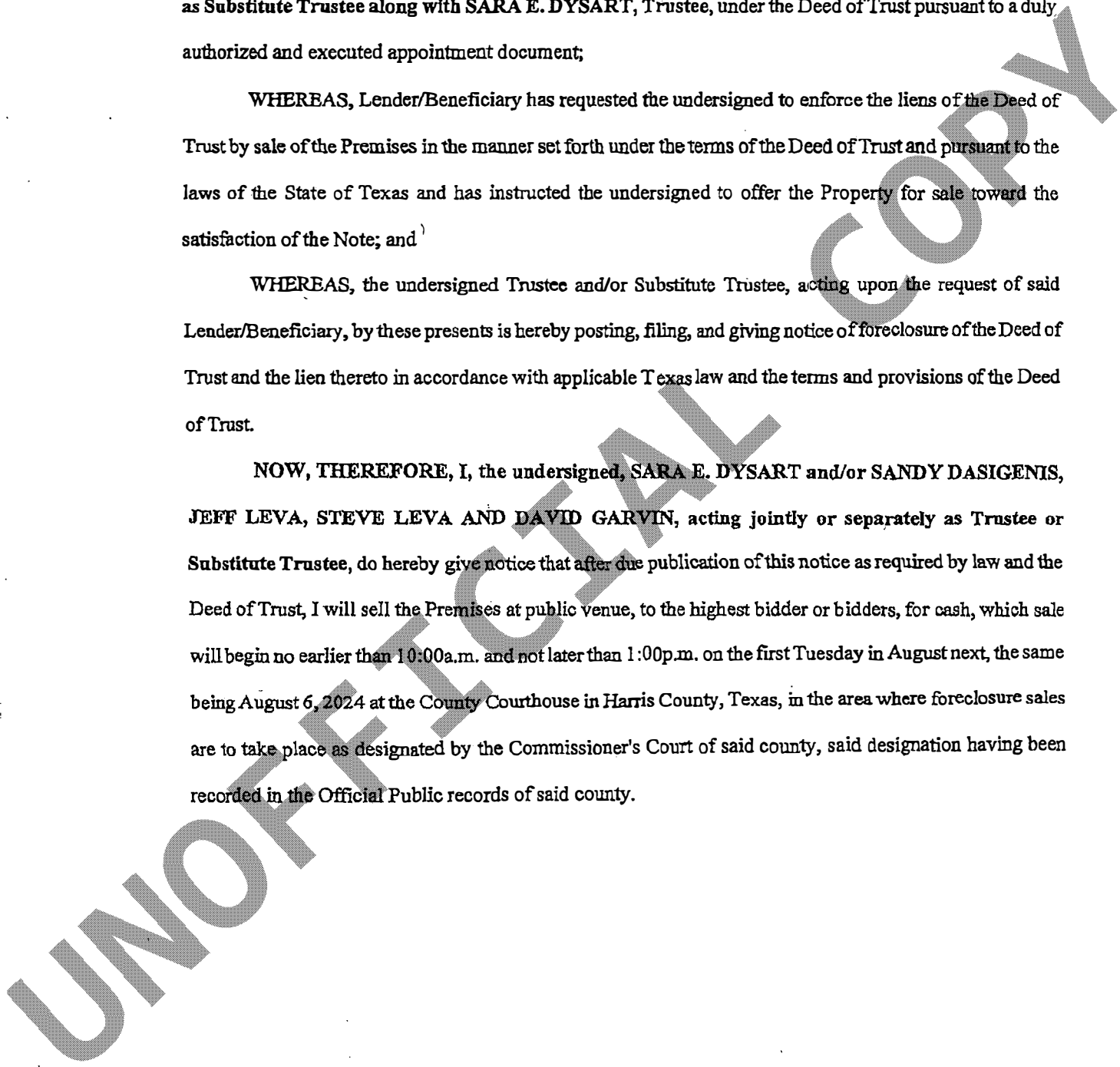
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WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed SANDY DASIGENIS, JEFF LEVA, STEVE LEVA AND DAVID GARVIN, to act jointly or separately as Substitute Trustee along with SARA E. DYSART, Trustee, under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned Trustee and/or Substitute Trustee, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, I, the undersigned, SARA E. DYSART and/or SANDY DASIGENIS, JEFF LEVA, STEVE LEVA AND DAVID GARVIN, acting jointly or separately as Trustee or Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 10:00a.m. and not later than 1:00p.m. on the first Tuesday in August next, the same being August 6, 2024 at the County Courthouse in Harris County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.



ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE ADDRESS OF SARA E. DYSART, TRUSTEE AND SANDY DASIGENIS, JEFF LEVA, STEVE LEVA AND DAVID GARVIN, SUBSTITUTE TRUSTEE, IS 206 PRIMERA DRIVE, SAN ANTONIO, TEXAS 78212. ALL INQUIRIES SHOULD BE SENT TO THIS ADDRESS.

EXECUTED on this the 15th day of July 2024.

*Sandy Dasigenis*  
Substitute Trustee: Sandy Dasigenis  
Jeff Leva  
Steve Leva  
David Garvin

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AFTER FILING RETURN TO:  
SARA E. DYSART  
Attorney at Law  
206 Primera Drive  
San Antonio, Texas 78212

Copy

EXHIBIT #12

Being a tract of land containing 4.06 acres (176986 square feet), situated in the Martin T. Stull Survey, Alexander BRY, Harris County, Texas, being part of a larger tract conveyed to the M&B Holding Group LLC by deed recorded under County Clerk File No. 2007096492 of the Official Public Records of Harris County, Texas, being part of a larger tract conveyed to M&B Holding Group LLC, as U.I. TRUSTS/M&B Holding Group LLC, as trustee, under Volume 7, Page 4 of the Map Records of Harris County, Texas, said 4.06 acre tract being more particularly described by tracks and portions as follows:

CORNER BOUNDARY FOUND 12 inches from top of the marker corner of E. side of Sec. 34, in the south-right-of-way line of HEBBARD ROAD (3000 Feet) of Map

TENNESSEE East, along the south right-of-way line of said HEBBARD Road, a distance of 291.90 feet to a set 12 inch iron rod with cap marked "Survey 1" for the monument corner of POINT OF BEGINNING, as set by the survey description;

TENNESSEE East, commencing at the south right-of-way line of said HEBBARD Road, a distance of 144.59 feet to a point 12 inches from top of the marker corner of said road bearing S 89° 00' 00" W

TENNESSEE South, set 775.40, the distance being a set 12 inch iron rod with cap marked "Survey 1" for reference on the right hand of HEBBARD Road, and continuing for a total distance of 320.34 feet to 2 poles in the centerline of said HEBBARD Road, the corner of said tract bearing S 89° 00' 00" W

TENNESSEE in a westerly direction along the centerline of said HEBBARD Road, with the following courses

TENNESSEE North 79° 00' 00" West, a distance of 102.43 feet to a point

TENNESSEE South 89° 00' 00" West, a distance of 144.00 feet to the southeast corner of said tract bearing S 89° 00' 00" W

TENNESSEE North, set 24.10 feet, passing a set 12 inch iron rod with cap marked "Survey 1" for reference in the right hand of said HEBBARD Road, and continuing in a total distance of 625.10 feet to a point 12 inches from a set 12 inch iron rod with cap marked "Survey 1" for reference in the northwest corner of said tract, the said description

TENNESSEE East, a distance of 665.00 feet to a set 12 inch iron rod with cap marked "Survey 1" for reference in the corner of said tract bearing S 89° 00' 00" West

TENNESSEE North, a distance of 200.00 feet to the POINT OF BEGINNING, and continuing 4.06 acres (176986 square feet), more or less

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FILED 7/15/2024 11:20:15 AM FRCL-2024-4049 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS 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**

**STATE OF TEXAS**

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**COUNTY OF HARRIS**

Date: July 12, 2024

Borrower: TITLE HOLDER BRAESWOOD LLC

Borrower's Address: c/o Harbert Seniors Housing Fund I, L.P.  
200 Crescent Street, Suite 440  
Dallas, Texas 75206

Holder: U.S. Bank National Association, as trustee for the registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass Through Certificates, Series 2017-K726

Holder's Address: c/o KeyBank National Association  
8117 Preston Road, Suite 400  
Dallas, Texas 75225

Substitute Trustee: James Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: November 30, 2016

Grantor: TITLE HOLDER BRAESWOOD LLC

Original Lender: CBRE Capital Markets, Inc.

Trustee: Tamela K. Cooper

Secures: Multifamily Note, dated as of November 30, 2016 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Eleven Million Seven Hundred Twelve Thousand and 00/100 Dollars (\$11,712,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as Document Number RP-2016-540016

Assignment from Original Lender to Interim Lender: Evidenced by that certain Assignment of Security Instruments, dated as of November 30, 2016, and recorded in the Records as Document Number RP-2016-541398

Assignment from Interim Lender to Holder: Evidenced by that certain Assignment of Security Instruments, dated as of June 29, 2017, and recorded in the Records as Document Number RP-2017-294003

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the 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 Notice of Substitute Trustee's Sale, 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, August 6, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 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: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Holder has appointed James Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves 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 and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers 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 Trustee 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 to the Property or any portion thereof, 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 evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his 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 1:00 P.M. local time.

[signature on following page]

FILED 7/15/2024 11:20:15 AM FRCL-2024-4049 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

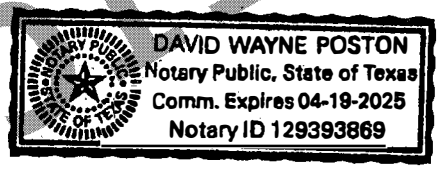
Chris Poston  
Chris Poston, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

Subscribed and sworn to before me, the undersigned authority, on this 15 day of July 2024, personally appeared CHRIS POSTON, the Affiant and Substitute Trustee.

David W. Poston  
Notary Public, State of Texas

My Commission expires:  
4/19/2025



After recording return to:  
  
P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

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FILED 7/15/2024 11:20:15 AM  
FRCL-2024-4049  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**EXHIBIT A**

**DESCRIPTION OF THE LAND**

**ALL THAT CERTAIN 1.8382 ACRES OUT OF BRAESWOOD TERRACE CONDOMINIUMS ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 301, PAGE 62; HARRIS COUNTY MAP RECORDS, AND BEING IN P.W. ROSE SURVEY, ABSTRACT NUMBER 645, HOUSTON, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A CALL AND FOUND "X" IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BRAESWOOD BOULEVARD (WIDTH VARIES) FOR THE MOST NORTHERLY CUT-BACK CORNER LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID SOUTH BRAESWOOD BOULEVARD WITH NORTH STADIUM DRIVE (65 FEET WIDE);**

**THENCE SOUTH 61 DEG. 44 MIN. 45 SEC. EAST-15.83 FEET WITH SAID CUT-BACK LINE TO A SET 5/8 INCH IRON ROD FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID NORTH STADIUM DRIVE;**

**THENCE SOUTH 23 DEG. 30 MIN. 42 SEC. EAST, 318.91 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH STADIUM DRIVE TO A CALL AND FOUND 1/2 INCH IRON ROD FOR CORNER MARKING THE NORTHEAST CORNER OF BRIAR GREEN CONDOMINIUMS ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 95, PAGE 99, HARRIS COUNTY CONDOMINIUM RECORDS;**

**THENCE SOUTH 66 DEG. 08 MIN. 46 SEC. WEST-229.25 FEET WITH THE NORTH LINE OF SAID BRIAR GREEN CONDOMINIUMS TO A CALL AND FOUND 1/2 INCH IRON ROD FOR CORNER;**

**THENCE NORTH 23 DEG. 51 MIN. 14 SEC. WEST-245.17 FEET WITH THE WEST LINE OF PHASE ONE OF SAID BRAESWOOD TERRACE CONDOMINIUMS TO A CALL AND FOUND 1/2 INCH IRON ROD FOR CORNER;**

**THENCE NORTH 09 DEG. 26 MIN. 27 SEC. WEST-138.64 FEET CONTINUING WITH THE WEST LINE OF PHASE ONE OF SAID BRAESWOOD TERRACE CONDOMINIUMS, TO A CALL AND FOUND 1/2 INCH IRON ROD FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH BRAESWOOD BOULEVARD;**

**THENCE NORTH 80 DEG. 33 MIN. 44 SEC. EAST-193.00 FEET (BASE BEARING) WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH BRAESWOOD BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 1.8382 ACRES (80,072 SQUARE FEET) OF LAND, MORE OR LESS.**

FILED 7/15/2024 11:20:16 AM FRCL-2024-4050 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS 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**

**STATE OF TEXAS**

§

**COUNTY OF HARRIS**

§

§

Date: July 12, 2024  
Borrower: TITLE HOLDER KATY LLC  
Borrower's Address: c/o Harbert Seniors Housing Fund I, L.P.  
200 Crescent Street, Suite 440  
Dallas, Texas 75206

Holder: U.S. Bank National Association, as trustee for the registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass Through Certificates, Series 2017-K726

Holder's Address: c/o KeyBank National Association  
8117 Preston Road, Suite 400  
Dallas, Texas 75225

Substitute Trustee: James Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: December 6, 2016

Grantor: TITLE HOLDER KATY LLC

Original Lender: CBRE Capital Markets, Inc.

Trustee: Tamela K. Cooper

Secures: Multifamily Note, dated as of December 6, 2016 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Ten Million Eight Hundred Fifty-Three Thousand and 00/100 Dollars (\$10,853,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as Document Number RP-2016-546479

Assignment from Original Lender to Interim Lender: Evidenced by that certain Assignment of Security Instruments, dated December 6, 2016, and recorded in the Records as Document Number RP-2016-546901

Assignment from Interim Lender to Holder: Evidenced by that certain Assignment of Security Instruments, dated June 29, 2017, and recorded in the Records as Document Number RP-2017-294150

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the 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 Notice of Substitute Trustee's Sale, 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, August 6, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 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: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Holder has appointed James Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves 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 and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers 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 Trustee 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 to the Property or any portion thereof, 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 evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his 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 1:00 P.M. local time.

[signature on following page]

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FILED 7/15/2024 11:20:16 AM FRCL-2024-4050 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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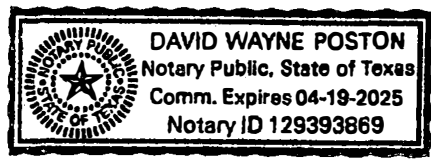
Chris Poston, Substitute Trustee

STATE OF TEXAS §  
COUNTY OF HARRIS §

Subscribed and sworn to before me, the undersigned authority, on this 15 day of July 2024, personally appeared CHRIS POSTON, the Affiant and Substitute Trustee.

David W. Poston  
Notary Public, State of Texas

My Commission expires:  
4/19/2025



After recording return to:  
P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

**EXHIBIT A**

**DESCRIPTION OF THE LAND**

**TRACT 1:**

BEING A 3.5971 ACRE (156,689 SQUARE FOOT) TRACT OF LAND LOCATED IN THE W.C.R.R. CO., ABSTRACT NO. 904, HARRIS COUNTY, TEXAS, AND BEING ALL OF UNRESTRICTED RESERVE "A" OF KATY MEDICAL COMPLEX, SEC. 2, A SUBDIVISION PER MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 603146 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.5971 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (THE BASIS OF BEARINGS BEING THE ABOVE REFERENCED SUBDIVISION PLAT):

BEGINNING AT A ¾ INCH IRON ROD FOUND AT THE SOUTHEASTERLY END OF A RIGHT-OF-WAY CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PROVINCIAL BOULEVARD, A PUBLIC RIGHT-OF-WAY BASED ON A WIDTH OF 100 FEET AND THE WESTERLY RIGHT-OF-WAY LINE OF MASON PARK BOULEVARD, ALSO A PUBLIC RIGHT-OF-WAY BASED ON A WIDTH OF 80 FEET;

THENCE SOUTH 00° 08' 26" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF MASON PARK BOULEVARD, A DISTANCE OF 514.59 FEET TO A FOUND "X" CUT IN CONCRETE FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "A" OF MASON PARK WEST, PHASE ONE A SUBDIVISION PER PLAT THEREOF RECORDED IN VOLUME 321, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID RESERVE "A", SEC. 2 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89° 51' 34" WEST, ALONG THE NORTH LINE OF SAID RESERVE "A", MASON PARK WEST, PHASE ONE, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 296.36 FEET TO A 5/8 INCH IRON ROD WITH CAP (4216) FOUND FOR THE SOUTHWEST CORNER OF SAID RESERVE "A" OF SEC 2 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00° 08' 26" EAST, A DISTANCE OF 528.60 FEET TO A 5/8 INCH IRON ROD WITH CAP (4216) FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING IN THE SAID SOUTH RIGHT-OF-WAY LINE OF PROVINCIAL BOULEVARD;

THENCE NORTH 89° 56' 51" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 281.36 FEET TO A ¾ INCH IRON ROD FOUND FOR THE NORTHWESTERLY END OF THE SAID CUTBACK CORNER;

THENCE SOUTH 44° 57' 22" EAST, ALONG THE SAID CUTBACK LINE, A DISTANCE OF 21.18 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.5971 ACRES (156,689 SQUARE FEET) OF LAND.

**TRACT 2:**

NON-EXCLUSIVE EASEMENTS OVER THE COMMON AREA TO PERMIT PARKING, PEDESTRIAN AND VEHICULAR PASSAGE, CONSTRUCTION, MAINTENANCE AND USE OF ALL APPARATUS NECESSARY TO PROVIDE UTILITY SERVICES AND TEMPORARY OCCUPATION TO FACILITATE THE CONSTRUCTION OR MAINTENANCE OF IMPROVEMENTS AND TO PERMIT ANY ENCROACHMENT OF BUILDING IMPROVEMENT AS CREATED IN THE RECIPROCAL OPERATING AND EASEMENT AGREEMENT FOR KATY MEDICAL COMPLEX FILED FOR RECORD UNDER COUNTY CLERK'S FILE NO. Y393343, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS AND AMENDMENT TO RECIPROCAL OPERATING AND EASEMENT AGREEMENT FOR KATY MEDICAL COMPLEX AND DECLARATION OF ANNEXATION RECORDED UNDER COUNTY CLERK'S FILE NO. Z155583, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

**TRACT 3:**

NON-EXCLUSIVE EASEMENTS AND RIGHTS-OF-WAY AS CREATED IN THE EASEMENT AGREEMENT RECORDED UNDER COUNTY CLERK'S FILE NO. Z235932, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

FILED 7/15/2024 11:20:17 AM FRCL-2024-4051 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** November 8, 2019

**Amount:** \$363,375.00

**Grantor(s):** COURTNEY WARREN

**Original Mortgagee:** BBVA USA

**Current Mortgagee:** PNC BANK, NATIONAL ASSOCIATION

**Mortgagee Address:** PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

**Recording Information:** Document No. RP-2019-501865

**Legal Description:** LOT TEN (10), IN BLOCK TWO (2), OF BRADY PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 3 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** August 6, 2024 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
**Anthony Adam Garcia, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-005489

  
\_\_\_\_\_  
Printed Name: Chris Poston  
c/o Auction.com, LLC  
I Mauchly  
Irvine, California 92618

UNRECORDED COPY



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** November 8, 2007

**Amount:** \$171,627.00

**Grantor(s):** AZKAR CHOUDHRY, MUHAMMAD AFROZ and ZOHRA CHOUDHRY

**Original Mortgagee:** PEOPLE'S TRUST FEDERAL CREDIT UNION

**Current Mortgagee:** FIRST SERVICE CREDIT UNION

**Mortgagee Address:** FIRST SERVICE CREDIT UNION, PO Box 941914, HOUSTON, TX 77094

**Recording Information:** Document No. 20070691338

**Legal Description:** LOT THIRTY-NINE (39), BLOCK FOUR (4) OF PINE BROOK, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 355121 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** August 6, 2024 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



**Anthony Alan Garcia, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-002423



Printed Name: \_\_\_\_\_

**Chris Poston**

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**UNFILED**

FILED 7/15/2024 11:20:19 AM FRCL-2024-4053 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Harris County**

**Deed of Trust Dated:** November 29, 2016, as amended on December 15, 2023  
**Original Principal Amount of Note:** \$183,000.00  
**Grantor:** JOSHUA BROOKS and SIMONA BROOKS, husband and wife  
**Original and Current Mortgagee:** CUICAO INVESTMENT 20104 LLC, a Texas limited liability company  
**Mortgagee Address:** 3986 Teakwood Drive, Mississauga, Ontario, Canada L5C3T5

**Recording Information:** Clerk's File No. **RP-2016-535714**, as amended by Clerk's File No. **RP-2023-475342**, in the Official Public Records of Harris County, Texas.

**Legal Description:** Lot 86, Block 5, Brenwood Trails, Section 1, a subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded under Film Code No. 601049, of the Map and/or Plat Records of Harris County, Texas (commonly known as **6007 Moscone Court, Katy, Texas 77449**).

**Date of Sale:** August 6, 2024, between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the Harris 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.

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett and/or Aaron J. Espinoza have been appointed as Substitute Trustee(s) (individually and collectively, the "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 Mortgageor, 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 Mortgageors 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(S) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
\_\_\_\_\_  
**Aaron J. Espinoza**  
Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., Suite 2800  
Houston, Texas 77002  
Reference: 2024-02632

  
\_\_\_\_\_  
Printed Name: **Chris Poston**  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**COPY**

FILED 7/15/2024 11:20:20 AM  
FRCL-2024-4054  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Harris County**

**Two (2) First Lien Deeds of Trust Dated:** March 24, 2023  
**Original Principal Amount of First Lien Note:** \$5,500,000.00

**Two (2) Second Lien Deeds of Trust Dated:** March 24, 2023  
**Original Principal Amount of Second Lien Note:** \$1,750,000.00

**Grantor(s):** WESTGREEN VENTURE, LP, a Texas limited partnership, and  
MORTON LAKE INVESTMENTS, L.P., a Texas limited partnership  
**Original and Current Mortgagee:** GULF CAPITAL LENDING LLC, a Texas limited liability company  
**Mortgagee Address:** 2200 Market Street, Suite 609, Galveston, Texas 77550  
**Recording Information:** Clerk's File Nos. **RP-2023-105536, RP-2023-105537, RP-2023-105538, and RP-2023-105539** in the Official Public Records of Harris County, Texas.

**Property Description:** See Exhibit "A" attached hereto and incorporated herein by reference.

**Date of Sale:** August 6, 2024 between the hours of 10:00 a.m. and 1:00 p.m.

**Earliest Time Sale Will Begin:** 10:00 a.m.

**Place of Sale:** The foreclosure sale will be conducted in the area designated by the **HARRIS COUNTY** Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted in **HARRIS COUNTY**.


Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva and/or Nicole Durrett have been appointed as Substitute Trustees (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of the original Trustee, upon the contingency and in the manner authorized by said Deeds of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deeds of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. Without limiting the generality of the foregoing, no warranty or representation exists as to the merchantability or fitness for use or a particular purpose of any personal property included in the Property.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEEDS OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AT LAW OF THE MORTGAGEE OR MORTGAGE SERVICER.**

EXECUTED as of July 15, 2024.

  
\_\_\_\_\_  
Aaron J. Espinoza

Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., Suite 2800  
Houston, Texas 77002  
Reference: 2024-02772

  
\_\_\_\_\_  
Printed Name: Chris Poston  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**EXHIBIT "A"**  
**TO**  
**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Property Description

Westgreen Venture, LP Property:

Being a 7.459-acre (324,915 square foot) tract of land situated in the H. & TC. RR. Survey, A-987, Harris County, Texas. Said 7.459-acre tract being a portion of a called 148.3716-acre tract of land conveyed to Westgreen Point Venture, L.P. as recorded under Harris County Clerk's File Number X500195, Film Code Number 583-72-1892 of the Official Public Records of Real Property, Harris County, Texas, being more particularly described by metes and bounds as follows with the basis of bearings being the north line of said 148.3716-acre tract of land;

BEGINNING at a 5/8-inch iron rod in the north line of South Mayde Creek, Harris County Flood Control District Unit No. U01-00-00 Drainage Easement by deed recorded under Harris County Clerk's File No. G656624, Film Code No. 165-88-0024 of the Official Public Records of Real Property Harris County, Texas, in the west line of a 150-foot Drainage Right-of-Way Fee Strip conveyed to Harris County Flood Control District as recorded under Harris County Clerk's File Number K701984, Film Code Number 056-73-0417 of the Official Public Records of Real Property, Harris County, Texas and in the southeast corner of said tract herein described;

THENCE North 50° 15' 55" West, with tile northeast line of said South Mayde Creek and with a southwest line of said tract herein described, a distance of 265.39 feet to a 1-inch iron pipe found for an angle point of said tract herein described;

THENCE North 51° 09' 11" West, with the northeast line of said South Mayde Creek and with a southwest line of said tract herein described, a distance of 454.67 feet to a 5/8-inch iron rod with cap stamped ("WEISSER ENG., HOUSTON, TX.") found in the northeast line of said South Mayde Creek and for the west corner of said tract herein described;

THENCE North 24° 41' 04" East, with the northwest line of said tract here in described, a distance of 552.47 feet to a 5/8-inch iron rod with cap stamped ("WEISSER ENG., HOUSTON, TX.") set in the south right-of-way line of Morton Road (right-of-way varies) by deeds recorded under Harris County Clerk's File No. 20090402464, Film Code No. 067-36-1837 and Harris County Clerk's File No. 20100103015, film Code No. 070-87-2260 of the Official Public Records of Real Property Harris County, Texas and the beginning of a curve to tile right;

THENCE with the south right-of-way line of said Morton Road and the northeast line of said tract herein described, along said curve to the right, an arc length of 366.42 feet to a 5/8-inch iron rod with cap stamped ("WEISSER ENG., HOUSTON, TX.") set for the east corner of said tract herein described, said curve to the right having a radius of 1950.00 feet, a central angle of 10° 45' 59", a chord bearing of South 64° 02' 58" East and a chord length of 365.89 feet;

THENCE South 00° 06' 34" West, with the west line of said 150-foot Drainage Right-of-Way Fee Strip and with the east line of said tract herein described, a distance of 796.71 feet to the POINT OF BEGINNING and containing 7.459 acres (324,915 square feet) of land, more or less.

Morton Lake Investments, L.P. Property:

## Tract 1:

Being a 7.9145- acre (344,754 square foot) tract of land situated in the H. & T.C.R.R. Survey, A- 987, Harris County, Texas. Said 7.9145-acre tract being a portion of a called 47.242-acre tract of land conveyed to Morton Lake Investments, L.P. as recorded under Harris County Clerk's File (H.C.C.F.) Number 20070165082, Film Code (F. C.) Number 041-36-0903 of the Official Public Records of Real Property, Harris County (O.P.R.R.P.H.C.), Texas, and being more particularly described by metes and bounds as follows, with the basis of bearings being Texas State Plane Coordinate System, South Central Zone 4204 (The coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000102842, all distances are surface distances):

BEGINNING (N= 13,857,274.45 , E= 3,001,968.29) at 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east line of Westgreen Boulevard (based on a width of 50 feet), as recorded under H.C.C.F. No. 20080082396, F.C. No. 054-24-2301 of the O.P.R.R.P.H.C., Texas, for the northwest corner of a called 18.920- acre tract of land as recorded under H.C.C.F. No. 20070165082, F.C. No. 041-36-0903 of the O.P.R.R.P.H.C., Texas, for a southwest corner of said 47.242-acre tract , for the southwest corner of said tract herein described and for the beginning of a non-tangent curve to the right;

THENCE with the east line of said Westgreen Boulevard, the west line of said 47.242- acre tract, the west line of said tract herein described, and with the arc of said curve to the right having an arc length of 1,040.95 feet, a radius of 3,000.00 feet, a central angle of 19° 52' 51", a chord bearing of North 02° 58' 49" East and a chord length of 1,035.74 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the point of tangency;

THENCE North 12° 55' 14" East, with the east line of said Westgreen Boulevard, the west line of said 47.242-acre tract, and the west line of said tract herein described, a distance of 183.11 feet to a 5/8-inch iron rod found, for the beginning of a tangent curve to the left;

THENCE with the east line of said Westgreen Boulevard, the west line of said 47.242- acre tract, the west line of said tract herein described, and with said curve to the left having an arc length of 114.92 feet, a radius of 2,000.00 feet, a central angle of 03° 17' 32", a chord bearing of North 11° 16' 28" East and a chord length of 114.91 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the southwest line of a called 8.9330-acre tract of land (Easement) conveyed to Harris County Municipal Utility District No. 71, as recorded under H.C.C.F. No. G656624, F.C. No. 165-88-0224 of the O.P.R.R.P.H.C., Texas, for the northwest corner of said tract herein described and for the beginning of a nontangent curve to the left and from which a 5/8-inch iron rod found for the northwest corner of said 47.242-acre tract bears North 06° 13' 16" East, a distance of 237.73 feet (N= 13,858,836.13, E=3,002,111.29);

THENCE with the southwest line of said 8.9330- acre tract, over and across said 47.242-acre tract , with the northeast line of said tract herein described and with the arc of said curve to the left having an arc length of 215.11 feet, a radius of 2,643.97 feet, a central angle of 04° 39' 42", a chord bearing of South 50° 53' 35" East and a chord length of 215.05 feet to a 5/8-inch iron rod with cop stamped "WEISSER ENG HOUSTON, TX" set for the end of said curve;

THENCE South 53° 13' 25" East, with the southwest line of said 8.9330-acre tract, over and across said 47.242-acre tract and with the northeast line of said tract herein described, a distance of 571.20 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said tract herein described;

THENCE South 35° 46' 35" West, over and across said 47.242-acre tract, and with a southeast line of said tract herein described, a distance of 98.71 feet to a point in the top of bank of an existing pond;

THENCE over and across said 47.242-acre tract and with said top of bank, the following courses;

1. North 44° 04' 42" West, a distance of 99.97 feet to a point,
2. North 58° 09' 43" West, a distance of 50.08 feet to a point,
3. North 53° 14' 42" West, a distance of 80.82 feet to a point,
4. South 37° 56' 52" West, a distance of 13.89 feet to a point for the beginning of a non-tangent curve to the left,
5. Along said curve, on arc length of 155.66 feet, a radius of 134.35 feet, a central angle of 66° 23' 01", a chord bearing of South 68° 29' 19" West and a chord distance of 147.10 feet to a point for the end of said curve,
6. South 05° 36' 12" East, a distance of 21.63 feet to a point,
7. South 40° 39' 43" West, a distance of 52.55 feet to a point for the beginning of a non-tangent curve to the left,
8. Along said curve, an arc length of 71.04 feet, a radius of 100.00 feet, a central angle of 40° 42' 12", a chord bearing of South 45° 41' 32" West and a chord distance of 69.56 feet to a point for the end of said curve,
9. South 27° 58' 44" West, a distance of 97.90 feet to a point,
10. South 37° 25' 21" West, a distance of 41.40 feet to a point,
11. South 27° 59' 30" West, a distance of 108.72 feet to a point,
12. South 15° 49' 34" West, a distance of 102.09 feet to a point,
13. South 00° 07' 55" West, a distance of 29.32 feet to a point,
14. South 10° 04' 57" East, a distance of 47.51 feet to a point,
15. South 02° 37' 26" East, a distance of 90.08 feet to a point,
16. South 07° 04' 18" East, a distance of 85.05 feet to a point,
17. South 12° 41' 59" East, a distance of 45.41 feet to a point for the beginning of a curve to the left,
18. Along said curve, an arc length of 180.27 feet, a radius of 130.00 feet, a central angle of 79° 27' 12", a chord bearing of South 52° 25' 35" East and a chord distance of 166.17 feet to a point for the end of said curve,

THENCE North 87° 50' 49" East, leaving said top of bank, over and across said 47.242-acre tract a distance of 269.58 feet to a point on the top of bank of said existing pond;

FRCL-2024-4054  
FILED 7/15/2024 11:20:20 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

THENCE South 01° 19' 08" East, along said top of bank a distance of 21.32 feet to a point, and for the southeast corner of said tract herein described;

THENCE South 87° 50' 49" West, with the north line of said 18.920-acre tract, with the south line of said 47.242-acre tract and with a south line of said tract herein described, a distance of 560.72 feet to the POINT OF BEGINNING and containing 7.9145-acres (344,754 square feet) of land.

Tract 2:

BEING a 39.3255 acre tract of land situated in the H. & T.C.R.R. Survey, Section 42, Block 2, Abstract Number 987, Harris County, Texas and being out of a called 148.3716 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1-inch iron pipe with a cap found for the southwest corner of said 148.3716 acre tract, same being in the north line of a called 16.008 acre Harris County Flood Control District Fee tract (150-foot width) described in a deed filed for record under Harris County Clerk's File Number K701984, same also being the most easterly southeast corner of a 50-foot right-of-way dedication as shown on the plat of Katy I.S.D. Jr. High No. 9 and High School No. 5, a subdivision plat filed for record under Film Code 533249 of the Harris County Map Records;

THENCE N 25°43'38" W, a distance of 312.47 feet along the west line of said called 148.3716 acre tract and the east line of said 50-foot right-of-way dedication to a 1-inch iron pipe (disturbed) found for the beginning of a tangent curve to the right;

THENCE northerly, along said curve to the right, the west line of said called 148.3716 acre tract, the east line of said 50-foot right-of-way dedication and the east line of the remainder of a called 163.2582 acre tract of land described in a deed filed for record under Harris County Clerk's File Number S801942, at a distance of 226.51 feet pass the northeast corner of said 50-foot right-of-way dedication and continuing for a total distance of 1089.85 feet, having a radius of 3000.00 feet, a central angle of 20°48'53" and a cord which bears N 15°19'12" W, 1083.87 feet to a 5/8-inch iron rod with a cap stamped "WEISSER ENG. HOUSTON, TX";

Thence S 89°55'04" E, a distance of 431.06 feet for the POINT OF BEGINNING of herein described 39.3275 acre tract;

THENCE the following four (4) courses and distances over and across said 148.3716 acre tract;

S 00°04'56" E, a distance of 412.60 feet to a 5/8-inch iron rod with a plastic cap found for corner;

S 29°27'50" E, a distance of 306.11 feet to a 5/8-inch iron rod with a plastic cap found for corner;

S 53°51'17" E, a distance of 312.33 feet to a 5/8-inch iron rod with a plastic cap found for corner;

S 87°15'50" E, a distance of 450.70 feet to a 5/8-inch iron rod with a plastic cap found for corner;

THENCE N 00°06'34" E, a distance of 1515.72 feet along a east line of said called 148.3716 acre tract and a west line of said 16.008 acre Harris County Flood Control District Fee (150-foot width) to a 5/8 inch iron rod with a plastic cap found for corner;

THENCE the following three (3) courses and distances over and across said 148.3716 acre tract and along the north line of said Drainage Easement:

N 50°15'55" W, a distance of 265.39 feet to a 1-inch iron rod with a plastic cap found for the northeast corner of the herein described 47.24 acre tract, same being in a west line of said called 16.008 acre Harris County Flood Control District Fee tract (150-foot width);

N 51°09'11" W, a distance of 691.68 feet to a 5/8-inch iron rod with a cap stamped "WEISSER ENG. HOUSTON, TX":

Thence in a northwesterly direction, along said curve to the right, a distance of 472.32 feet, having a radius of 3356.03 feet, a central angle of  $08^{\circ}03'49''$  and a chord which bears  $N 47^{\circ}07'17'' W$ , 471.93 feet to a 5/8-inch iron rod with a plastic cap found for corner for the northern most corner of the tract herein described;

Thence southerly along a curve to the left, the west line of said 148.3716 acre tract and the east line of said 163.2582 acre tract, a distance of 238.26 feet having a radius of 2,000 feet, a central angle of  $06^{\circ} 49' 32''$  and a chord which bears  $S 08^{\circ}16'33'' W$ , 238.12 feet to a 5/8-inch iron rod with a plastic cap found for an interior corner;

THENCE with the southwest line of said 8.9330-acre tract, over and across said 47.242-acre tract, with the northeast line of said tract herein described and with the arc of said curve to the left having an arc length of 215.11 feet, a radius of 2,643.97 feet, a central angle of  $04^{\circ} 39' 42''$ , a chord bearing of South  $48^{\circ} 50' 30''$  East and a chord length of 215.05 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the end of said curve;

THENCE South  $51^{\circ} 10' 20''$  East, with the southwest line of said 8.9330-acre tract, over and across said 47.242-acre tract and with the northeast line of said tract herein described, a distance of 571.20 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said tract herein described;

THENCE South  $38^{\circ} 49' 40''$  West, over and across said 47.242-acre tract, and with a southeast line of said tract herein described, a distance of 98.71 feet to a point in the top of bank of an existing pond;

THENCE over and across said 47.242-acre tract and with said top of bank, the following courses;

1. North  $42^{\circ} 01' 37''$  West, a distance of 99.97 feet to a point,
2. North  $56^{\circ} 06' 38''$  West, a distance of 50.08 feet to a point,
3. North  $51^{\circ} 11' 37''$  West, a distance of 80.82 feet to a point,
4. South  $39^{\circ} 59' 57''$  West, a distance of 13.89 feet to a point for the beginning of a non-tangent curve to the left,
5. Along said curve, an arc length of 155.66 feet, a radius of 134.35 feet, a central angle of  $66^{\circ} 23' 01''$ , a chord bearing of South  $70^{\circ} 32' 24''$  West and a chord distance of 147.10 feet to a point for the end of said curve,
6. South  $03^{\circ} 33' 7''$  West, a distance of 21.63 feet to a point,
7. South  $42^{\circ} 42' 48''$  West, a distance of 52.55 feet to a point for the beginning of a non-tangent curve to the left,
8. Along said curve, an arc length of 71.04 feet, a radius of 100.00 feet, a central angle of  $40^{\circ} 42' 12''$ , a chord bearing of South  $48^{\circ} 44' 37''$  West and a chord distance of 69.56 feet to a point for the end of said curve,
9. South  $30^{\circ} 1' 49''$  West, a distance of 97.90 feet to a point,



- 10. South 39° 28' 26" West, a distance of 41.40 feet to a point,
- 11. South 30° 2' 35" West, a distance of 108.72 feet to a point,
- 12. South 18° 52' 39" West, a distance of 102.09 feet to a point,
- 13. South 02° 10' 0" West, a distance of 29.32 feet to a point,
- 14. South 08° 1' 52" East, a distance of 47.51 feet to a point,
- 15. South 0° 34' 21" East, a distance of 90.08 feet to a point,
- 16. South 05° 01' 13" East, a distance of 85.05 feet to a point,
- 17. South 10° 38' 54" East, a distance of 45.41 feet to a point for the beginning of a curve to the left,
- 18. Along said curve, an arc length of 180.27 feet, a radius of 130.00 feet, a central angle of 79° 27' 12", a chord bearing of South 50° 22' 30" East and a chord distance of 166.17 feet to a point for the end of said curve;

THENCE North 89° 53' 54" East, leaving said top of bank, over and across said 47.242-acre tract a distance of 269.58 feet to a point on the top of bank of said existing pond;

THENCE South 0° 43' 57" West, along said top of bank a distance of 21.32 feet to a point, and for the southeast corner of said tract herein described;

THENCE South 89° 49' 54.6" West, with the north line of said 18.920-acre tract, with the south line of said 47.242-acre tract and with a south line of said tract herein described, a distance of 129.64 feet to the POINT OF BEGINNING and containing 39.3255 acres (1,713,019.77 SQ. FT) of land.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4054  
FILED 7/15/2024 11:20:20 AM

Tract 3:

Being an 18.920-acre (824,170 square foot) tract of land situated in the H. & T.C.R.R. Survey, A-987, Harris County, Texas. Said 18.920-acre tract being a portion of a called 148.3716-acre tract of land conveyed to Westgreen Point Venture, L.P. as recorded under Harris County Clerk's File (H.C.C.F.) Number X500195, Film Code (F. C.) Number 58372-1892 of the Official Public Records of Real Property, Harris County (O.P.R.R.P.H.C.), Texas, being all of a called 18.920-acre tract of land conveyed to Morton Lake Investments, L.P. by deed recorded under H.C.C.F. No. 20070165082, F.C. No. 041-36-0903 of the O.P.R.R.P.H.C., Texas and being more particularly described by metes and bounds as follows with the basis of bearings being the north line of said 148.3716-acre tract of land:

BEGINNING at a 1-inch iron pipe found bent in the north line of a 150-foot Drainage Right-of-way Fee Strip conveyed to Harris County Flood Control District as recorded under Harris County Clerk's File Number K701984, Film Code Number File No.: 20201059503 056-73-0417 of the Official Public Records of Real Property, Harris County, Texas, for the southeast corner of Westgreen Boulevard (based on a width of 50 feet as recorded under Harris County Clerk's File Number K113975, Film Code Number 020-73-0309 of the Official Public Records of Real Property, Harris County, Texas and for the southwest corner of said tract herein described;

THENCE North 25° 43' 38" West, with the northeast right-of-way line of said Westgreen Boulevard and with a southwest line of said tract herein described, a distance of 312.47 feet to a 1-inch iron pipe found disturbed, for the beginning of a curve to the right;

THENCE with an east line of the residue of a called 163.2582-acre tract of land conveyed to Dania Lynn Grisbee as recorded under Harris County Clerk's File Number S801942, Film Code Number 516-37-0876 of the Official Public Records of Real Property, Harris County, Texas, along said curve to the right, an arc length of 1089.86 feet to a 5/8-inch iron rod found, for the northwest corner of said tract herein described, said curve to the right having a radius of 3000.00 feet, a central angle of 20° 48' 53", a chord bearing of North 15° 19' 12" West, a chord length of 1083.87 feet;

THENCE North 89° 55' 04" East, over and across said 148.3716-acre tract, with a north line of said tract herein described, a distance of 431.06 feet to a 5/8-inch iron rod found, for the northeast corner of said tract herein described;

THENCE South 00° 04' 56" East, over and across said 148.3716-acre tract, with the east line of said tract herein described, a distance of 412.60 feet to a 5/8-inch iron rod found, for an angle point of said tract herein described;

THENCE South 29° 27' 50" East, over and across said 148.3716-acre tract, with a northeast line of said tract herein described, a distance of 306.11 feet to a 5/8-inch iron rod found, for an angle point of said tract herein described;

THENCE South 53° 51' 17" East, over and across said 148.3716-acre tract, with a northeast line of said tract herein described, a distance of 312.33 feet to a 5/8-inch iron rod found, for an angle point of said tract herein described;

THENCE South 87° 15' 50" East, over and across said 148.3716-acre tract, with a north line of said tract herein described, a distance of 450.70 feet to a 5/8-inch iron rod found, in a west line of said Fee Strip and for the northeast corner of said tract herein described;

THENCE South 00° 06' 34" West, with a west line of said Fee Strip and with the east line of said tract herein described, a distance of 450.00 feet to a 5/8-inch iron rod found for the southeast corner of said tract herein described;

THENCE North 89° 30' 32" West, with a north line of said Fee Strip and with a south line of said tract herein described, a distance of 861.79 feet to the POINT OF BEGINNING and containing 18.920 acres (824,170 square feet) of land, more or less.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4055

FILED 7/15/2024 11:20:21 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 6th day of August, 2024  
**Time:** 10 AM or not later than three hours after that time  
**Place:** AT The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, or at the area most recently designated by the Harris County Commissioners.

**TERMS OF SALE: CASH**

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** February 23, 2018  
**Grantor(s):** MIA JOHNEE SHANKLIN-ALLEN, AN UNMARRIED WOMAN  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ditech Financial, LLC., its successors and assigns  
**Original Principal:** \$125,000.00  
**Recording Information:** Deed Inst.# RP-2018-103900  
**Current Mortgagee/Beneficiary:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$125,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Harris  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 14206 Umber Cove Ct, Houston, TX 77048  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300 Greenville, SC 29601

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4055

FILED 7/15/2024 11:20:21 AM

**SUBSTITUTE TRUSTEE(S):** Coury Jacocks, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Liebert Pierce, LLC  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is c/o McCalla Raymer Liebert Pierce, LLC. I declare

under penalty perjury that July 15, 2024 filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

**Return to:** McCalla Raymer Liebert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

COPY UNOFFICIAL

EXHIBIT "A"

LOT 9, IN BLOCK 3, AUTUMN GLEN, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 565122, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

**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: **November 17, 2021**  
Grantor(s): **Cung Anh Nguyen and Vivian Tran, Husband and Wife**  
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Nexera Holding, LLC Dba Newfi Lending**  
Original Principal: **\$135,000.00**  
Recording Information: **RP-2021-666722**  
Property County: **Harris**  
Property: **LOT ONE (1), IN BLOCK ONE (1), OF BRAYS FOREST SECTION SIX (6), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 244, PAGE 125 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**  
Property Address: **11647 Chesswood Drive  
Houston, TX 77072**

**MORTGAGE SERVICING INFORMATION:**

**The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.**

Current Mortgagee: **Athene Annuity and Life Company**  
Mortgage Servicer: **Planet Home Lending, LLC**  
Mortgage Servicer Address: **321 Research Parkway, Suite 303  
Meriden, CT 06450**

**SALE INFORMATION:**

Date of Sale: **August 6, 2024**  
Time of Sale: **10:00 AM or within three hours thereafter.**  
Place of Sale: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**  
Substitute Trustee: **Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4056  
FILED 7/15/2024 11:20:22 AM

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

FRCL-2024-4057 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 7/15/2024 11:20:23 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** October 30, 2014

**Amount:** \$190,598.00

**Grantor(s):** CAMBRE BUNDY and PHILLIP BUNDY

**Original Mortgagee:** CLM MORTGAGE,LLC

**Current Mortgagee:** NEWREZ MORTGAGE LLC, D/B/A SHELLPOINT MORTGAGE SERVICING

**Mortgagee Address:** NEWREZ MORTGAGE LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826 , GREENVILLE, SC 29603-0826

**Recording Information:** Document No. 20140497204

**Legal Description:** LOT SEVEN (7), IN BLOCK FIVE (5), OF LAKECREST PARK, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 658073, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** August 6, 2024 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BÜRGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
**Anthony Alan Garcia, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-001653

  
\_\_\_\_\_  
Printed Name: Patricia Poston  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

UNRECORDED COPY



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 01/27/2023  
**Grantor(s):** KIMBERLY R. PRICE, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS  
  
**Original Principal:** \$363,298.00  
**Recording Information:** Instrument RP-2023-37389  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 8715 BERTWOOD ST UNIT #A #B, HOUSTON, TX 77016

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4058  
FILED 7/15/2024 11:20:24 AM

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on July 15, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: Chris Poston

**Exhibit "A"**

LOT 1, IN BLOCK 1, OF BERTWOOD ESTATES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NUMBER 698887 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4058  
FILED 7/15/2024 11:20:24 AM

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4026  
FILED 7/15/2024 11:09:36 AM

2303 SHERIDAN ST  
HOUSTON, TX 77030

0000008816258

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 07, 2005 and recorded in Document CLERK'S FILE NO. Y845608 real property records of HARRIS County, Texas, with JESUS TERRAZAS AND ROSA A TERRAZAS, grantor(s) and JPMORGAN CHASE BANK N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JESUS TERRAZAS AND ROSA A TERRAZAS, securing the payment of the indebtednesses in the original principal amount of \$217,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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



2303 SHERIDAN ST  
HOUSTON, TX 77030

0000008816258

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4026  
FILED 7/15/2024 11:09:36 AM

UNOFFICIAL

2303 SHERIDAN ST  
HOUSTON, TX 77030

0000008816258

0000008816258

HARRIS

**EXHIBIT "A"**

LOT TWENTY FOUR (24) IN BLOCK ONE (1) OF WINDEMERE AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 8 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

FILED 7/15/2024 11:09:36 AM FRCL-2024-4026 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

1119 NORTHGATE SPRINGS DRIVE  
SPRING, TX 77373

00000010159788

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 20, 2006 and recorded in Document CLERK'S FILE NO. 20060151560; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NOS. 20140462111 AND RP-2020-573052 real property records of HARRIS County, Texas, with KEITH M. PEMBRICK AND MONIQUE PEMBRICK, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KEITH M. PEMBRICK AND MONIQUE PEMBRICK, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$138,518.00, 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 IN ITS CAPACITY AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4027  
FILED 7/15/2024 11:09:36 AM

1119 NORTHGATE SPRINGS DRIVE  
SPRING, TX 77373

00000010159788

**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4027  
FILED 7/15/2024 11:09:36 AM

1119 NORTHGATE SPRINGS DRIVE  
SPRING, TX 77373

00000010159788

00000010159788

HARRIS

EXHIBIT "A"

LOT 5, IN BLOCK 3, OF PARK AT NORTHGATE CROSSING, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO. 550218 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FILED 7/15/2024 11:09:36 AM FRCL-2024-4027 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4028  
FILED 7/15/2024 11:09:36 AM

5 HILSHIRE OAKS COURT  
HOUSTON, TX 77055

00000010180818

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 30, 2014 and recorded in Document CLERK'S FILE NO. 20140442187 real property records of HARRIS County, Texas, with MICHAEL L BISCHOFF, SR AND WIFE, COLLEEN BISCHOFF, grantor(s) and ACHIEVA MORTGAGE FUNDING, LLC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL L BISCHOFF, SR AND WIFE, COLLEEN BISCHOFF, securing the payment of the indebtednesses in the original principal amount of \$231,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEIGHBORHOOD CU 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. MEMBER FIRST MORTGAGE, LLC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MEMBER FIRST MORTGAGE, LLC.  
616 44TH STREET SE  
GRAND RAPIDS, MI 49548



**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4028  
FILED 7/15/2024 11:09:36 AM

5 HILSHIRE OAKS COURT  
HOUSTON, TX 77055

00000010180818

00000010180818

HARRIS

EXHIBIT "A"

LOT NINE (9), IN BLOCK ONE (1 ), OF HILSHIRE OAKS, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 340, PAGE 146 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4028

FILED 7/15/2024 11:09:36 AM

530 S SHADY LN  
LA PORTE, TX 77571

00000008554701

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 02, 2010 and recorded in Document CLERK'S FILE NO. 20100269826 real property records of HARRIS County, Texas, with ISHMAEL EPLING, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ISHMAEL EPLING, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$104,800.00, 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 OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE  
3501 OLYMPUS BLVD  
5TH FLOOR, SUITE 500  
DALLAS, TX 75019



NTSS00000008554701

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4029  
FILED 7/15/2024 11:09:36 AM

530 S SHADY LN  
LA PORTE, TX 77571

0000008554701

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

COPY

UNRECORDED

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4029  
FILED 7/15/2024 11:09:36 AM

530 S SHADY LN  
LA PORTE, TX 77571

0000008554701

0000008554701

HARRIS

**EXHIBIT "A"**

LOT 8-C, AND THE ADJOINING WEST 1/2 OF LOT 9-C, OF SHADY OAKS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 35, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

KNOWN AS: 530 SOUTH SHADY LANE, LA PORTE, TEXAS 77571

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4029

FILED 7/15/2024 11:09:36 AM

705 LITTLEWOOD  
BAYTOWN, TX 77521

00000010142677

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 01, 2022 and recorded in Document CLERK'S FILE NO. RP-2022-349579 real property records of HARRIS County, Texas, with CHRISTIAN GISCHEL A SINGLE MAN, grantor(s) and STOA 3 LLC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTIAN GISCHEL A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$175,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FARAWAY SG TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FARAWAY SG LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FARAWAY SG LLC  
8180 E KAISER BLVD.  
ANAHEIM, CA 92808



705 LITTLEWOOD  
BAYTOWN, TX 77521

00000010142677

**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

FILED 7/15/2024 11:09:36 AM  
FRCL-2024-4030  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



705 LITTLEWOOD  
BAYTOWN, TX 77521

00000010142677

00000010142677

HARRIS

**EXHIBIT "A"**

LEGAL DESCRIPTION OF LAND: THE EAST 23 FEET OF LOT 54 AND THE WEST 34 FEET OF LOT 55, OF GLENMEADOW, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96, PAGE 41, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

UNOFFICIAL

COPY

FILED 7/15/2024 11:09:36 AM FRCL-2024-4030 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4031  
FILED 7/15/2024 11:09:36 AM

13034 LEADER ST  
HOUSTON, TX 77072

0000009834136

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401. KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 21, 2016 and recorded in Document CLERK'S FILE NO. RP-2016-531671 real property records of HARRIS County, Texas, with MONIQUE MARTINEZ, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MONIQUE MARTINEZ, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$82,770.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



13034 LEADER ST  
HOUSTON, TX 77072

00000009834136

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4031  
FILED 7/15/2024 11:09:36 AM

UNOFFICIAL COPY

13034 LEADER ST  
HOUSTON, TX 77072

0000009834136

0000009834136

HARRIS

**EXHIBIT "A"**

A TRACT OR PARCEL OF LAND CONTAINING 0.0243 ACRES OF LAND, (1,059 SQUARE FEET), BEING OUT OF UNRESTRICTED RESERVE "A", BLOCK 1, WILDFLOWER GREEN, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 265, PAGE 111, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.0243 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.0243 ACRE TRACT OF LAND KNOWN AS UNIT 968, AS CONVEYED TO JMAP HOLDINGS, LLC, BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 20140305241 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 265, PAGE 111, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).

COMMENCING AT A CALCULATED POINT ON THE EAST RIGHT-OF-WAY LINE OF GREENWAY CHASE DRIVE, FOR THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A";

THENCE, S 78°21'11" W, ACROSS SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 434.84 FEET TO A CALCULATED POINT FOR CORNER;

THENCE, S 87°45'01" W, ACROSS SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 41.25 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS UNIT 967, AS CONVEYED TO JULIE HUONG LAM BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 20110537959 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, S 02°14'59" E, WITH THE COMMON LINE OF SAID UNIT 967, A DISTANCE OF 26.59 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS UNIT 965, AS CONVEYED TO MARIA DA GLORIA XAVIER AND INGRID PRANCE BY INSTRUMENT RECORDED IN DOCUMENT CF NO. G663232 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF SAID UNIT 967, SAME BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 02°14'59" E, WITH THE COMMON LINE OF SAID UNIT 965, A DISTANCE OF 25.67 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS UNIT 969, AS CONVEYED TO CHAN BAO BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 20150238410 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID UNIT 965, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 87°45'01" W, WITH THE COMMON LINE OF SAID UNIT 969, A DISTANCE OF 41.25 FEET TO A CAPPED, (PRECISION), IRON ROD SET ON THE WEST LINE OF A COMMON AREA FOR THE NORTHWEST CORNER OF SAID UNIT 969, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 02°14'59" W, WITH THE WEST LINE OF SAID COMMON AREA, A DISTANCE OF 25.67 FEET TO A CAPPED, (PRECISION) IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID UNIT 967, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 87°45'01" E, WITH THE COMMON LINE OF SAID UNIT 967, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0243 ACRES OF LAND, (1,059 SQUARE FEET), MORE OR LESS.

FILED 7/15/2024 11:09:36 AM  
FRCL-2024-4031  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4032  
FILED 7/15/2024 11:09:36 AM

20931 BANYAN CREST LN  
KATY, TX 77449

00000010119758

**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: August 06, 2024  
Time: The sale will begin at 10:00 AM or not later than three hours after that time.  
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 15, 2018 and recorded in Document CLERK'S FILE NO. RP-2018-386905 real property records of HARRIS County, Texas, with LUISA CRISTINA RIVAS AKA LUISA CHRISTINA MUNOZ, A MARRIED WOMAN, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LUISA CRISTINA RIVAS AKA LUISA CHRISTINA MUNOZ, A MARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$123,507.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. EAST WEST 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. 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



20931 BANYAN CREST LN  
KATY, TX 77449

00000010119758

**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4032  
FILED 7/15/2024 11:09:36 AM

20931 BANYAN CREST LN  
KATY, TX 77449

00000010119758

00000010119758

HARRIS

EXHIBIT "A"

TAX ID NUMBER(S): 1262810010034, 126-281-001-0034

LAND SITUATED IN THE CITY OF KATY IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT THIRTY-FOUR (34) IN BLOCK ONE (1), OF BRIDGEWATER MEADOW SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 573118 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COMMONLY KNOWN AS: 20931 BANYAN CREST LN, KATY, TX 77449

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4032

FILED 7/15/2024 11:09:36 AM

COMMON FUTURE

FILED 7/15/2024 11:09:36 AM FRCL-2024-4033 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

11014 RIPPLING FIELDS CT  
HOUSTON, TX 77064

00000010186799

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 09, 2018 and recorded in Document CLERK'S FILE NO. RP-2018-13071 real property records of HARRIS County, Texas, with MATTHEW L BADER A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW L BADER A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$158,110.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226





11014 RIPPLING FIELDS CT  
HOUSTON, TX 77064

00000010186799

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL  
TAX  
COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4033  
FILED 7/15/2024 11:09:36 AM

11014 RIPPLING FIELDS CT  
HOUSTON, TX 77064

00000010186799

00000010186799

HARRIS

**EXHIBIT "A"**

LOT ONE (1), IN BLOCK SEVEN (7), OF A PARTIAL REPLAT OF HARVEST BEND, THE VILLAGE, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 338, PAGE 71, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY  
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FRCL-2024-4033  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4034  
FILED 7/15/2024 11:09:36 AM

11314 ERICSTON DRIVE  
HOUSTON, TX 77070

00000010112662

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 19, 2005 and recorded in Document INSTRUMENT NO. Y718555 real property records of HARRIS County, Texas, with WHITNEY N BROACH AND HUSBAND, ROGER H. BROACH, grantor(s) and LONG BEACH MORTGAGE COMPANY, A CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by WHITNEY N BROACH AND HUSBAND, ROGER H BROACH, securing the payment of the indebtednesses in the original principal amount of \$260,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 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



11314 ERICSTON DRIVE  
HOUSTON, TX 77070

00000010112662

**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4034

FILED 7/15/2024 11:09:36 AM

11314 ERICSTON DRIVE  
HOUSTON, TX 77070

00000010112662

00000010112662

HARRIS

**EXHIBIT "A"**

LOT TEN (10), IN BLOCK FORTY-SEVEN (47), OF LAKEWOOD FOREST SUBDIVISION, SECTION TWO (2), A SUBDIVISION IN HARRIS, COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 203, PAGE 8 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY  
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FILED 7/15/2024 11:09:36 AM  
FRCL-2024-4034  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4034  
FILED 7/15/2024 11:09:36 AM

11314 ERICSTON DRIVE  
HOUSTON, TX 77070

00000010112662

### 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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 19, 2005 and recorded in Document INSTRUMENT NO. Y718555 real property records of HARRIS County, Texas, with WHITNEY N BROACH AND HUSBAND, ROGER H BROACH, grantor(s) and LONG BEACH MORTGAGE COMPANY, A CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by WHITNEY N BROACH AND HUSBAND, ROGER H BROACH, securing the payment of the indebtednesses in the original principal amount of \$260,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 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



11314 ERICSTON DRIVE  
HOUSTON, TX 77070

00000010112662

**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4034  
FILED 7/15/2024 11:09:36 AM

11314 ERICSTON DRIVE  
HOUSTON, TX 77070

00000010112662

00000010112662

HARRIS

**EXHIBIT "A"**

LOT TEN (10), IN BLOCK FORTY-SEVEN (47), OF LAKEWOOD FOREST SUBDIVISION, SECTION TWO (2), A SUBDIVISION IN HARRIS, COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 203, PAGE 8 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY  
UNOFFICIAL

FILED 7/15/2024 11:09:36 AM  
FRCL-2024-4034  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4035  
FILED 7/15/2024 11:09:36 AM

9569 PAGEDWOOD LANE  
HOUSTON, TX 77063

00000010104131

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 18, 2015 and recorded in Document CLERK'S FILE NO. 20150069760 real property records of HARRIS County, Texas, with KIMBERLY ANDREA SANTOS, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KIMBERLY ANDREA SANTOS, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$76,630.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2019-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



9569 PAGEDWOOD LANE  
HOUSTON, TX 77063

00000010104131

**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**UNOFFICIAL COPY**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4035  
FILED 7/15/2024 11:09:36 AM

9569 PAGEWOOD LANE  
HOUSTON, TX 77063

00000010104131

00000010104131

HARRIS

**EXHIBIT "A"**

THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF TANGLEWILDE SOUTH, V SECTION ONE, CONDOMINIUM COMMUNITY, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF TANGLEWILDE SOUTH, SECTION ONE, CONDOMINIUM COMMUNITY, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 61, PAGE 1, VOLUME 67, PAGE 58, VOLUME 85, PAGE 121 AND VOLUME 99, PAGE 113, ALL, ET SEQ, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS:

THAT PART OF TANGLEWILDE SOUTH, SECTION ONE, CONDOMINIUM COMMUNITY, BEING CONDOMINIUM UNIT NUMBER 9569, IN BUILDING "N" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF;

AN UNDIVIDED 0.425 PERCENT OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS TANGLEWILDE SOUTH, SECTION ONE, CONDOMINIUM COMMUNITY, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4035

FILED 7/15/2024 11:09:36 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4036  
FILED 7/15/2024 11:09:36 AM

1515 TERRY ST  
HOUSTON, TX 77009

00000009522228

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 09, 2014 and recorded in Document INSTRUMENT NO. 20140256768 real property records of HARRIS County, Texas, with OSCAR GODINA A MARRIED MAN AND MARIA DEL ROCIO GODINA HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by OSCAR GODINA A MARRIED MAN AND MARIA DEL ROCIO GODINA HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$82,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226

UNOFFICIAL COPY



1515 TERRY ST  
HOUSTON, TX 77009

00000009522228

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4036

FILED 7/15/2024 11:09:36 AM

1515 TERRY ST  
HOUSTON, TX 77009

0000009522228

0000009522228

HARRIS

**EXHIBIT "A"**

LAND SITUATED IN THE CITY OF HOUSTON IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT NO EIGHT (8), IN BLOCK NO. SEVENTY-TWO (72), NOBLE ADDITION, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 69, OF THE HARRIS COUNTY DEED RECORDS.

COPY

UNOFFICIAL

FILED 7/15/2024 11:09:36 AM FRCL-2024-4036 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

14318 SHANNON RIDGE RD  
HOUSTON, TX 77062

00000010075745

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 01, 2013 and recorded in Document CLERK'S FILE NO. 20130341059 real property records of HARRIS County, Texas, with CURTIS G. SMITH AND JUDITH SMITH, ALSO KNOWN AS JUDITH P. JIMENEZ, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CURTIS G. SMITH AND JUDITH SMITH, ALSO KNOWN AS JUDITH P. JIMENEZ, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$161,675.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



14318 SHANNON RIDGE RD  
HOUSTON, TX 77062

00000010075745

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4037  
FILED 7/15/2024 11:09:36 AM



14318 SHANNON RIDGE RD  
HOUSTON, TX 77062

00000010075745

00000010075745

HARRIS

EXHIBIT "A"

LAND SITUATED IN THE CITY OF HOUSTON IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT TWENTY (20), IN BLOCK FOUR (4), OF BAY GLEN, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 340, PAGE 75 OF THE MAP RECORDS OF HARRIS  
COUNTY, TEXAS.

COMMONLY KNOWN AS: 14318 SHANNON RIDGE ROAD, HOUSTON, TX 77062

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4037

FILED 7/15/2024 11:09:36 AM

COPY  
UNOFFICIAL

12410 VINKINS CT  
HOUSTON, TX 77071

00000008629362

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 08, 2006 and recorded in Document CLERK'S FILE NO. 20070000604 real property records of HARRIS County, Texas, with EMMA J PHILLIPS, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EMMA J PHILLIPS, securing the payment of the indebtednesses in the original principal amount of \$80,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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



12410 VINKINS CT  
HOUSTON, TX 77071

00000008629362

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4038

FILED 7/15/2024 11:09:36 AM

COPY

12410 VINKINS CT  
HOUSTON, TX 77071

0000008629362

0000008629362

HARRIS

**EXHIBIT "A"**

SITUATED IN HARRIS COUNTY, TEXAS; LOT THIRTY-FOUR (34), IN BLOCK THREE (3), OF THE REPLAT OF GESSPORT PATIO HOMES OF FONDREN SOUTHWEST, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 304, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

FILED 7/15/2024 11:09:36 AM FRCL-2024-4038 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

10406 WAVING FIELDS DR  
HOUSTON, TX 77064

00000010196855

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 17, 2014 and recorded in Document CLERK'S FILE NO. 20140522700; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. RP-2019-576026 real property records of HARRIS County, Texas, with EFRAIN J LAUREL SR ALSO KNOWN AS EFRAIN J LAUREL AND ALMA LAUREL HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EFRAIN J LAUREL SR ALSO KNOWN AS EFRAIN J LAUREL AND ALMA LAUREL HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$120,175.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4039

FILED 7/15/2024 11:09:36 AM

10406 WAVING FIELDS DR  
HOUSTON, TX 77064

00000010196855

00000010196855

HARRIS

EXHIBIT "A"

LAND SITUATED IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT 80, IN BLOCK 7, HARVEST BEND SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 244, PAGE(S) 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COMMONLY KNOWN AS: 10406 WAVING FIELDS DR, HOUSTON, TX 77064

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4039

FILED 7/15/2024 11:09:36 AM

COPY UNOFFICIAL

TENESHIA HUDESPEETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4040  
FILED 7/15/2024 11:09:36 AM

7619 IKES POND DR  
SPRING, TX 77389

00000010128775

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 30, 2021 and recorded in Document CLERK'S FILE NO. RP-2021-170042 real property records of HARRIS County, Texas, with JAMILA MAKNOJIA AND TAJDIN MAKNOJIA, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JAMILA MAKNOJIA AND TAJDIN MAKNOJIA, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$516,275.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226





7619 IKES POND DR  
SPRING, TX 77389

00000010128775

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4040  
FILED 7/15/2024 11:09:36 AM

7619 IKES POND DR  
SPRING, TX 77389

00000010128775

00000010128775

HARRIS

**EXHIBIT "A"**

LOT FIFTEEN (15) AND THE WEST ONE-HALF (W. 1/2) OF LOT SIXTEEN (16), IN BLOCK TWO (2) OF AUGUSTA CREEK, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 602075 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FILED 7/15/2024 11:09:36 AM  
FRCL-2024-4040  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

906 CHRISTINE STREET  
HOUSTON, TX 77017

00000010178705

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 10, 2008 and recorded in Document CLERK'S FILE NO. 20080309180 real property records of HARRIS County, Texas, with LUIS A ESTRADA AMD HIS WIFE NEREYDA GONZALES DE ESTRADA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LUIS A ESTRADA AMD HIS WIFE NEREYDA GONZALES DE ESTRADA, securing the payment of the indebtednesses in the original principal amount of \$54,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034



NTSS00000010178705

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4041

FILED 7/15/2024 11:09:36 AM

906 CHRISTINE STREET -  
HOUSTON, TX 77017

00000010178705

00000010178705

HARRIS

EXHIBIT "A"

LOT TWENTY (20), IN BLOCK SIXTEEN (16), OF OAK MEADOWS, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP FILED IN VOLUME 36, PAGE 39 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4041

FILED 7/15/2024 11:09:36 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4042  
FILED 7/15/2024 11:09:36 AM

16626 STRATHMORE MANOR LN  
HOUSTON, TX 77090-3810

00000009867623

### 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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 13, 2020 and recorded in Document CLERK'S FILE NO. RP-2020-78630 real property records of HARRIS County, Texas, with LORRETTA JONES, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LORRETTA JONES, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$131,965.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4042  
FILED 7/15/2024 11:09:36 AM

16626 STRATHMORE MANOR LN  
HOUSTON, TX 77090-3810

00000009867623

00000009867623

HARRIS

EXHIBIT "A"

LAND SITUATED IN THE CITY OF HOUSTON IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT NINETEEN (19) BLOCK TWO (2) OF ELLA CROSSING SEC. 1, AN ADDITION IN HARRIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 583137 OF THE MAP RECORDS OF HARRIS  
COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4042

FILED 7/15/2024 11:09:36 AM

COPY

UNOFFICIAL



7767 SHAVANO LANE  
CYPRESS, TX 77433

00000010196798

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 29, 2012 and recorded in Document CLERK'S FILE NO. 20120092747, AS AFFECTED BY MODIFICATION CLERK'S FILE NO. RP-2022-307132 real property records of HARRIS County, Texas, with RUKSHANA HAQUE, A MARRIED PERSON AND RASHEEDUL HAQUE, A SINGLE PERSON, JOINED BY SM REZAUL HAQUE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RUKSHANA HAQUE, A MARRIED PERSON AND RASHEEDUL HAQUE, A SINGLE PERSON, JOINED BY SM REZAUL HAQUE, securing the payment of the indebtednesses in the original principal amount of \$112,618.00, 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, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name:

\_\_\_\_\_  
Date:

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4043  
FILED 7/15/2024 11:09:36 AM

7767 SHAVANO LANE  
CYPRESS, TX 77433

00000010196798

00000010196798

HARRIS

**EXHIBIT "A"**

LOT 18, BLOCK 1, WESTGATE SECTION 17 REPLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 621201 AND AMENDED UNDER FILM CODE NO. 630142 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY  
UNOFFICIAL

FILED 7/15/2024 11:09:36 AM  
FRCL-2024-4043  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4044  
FILED 7/15/2024 11:09:36 AM

5843 THRUSH DRIVE  
HOUSTON, TX 77033

00000010142685

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 08, 2022 and recorded in Document CLERK'S FILE NO. RP-2022-127183 real property records of HARRIS County, Texas, with CHRISTIAN GISCHEL A SINGLE MAN, grantor(s) and STOA 3 LLC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTIAN GISCHEL A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$163,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FARAWAY SG TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FARAWAY SG LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FARAWAY SG LLC  
8180 E KAISER BLVD.  
ANAHEIM, CA 92808



5843 THRUSH DRIVE  
HOUSTON, TX 77033

00000010142685

**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4044

FILED 7/15/2024 11:09:36 AM

COPY

5843 THRUSH DRIVE  
HOUSTON, TX 77033

00000010142685

00000010142685

HARRIS

EXHIBIT "A"

LOT 28, IN BLOCK 13 OF EDGEWOOD TERRACE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 75 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4044

FILED 7/15/2024 11:09:36 AM

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4044  
FILED 7/15/2024 11:09:36 AM

5843 THRUSH DRIVE  
HOUSTON, TX 77033

00000010142685

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 08, 2022 and recorded in Document CLERK'S FILE NO. RP-2022-127183 real property records of HARRIS County, Texas, with CHRISTIAN GISCHEL A SINGLE MAN, grantor(s) and STOA 3 LLC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTIAN GISCHEL A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$163,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FARAWAY SG TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FARAWAY SG LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FARAWAY SG LLC  
8180 E KAISER BLVD.  
ANAHEIM, CA 92808

UNOFFICIAL COPY



5843 THRUSH DRIVE  
HOUSTON, TX 77033

00000010142685

**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4044

FILED 7/15/2024 11:09:36 AM

COPY



5843 THRUSH DRIVE  
HOUSTON, TX 77033

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00000010142685

HARRIS

EXHIBIT "A"

LOT 28, IN BLOCK 13 OF EDGEWOOD TERRACE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 75 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4044

FILED 7/15/2024 11:09:36 AM

UNOFFICIAL COPY

4444 VICTORY DR  
APT 1113  
HOUSTON, TX 77088

00000010121556

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

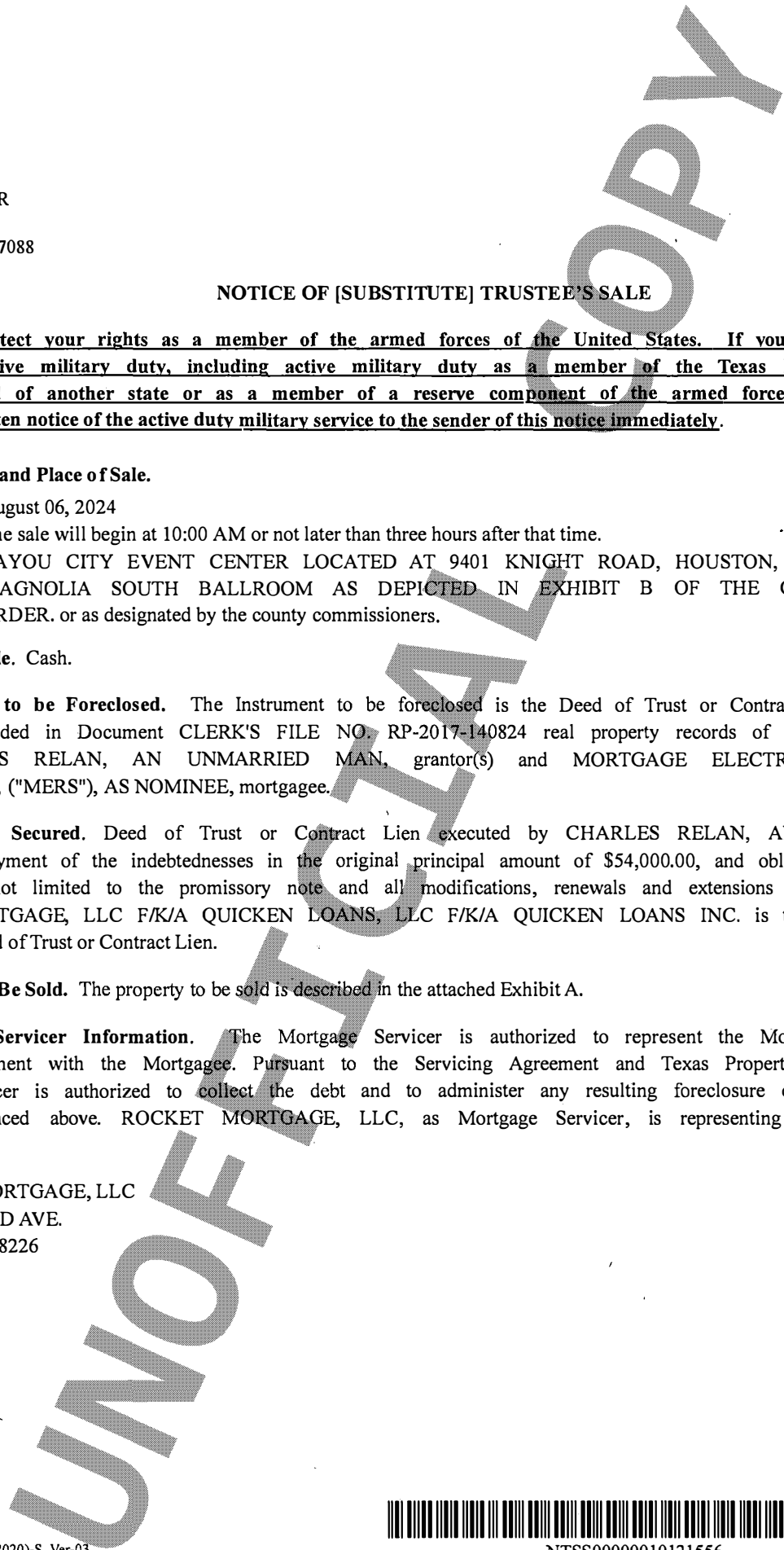
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 30, 2017 and recorded in Document CLERK'S FILE NO. RP-2017-140824 real property records of HARRIS County, Texas, with CHARLES RELAN, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES RELAN, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$54,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



4444 VICTORY DR  
APT 1113  
HOUSTON, TX 77088

00000010121556

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4045  
FILED 7/15/2024 11:09:36 AM

4444 VICTORY DR  
APT 1113  
HOUSTON, TX 77088

00000010121556

00000010121556

HARRIS

EXHIBIT "A"

CONDOMINIUM UNIT NUMBER 1113, IN BUILDING K, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF HUNTINGTON PARK CONDOMINIUMS, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR HUNTINGTON PARK CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 150, PAGE 138 AND VOLUME 156, PAGE 30, BOTH OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4045

FILED 7/15/2024 11:09:36 AM

24530 DURHAM TRACE DR  
SPRING, TX 77373

00000010189538

**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: August 06, 2024  
Time: The sale will begin at or not later than three hours after that time.  
Place: or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 16, 2008 and recorded in Document CLERK'S FILE NO. 20080035114 real property records of HARRIS County, Texas, with DAVID CHANGOOR AND COREEN CHANGOOR, HUSBAND AND WFIE, grantor(s) and WACHOVIA MORTGAGE, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID CHANGOOR AND COREEN CHANGOOR, HUSBAND AND WFIE, securing the payment of the indebtednesses in the original principal amount of \$115,500.00, 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



24530 DURHAM TRACE DR  
SPRING, TX 77373

00000010189538

**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 whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL COPY

FILED 7/15/2024 11:09:36 AM FRCL-2024-4046 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

24530 DURHAM TRACE DR  
SPRING, TX 77373

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00000010189538

HARRIS

**EXHIBIT "A"**

LOT THREE (3), IN BLOCK FIVE (5) OF BRADBURY FOREST SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 522, PAGE 202 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4046

FILED 7/15/2024 11:09:36 AM

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4047  
FILED 7/15/2024 11:09:36 AM

5021 WILMINGTON ST  
HOUSTON, TX 77033

00000010187078

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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER, 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 07, 2021 and recorded in Document CLERK'S FILE NO. RP-2021-589816 real property records of HARRIS County, Texas, with GWENDOLYN D PARKER A SINGLE WOMAN AND FLORA MOORE LEWIS AKA FLORA LEE LEWIS A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GWENDOLYN D PARKER A SINGLE WOMAN AND FLORA MOORE LEWIS AKA FLORA LEE LEWIS A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$90,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226





5021 WILMINGTON ST  
HOUSTON, TX 77033

00000010187078

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4047  
FILED 7/15/2024 11:09:36 AM

5021 WILMINGTON ST  
HOUSTON, TX 77033

00000010187078

00000010187078

HARRIS

EXHIBIT "A"

LAND SITUATED IN THE CITY OF HOUSTON IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT THIRTY-NINE (39) IN BLOCK TWENTY-ONE (21) OF SUNNYSIDE GARDEN, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE RECORDS OF HARRIS COUNTY, TEXAS.

COMMONLY KNOWN AS: 5021 WILMINGTON ST, HOUSTON, TX 77033-3250

COPY UNOFFICIAL

FRCL-2024-4047

FILED 7/15/2024 11:09:36 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, on JUNE 23, 2022, WAYSIDE PROJECT LTD., a Texas limited partnership ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to THOMAS J. SHIRLEY, Trustee ("Trustee") the real property more particularly described in attached Exhibit "A", together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interest described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded at Clerk's File No. RP-2022-341457 in the Official Public Records of HARRIS County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified, or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of NEWFIRST NATIONAL BANK ("Creditor"), said note being in the original principal amount of TWO MILLION FIFTY THOUSAND AND NO/100 (\$2,050,000.00) DOLLARS.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor by written instrument made, constituted, and appointed ROBERT J. ADAM, STEPHEN W. BING, LEIGH ANN THOMPSON, PHILIP D. CONWAY, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, REX KESLER, DOUG MALLOY, MARLENE ZOGRAFOS OR ANDREW MILLS-MIDDLEBROOK, whose address is 12611 Jones Road, Suite 200, Houston, TX 77070, as substitute trustee under the Deed of Trust ("Substitute Trustee") and requested and directed Substitute Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect to announce at such sale or sales, at THE BAYOU CITY EVENT CENTER IN THE AREA KNOWN AS THE MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045, said location having been designated by the county commissioners of HARRIS County, Texas ("Commissioners") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on AUGUST 6, 2024, being the first Tuesday of said month, at 10:00 A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personalty pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO 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 SHALL BE EXPRESSLY WAIVED BY PURCHASER.

IF YOU ARE AN INDIVIDUAL, ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED in multiple original copies on the 15 day of JULY, 2024.

By: Susan Mills  
Title: Substitute Trustee

**ATTACHMENT**

Exhibit "A"- Property Description

COPY  
ORIGINAL

**EXHIBIT "A"**

BEING a 0.8306 acre tract of land, out of the Luke Moore Survey, Abstract No. 51, and being out of and a part of that certain 2.581 acre tract of land conveyed to Wayside Project Ltd. by deed recorded in Harris County Clerk's File Number 20140327200, said 0.8306 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in West right-of-way line of Wayside Drive (based on a variable width public right of Way), said iron rod marking the Southeast corner of a tract of land deeded to the Sisters of Charity of the Congregation of the Incarnate Word, recorded in Harris County Clerk's File Number J836474, and the Northeast corner of said Wayside Project Ltd. tract;

THENCE, South 21 degrees 56 minutes 08 seconds West, along said west right of way line of Wayside Drive, a distance of 38.87 feet to an "X" set in concrete for the POINT OF BEGINNING of the herein described tract of land;

THENCE, South 21 degrees 26 minutes 58 seconds West, continuing along said west right of way line, a distance of 127.21 feet to an "X" set in concrete in said west line of Wayside Drive for the southeast corner of the herein described tract of land;

THENCE, North 71 degrees 58 minutes 32 seconds West, over and across said Wayside Project Ltd. Tract, a distance of 280.72 feet to an "X" set in concrete for the southwest corner of the herein described tract;

THENCE, North 18 degrees 01 minute 29 seconds East, continuing over and across said Wayside Project Ltd. Tract, a distance of 126.92 feet to an "X" set in concrete for the Northwest corner of the herein described tract of land;

THENCE, South 71 degrees 58 minutes 32 seconds East, continuing over and across said Wayside Project Ltd. tract, a distance of 289.40 feet to the POINT OF BEGINNING, CONTAINING within these calls 0.8306 acres (36,179 square feet) of land.

UNOFFICIAL COPY

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

**CONTRACT FOR DEED:**

Date: June 29, 2001  
Buyer: Patricia Ann Rendon & Valeriano Mendoza Rendon  
Seller: South Central Mortgage Service Corporation

**CURRENT BENEFICIARY:** Soubresaut Trust, Achilles Capital Trust & Providence Capital Trust

**TRUSTEE:** Bruce M. Badger and/or Travis C. Badger  
**TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


**PROPERTY DESCRIPTION:** THE WEST ½ OF LOTS 15 AND 16, IN BLOCK 5, OF HIGHLANDS TOWNSIDE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 14 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT A 15 FOOT TRACT OF LAND ALONG THE SOUTH LOT LINE OF LOT 15.

**DATE OF SALE:** Tuesday, August 6, 2024  
**TIME OF SALE:** No earlier than 11:00 AM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Harris County Commissioners Court, Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045.

Because of default in performance of the obligations and/or covenants set forth in the Contract of Deed described hereinabove, Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Contract of Deed.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED: July 15, 2024

  
Bruce M. Badger and/or Travis C. Badger  
Trustee

**PREPARED BY:**  
**BADGER LAW** PLLC  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471

FILED 7/15/2024 11:37:38 AM FRCL-2024-4060 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§

COUNTY OF HARRIS

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§

**DEED OF TRUST:**

Date: June 19, 2020  
Grantor: Matthew A. Balderas  
Original Beneficiary: Cadence Bank, N.A.  
Trustee: Sharon E. Geib  
Recording Info: Clerk's File No. RP-2020-269004 of the Real Property Records of Harris County, Texas

**CURRENT BENEFICIARY:** Cadence Bank f/k/a BancorpSouth Bank, successor-by-merger to Cadence Bank, N.A.

**SUBSTITUTE TRUSTEE:** Bruce M. Badger and/or Travis C. Badger  
**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


**PROPERTY DESCRIPTION:** Lot 159, in Block 1, of Steeplechase, Section 1, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 296, Page 81, of the Map and/or Plat Records of Harris County, Texas.

**DATE OF SALE:** Tuesday, August 6, 2024  
**TIME OF SALE:** No earlier than 11:00 AM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Harris County Commissioners Court, Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED: July 15, 2024

  
Bruce M. Badger and/or Travis C. Badger  
Substitute Trustee

**PREPARED BY:**  
**BADGER LAW PLLC**  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471

FILED 7/15/2024 12:09:57 PM FRCL-2024-4061 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 7/15/2024 12:27:52 PM FRCL-2024-4063 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

State of Texas

County of Harris

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Notice is hereby given of a public non-judicial foreclosure sale.

- 1. **Property To Be Sold.** The property to be sold is described as follows:

THE SOUTH TWO-THIRDS (2/3) OF LOT THREE (3), IN BLOCK TWENTY-ONE (21), OF OAK LAWN ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 69, PAGE 406 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

- 2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: **August 6, 2024**

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: **Harris County Courthouse in Houston, Texas**, at the following location: the area designated by the Commissioners Court of **Houston, Harris County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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 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.

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.

- 3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record 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 nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit

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paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Star Executive Group, Inc., Pedro Suchil.**

5. **Obligations Secured.** The Deed of Trust is dated **January 6, 2023**, and is recorded in the office of the County Clerk of **Harris County, Texas**, in/under **2023-10111, Official Public Records of Harris County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$595,000.00**, executed by **Star Executive Group, Inc., Pedro Suchil**, and payable to the order of **House Max Funding, LLC**, a Texas limited liability company.

**Original Mortgagee: House Max Funding, LLC, a Texas limited liability company.**

**Current Mortgagee of Record: Massachusetts Mutual Life Insurance Company** whose address is **55 Beattie Place Suite 100, Greenville, SC 29601.**

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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 THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Sent by: Clare V. Cougill  
Robertson Anschutz Veters, LLC  
10375 Richmond Avenue, Suite 200  
Houston, TX 77042

DATED July 15, 2024.



**Bruce M. Badger and/or Travis C. Badger**, Substitute Trustee  
c/o Robertson Anschutz Veters, LLC  
10375 Richmond Avenue, Suite 200  
Houston, TX 77042  
Phone: 713-244-1360

**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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**Notice of Substitute Trustee's Sale**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**Date:** July 5th, 2024

**Substitute Trustee:** Joseph Mattingly

2247 Central Drive  
Bedford, Texas 76021

Appointed by written instrument dated July 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

**Mortgagee:** Capital Plus Financial

**Mortgagee's Servicing Agent:** Capital Mortgage Servicing, LLC

**Borrower's Address:** 2305 Florida St Baytown, TX 77520

**Note Amount:** 97650.00

**Deed of Trust**

**Date:** 12/15/2016

**Borrower:** Jose Fernando Leyva Mejia and wife, Patricia Cecilia Franco Diaz, with her joining herein to perfect the security interest but not to otherwise be liable.

**Mortgagee:** CP Originations, LTD, and further assigned to, Capital Plus Financial, LLC

**Recording Instrument #:** RP-2016-564241

**Assignment Instrument #:** RP-2016-570357

**Property (including any improvements):** See "EXHIBIT A" (page 2)

**County:** Harris

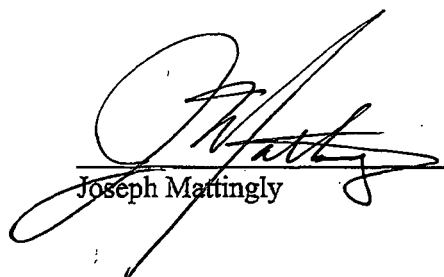
**Date of Sale:** August 6th, 2024, being the first Tuesday in said month.

**Time of Sale:** The earliest time at which the sale will occur is **10:00 am**, Harris, Texas local time, but in no event later than 3 hours thereafter.

**Place of Sale:** Bayou City Event Center, 9401 Knight Road, Houston, TX 77045.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for 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" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property.

  
Joseph Mattingly

**AFTER RECORDING RETURN TO:**

Capital Mortgage Servicing, LLC  
2247 Central Dr. STE 200  
Bedford, TX 76021  
817.656.5153

**"EXHIBIT A"**

2305 Florida St Baytown, TX 77520

**Property (including any improvements):** Lot One Hundred Seventy (170), of BRITTON-CRAVENS SUBDIVISION SECTION 3, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 21, Page 64, of the Map Records of Harris County, Texas.

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FILED 7/15/2024 12:32:48 PM FRCL-2024-4064 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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THE STATE OF TEXAS        }  
  }  
COUNTY OF HARRIS        }

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 4th day of April, 2012, JOSE FERNANDO YBARRA, executed and delivered a Deed of Trust conveying to ZHINA AZARI, as Trustee, the real estate together with improvements thereon, herein described, to secure MOHAMMAD IRANNEZHAD in the payment of a debt therein described, said Deed of Trust being recorded under Harris County Clerk's File No. 20120174613 in the Official Public Records of Harris County, Texas, Texas reference to which is made herein for all purposes; and

WHEREAS, the undersigned has been appointed Substitute Trustee pursuant to the terms of the Deed of Trust; and

WHEREAS, MOHAMMAD IRANNEZHAD currently is the Holder under said Deed of Trust; and

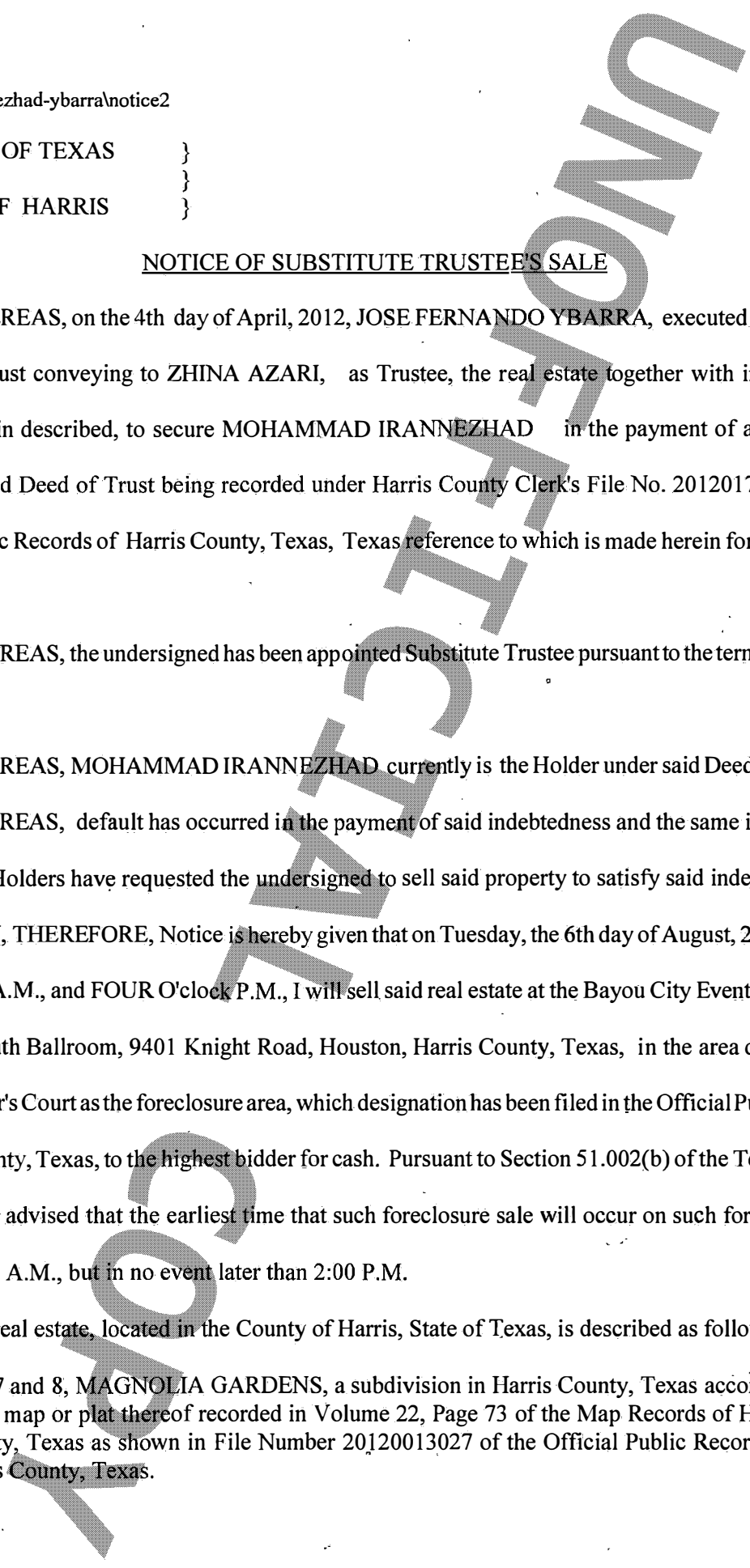
WHEREAS, default has occurred in the payment of said indebtedness and the same is now wholly due, and the Holders have requested the undersigned to sell said property to satisfy said indebtedness;

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 6th day of August, 2024, between TEN o'clock A.M., and FOUR O'clock P.M., I will sell said real estate at the Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Harris County, Texas, in the area designated by Commissioner's Court as the foreclosure area, which designation has been filed in the Official Public Records of Harris County, Texas, to the highest bidder for cash. Pursuant to Section 51.002(b) of the Texas Property Code, you are advised that the earliest time that such foreclosure sale will occur on such foreclosure date shall be 11:00 A.M., but in no event later than 2:00 P.M.

Said real estate, located in the County of Harris, State of Texas, is described as follows:

Lots 7 and 8, MAGNOLIA GARDENS, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 22, Page 73 of the Map Records of Harris County, Texas as shown in File Number 20120013027 of the Official Public Records of Harris County, Texas.

FILED 7/15/2024 12:24:38 PM FRCL-2024-4062 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



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The bankruptcy filed by JOSEPH WAYNE YBARRA, being the only child of JOSE FERNANDO YBARRA, Deceased, under Cause No. 24-30404-H5-13 in the United States Bankruptcy Court For The Southern District of Texas, Houston Division was dismissed by the Bankruptcy Judge on May 10, 2024.

Depending on the factual circumstances, the following provision may be applicable to you:

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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: 15 day of July, 2024.

M. R. Carr  
M. R. CARR, Substitute Trustee  
Address: 902 E. Main  
Humble, Texas 77338  
(281) 540-1220

THE STATE OF TEXAS {  
  {  
COUNTY OF HARRIS }

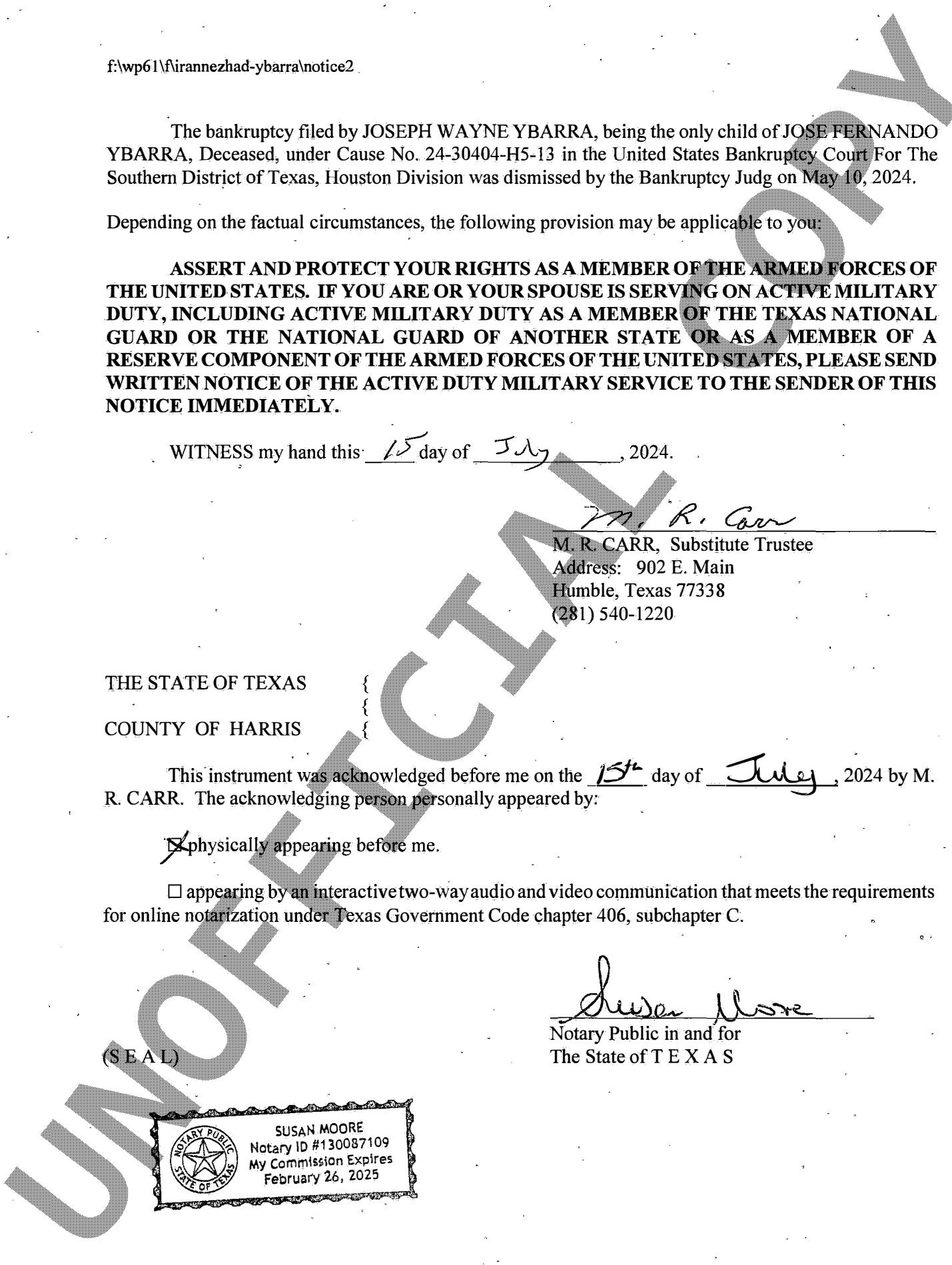
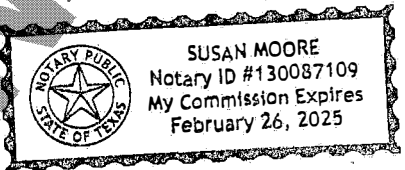
This instrument was acknowledged before me on the 15<sup>th</sup> day of July, 2024 by M. R. CARR. The acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

Susan Moore  
Notary Public in and for  
The State of T E X A S

(SEAL)



**NOTICE OF FORECLOSURE SALE**

July 15, 2024

Deed of Trust ("Deed of Trust"):

- Dated: August 17, 2022
- Grantor: LUX DOMINOR, LLC
- Trustee: Peterka & Associates, PLLC
- Lender: SCHUMER-YARBROUGH DEVELOPMENT, LLC
- Property: Lot No. Four (4) and the West one-half (W. 1/2) of Lot No. Five (5) in Block No. Two (2) of the W. P. Wright Addition to the City of Goose Creek, Harris County, Texas, according to the Map or Plat thereof of record in Volume 725, Page 349, of the Deed Records of Harris County, Texas.
- Address: 417 Aron St, Baytown, TX 77520
- Recorded: August 22, 2022, file number RP-2022-425613 in the Official Public Records of HARRIS County, Texas.
- Secures: Promissory Note ("Note") in the original principal amount of NINETY EIGHT THOUSAND AND 00/100 DOLLARS (U.S. \$98,000.00), executed by LUX DOMINOR, LLC and payable to the order of Lender.
- Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated August 17, 2022 and executed by Raul Alejandro Flores.
- Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva
- Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

**Foreclosure Sale:**

- Date: Tuesday, August 6, 2024
- Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time, but no longer than 3 hours after the stated time
- Place: 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

Term 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 SCHUMER-YARBROUGH DEVELOPMENT's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, SCHUMER-YARBROUGH DEVELOPMENT, 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 SCHUMER-YARBROUGH DEVELOPMENT's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with SCHUMER-YARBROUGH DEVELOPMENT's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If SCHUMER-YARBROUGH DEVELOPMENT 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 SCHUMER-YARBROUGH DEVELOPMENT. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT NOTES 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.**

**PETERKA & ASSOCIATES, PLLC.**

*Joseph J Peterka III*

**Joseph J. Peterka III**

14002 Pinerock Lane

Houston, TX 77079

(281) 435-7359

joe@peterkalaw.com

Attorney for SCHUMER-YARBROUGH

DEVELOPMENT

UNOFFICIAL COPY



**Notice of Foreclosure Sale**

July 15, 2024

**Deed of Trust ("Deed of Trust"):**

Dated: July 12, 2007

Grantor: Amando Rodriguez

Trustee: C. M. White

Lender: James W. White, as succeeded-in-interest by Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.

Recorded in: Document No. 20070465735 of the real property records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$56,000.00 executed by Grantor ("Borrower") and all other indebtedness of Borrower to Lender, payable to the order of Lender.

Legal Description: The Real Property, improvements, and personal property ("The Property") described in the Deed of Trust and all rights and appurtenances thereto, described as follows: A tract of 63 by 180 feet out of and part of Lot No. Four (4), in Block Four (4), of Houston Gardens, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 13, Page 51 of the Map Records of Harris County, Texas, such 63 by 180 feet being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof, commonly known as 7101 Homestead Road, Houston, TX 77028.

Substitute Trustee: Anita Suson, Cate Lauber

Substitute Trustee's Address: 3220 Broadway Street, Suite 200  
Houston, Texas 77017

Substitute Trustee  
Telephone: (281) 501-3025  
Foreclosure Sale

*Date:* **Tuesday, August 6, 2024**

*Time:* The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

*Place:* **The Bayou City Event Center Pavilion located at 9401 Knight Road, Houston, Texas 77045 in Harris 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

*Bidder Eligibility:* To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

*Payee and Place of Payment:* All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

*Overpayments:* Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust 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, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments 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 51.009 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.

By: *Anita Suson*  
Anita Suson, Substitute Trustee

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**Exhibit A**

A tract of 63 by 160 Feet out of and part of Lot No. Four (4) in Block No. Four (4) of Houston Gardens, an Addition to the City of Houston in Harris County, Texas, as per map or plat thereof duly recorded in Vol. 13, Page 61 of the Map Records of Harris County, Texas; said 63 by 160 feet being described as follows, to wit:

**BEGINNING** at the Southeast corner of said Lot No. 4;

**THENCE** North along the common East line of Lot No. 4 and the West line of Homestead Road a distance of 63 feet to point for corner;

**THENCE** West and parallel with the South line of said Lot No. 4 a distance of 160 feet to point for the Northwest corner;

**THENCE** South and parallel with the East line of said Lot No. 4 a distance of 63 feet to point in the South line of said Lot No. 4 for the Southwest corner;

**THENCE** East along the South line of said Lot No. 4 a distance of 160 feet to the Southeast corner of said Lot No. 4 and the **PLACE OF BEGINNING**.

*NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for internal identification purposes and does not override Item 2 of Schedule "B" hereof.*

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**Notice of Foreclosure Sale**

July 15, 2024

**Deed of Trust ("Deed of Trust"):**

Dated: 4/20/2010

Grantor: Sergio Toledo and Bertha Flores-Mariano

Trustee: C. M. White

Lender: James W. White, as succeeded-in-interest by Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.

Recorded in: Document No. 20100264298 of the real property records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$47,000.00 executed by Grantor ("Borrower") and all other indebtedness of Borrower to Lender, payable to the order of Lender.

Legal Description: The Real Property, improvements, and personal property ("The Property") described in the Deed of Trust and all rights and appurtenances thereto described as follows: Lot Two (2), in Block Six (6), of Grant Park an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 350, Page 531 of the Map Records of Harris County, Texas, commonly known as 3030 Wayne St., Houston, TX 77026.

Substitute Trustee: Anita Suson, Cate Lauber

Substitute Trustee's Address: 3220 Broadway Street, Suite 200  
Houston, Texas 77017

Substitute Trustee Telephone: (281) 501-3025

Foreclosure Sale

*Date:* **Tuesday, August 6, 2024**

*Time:* The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

*Place:* **The Bayou City Event Center Pavilion located at 9401 Knight Road, Houston, Texas 77045 in Harris 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

*Bidder Eligibility:* To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

*Payee and Place of Payment:* All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

*Overpayments:* Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust 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, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments 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 51.009 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.

By: *Anita Suson*  
Anita Suson, Substitute Trustee

UNOFFICIAL

COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

**DEED OF TRUST:**

Date: April 30, 2018  
Grantor: Richard L. Robertson  
Original Beneficiary: Cadence Bank, N.A.  
Trustee: Sharon E. Geib  
Recording Info: Clerk's File No. RP-2018-197733 of the Real Property Records of Harris County, Texas

**CURRENT BENEFICIARY:** Cadence Bank f/k/a BancorpSouth Bank, successor-by-merger to Cadence Bank, N.A.

**SUBSTITUTE TRUSTEE:** Bruce M. Badger and/or Travis C. Badger  
**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

**PROPERTY DESCRIPTION:** Lot 1 Block 1, Washington Terrace Partial Replat No. 2, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 675, Page 850, Map Records, Harris County, Texas.

**DATE OF SALE:** Tuesday, August 6, 2024  
**TIME OF SALE:** No earlier than 11:00 AM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Harris County Commissioners Court, Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATED: July 15, 2024

  
Bruce M. Badger and/or Travis C. Badger  
Substitute Trustee

**PREPARED BY:**  
**BADGER LAW** PLLC  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4066

FILED 7/15/2024 1:28:13 PM

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

WHEREAS, on May 10, 2019, by instrument recorded under County Clerk's File No. **RP-2019-202251** in the Real Property Records of Harris County, Texas, I.C.T.I., LLC, a Texas limited liability company, executed a Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement ("**Security Instrument**") to Francisco Rivero, Trustee, covering the hereinafter described property, which Security Instrument was executed for the purpose of securing the payment of a certain indebtedness, more particularly described in the Security Instrument;

WHEREAS, AMERANT BANK, NATIONAL ASSOCIATION, a national banking association fka Mercantil Bank, N.A. ("**Beneficiary**"), as owner and holder of the indebtedness secured by the Security Instrument and beneficiary thereunder, did on the 15th day of February, 2024, appoint the undersigned, ROBERT R. WISNER, as Substitute Trustee under the Security Instrument;

**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, pursuant to the requirements of the Security Instrument and/or the laws of the State of Texas, written notice by certified mail, return receipt requested, stating that I.C.T.I., LLC, a Texas limited liability company (and all other persons liable on said indebtedness) were in default under the Security Instrument and allowing an opportunity to cure the default, was given before the entire debt was due or notice of sale was given; and

WHEREAS, after default in the payment of the indebtedness described in the Security Instrument and pursuant to the specific provisions of the Security Instrument, Beneficiary has requested that the Security Instrument be enforced in accordance with the terms and provisions thereof;

NOW, THEREFORE, NOTICE IS GIVEN that I, the undersigned Substitute Trustee, will sell at public sale to the highest bidder or bidders for cash at the Bayou City Event Center Pavilion at 9401 Knight Road, Houston, Harris County, Texas 77045-1205, in the area designated by the Harris County Commissioners Court pursuant to the order recorded in the Real Property Records of Harris County, Texas, at **10:00 a.m.** or not later than three (3) hours after that time on Tuesday, August 6, 2024, the property described by the Security Instrument and more particularly described as follows:

2.4908 acres of land, more or less, out of Block One (1), SOUTHWEST PARK SECTION ONE (1), a subdivision in Harris County, Texas, Plat of which is recorded in Volume 163, Page 16 of the Map Records of Harris County, Texas, said 2.4908 acre tract being

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4069  
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more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes, together with the interest of Beneficiary in the personal property located on, arising out of or connected directly or indirectly, with said real estate.

The sale will be made subject to all matters which are prior to the Security Instrument, which affect title thereto, and which are a superior interest in and to the above described property. The sale shall not cover any property that has been released from the lien of the Security Instrument. As provided by *Texas Property Code* Section 51.009, the real property is being sold and will be acquired "as is" without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk.

Prior to the foreclosure sale, Beneficiary may appoint another person as Substitute Trustee to conduct the sale. As provided by *Texas Property Code* Section 51.0076(a), the Substitute Trustee may set reasonable conditions for conducting the sale if the conditions are announced before the bidding is opened for the first sale of the day held by the Substitute Trustee.

As provided by *Texas Property Code* Section 51.0076(f), the purchase price for this sale will be due and payable without delay on acceptance of the bid or within such reasonable time as may be agreed upon by the purchaser and the Substitute Trustee if the purchaser makes such request for additional time to deliver the purchase price. In no event, however, will the additional time extend beyond **2:00 pm** on the day of the sale. Since the terms of the sale will be for cash, on the day of sale, those desiring to purchase the property will need to demonstrate their ability to pay cash. The only cash equivalent that the Substitute Trustee will accept will be a cashier's check payable to the Beneficiary drawn on a reasonably acceptable federally insured financial institution having a physical presence in Houston or Harris County, Texas.

The Security Instrument permits Beneficiary to postpone, withdraw, or reschedule the sale for another day. In such case, I need not appear at the date, time and place of the 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. Such reposting or refiling may be after the date originally scheduled for this sale.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND this 15th day of July, 2024.



ROBERT R. WISNER  
Substitute Trustee

Address:

1401 McKinney Street, 17<sup>th</sup> Floor  
Houston, Texas 77010

# EXHIBIT "A"

A 2.4908 ACRE TRACT OR PARCEL OF LAND OUT OF BLOCK ONE (1), SOUTHWEST PARK SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, PLAT OF WHICH IS RECORDED IN VOLUME 163, PAGE 16 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 IRON ROD FOUND FOR THE POINT OF CURVE, AND BEING THE MOST NORTHERLY POINT OF CURVE, AS SHOWN ON SAID PLAT NEAR THE INTERSECTION OF THE EASTERLY LINE OF SOUTH WILCREST DRIVE AND THE SOUTHERLY LINE OF FALLSTONE ROAD;

THENCE SOUTH 70° 01' 20" EAST (CALLED SOUTH 70° 00' 00" EAST), ALONG THE SOUTHERLY LINE OF FALLSTONE ROAD (60.00 FEET WIDE) AS SHOWN ON SAID PLAT FOR A DISTANCE OF 504.86 FEET TO A POINT FOR CORNER;

THENCE SOUTH 19° 59' 31" WEST, 340.78 FEET (CALLED SOUTH 20° 00" WEST, 340.00 FEET) TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED;

THENCE CONTINUING SOUTH 19° 59' 31" WEST 350.00 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF STANCLIFF ROAD (80.00 FEET WIDE) FOR CORNER;

THENCE SOUTH 70° 00' 00" EAST (BASIS OF BEARING) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STANCLIFF ROAD 310.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 19° 59' 31" EAST (CALLED NORTH 20° 00' 00" EAST) 350.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 70° 00' 00" WEST 310.00 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 2.4908 ACRES OF LAND, MORE OR LESS.

COPY

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

WHEREAS, on October 21, 2022, by instrument recorded under County Clerk's File No. **RP-2022-519789** in the Real Property Records of Harris County, Texas, **ROMUALDO CRUZ**, executed a Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents ("**Security Instrument**") to Russell T. Gaines, Trustee, covering the hereinafter described property, which Security Instrument was executed for the purpose of securing the payment of a certain indebtedness, more particularly described in the Security Instrument;

WHEREAS, **SOUTHWEST GUARANTY MORTGAGE CORPORATION**, a Texas corporation ("**Beneficiary**"), as owner and holder of the indebtedness secured by the Security Instrument and beneficiary thereunder, did on the 15<sup>th</sup> day of July, 2024, appoint the undersigned, **ROBERT R. WISNER**, as Substitute Trustee under the Security Instrument;

**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, pursuant to the requirements of the Security Instrument and/or the laws of the State of Texas, written notice by certified mail, return receipt requested, stating that **ROMUALDO CRUZ** (and all other persons liable on said indebtedness) were in default under the Security Instrument and allowing an opportunity to cure the default, was given before the entire debt was due or notice of sale was given; and

WHEREAS, after default in the payment of the indebtedness described in the Security Instrument and pursuant to the specific provisions of the Security Instrument, Beneficiary has requested that the Security Instrument be enforced in accordance with the terms and provisions thereof;

NOW, THEREFORE, NOTICE IS GIVEN that I, the undersigned Substitute Trustee, will sell at public sale to the highest bidder or bidders for cash at the area designated by the Harris County Commissioner's Court at the Bayou City Event Center Pavilion at 9401 Knight Road, Houston, Harris County, Texas 77045-1205, designated by the Harris County Commissioners Court pursuant to the order recorded in the Real Property Records of Harris County, Texas, at **10:00 am** or not later than three (3) hours after that time on Tuesday, August 6, 2024, the property described by the Security Instrument and more particularly described as follows:

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4070  
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0.20 acre (8,625 square feet) of land, more or less, being a portion of Reserve "D", Block Four (4), of PINE VILLAGE NORTH, according to the plat thereof, recorded in Volume 205, Page 70, Map Records of Harris County, Texas, same being that tract of land conveyed to Pine Village North HOA, by Deeds recorded in C.C. File Nos. 20130570501, 20130570502, 20130567966, 20130570504, 20130547753 and 20130570508, Deed Records of Harris County, Texas, said 0.20 acre tract of land being more particularly described by metes and bounds on **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with the interest of Beneficiary in the personal property located on, arising out of or connected directly or indirectly, with said real estate.

The sale will be made subject to all matters which are prior to the Security Instrument, which affect title thereto, and which are a superior interest in and to the above described property. The sale shall not cover any property that has been released from the lien of the Security Instrument. As provided by *Texas Property Code* Section 51.009, the real property is being sold and will be acquired "as is" without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk.

Prior to the foreclosure sale, Beneficiary may appoint another person as Substitute Trustee to conduct the sale. As provided by *Texas Property Code* Section 51.0076(a), the Substitute Trustee may set reasonable conditions for conducting the sale if the conditions are announced before the bidding is opened for the first sale of the day held by the Substitute Trustee.

As provided by *Texas Property Code* Section 51.0076(f), the purchase price for this sale will be due and payable without delay on acceptance of the bid or within such reasonable time as may be agreed upon by the purchaser and the Substitute Trustee if the purchaser makes such request for additional time to deliver the purchase price. In no event, however, will the additional time extend beyond 3:45 pm on the day of the sale. Since the terms of the sale will be for cash, on the day of sale, those desiring to purchase the property will need to demonstrate their ability to pay cash. The only cash equivalent that the Substitute Trustee will accept will be a cashier's check payable to the Beneficiary drawn on a reasonably acceptable federally insured financial institution having a physical presence in Houston or Harris County, Texas.

The Security Instrument permits Beneficiary to postpone, withdraw, or reschedule the sale for another day. In such case, I need not appear at the date, time and place of the 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. Such reposting or refiling may be after the date originally scheduled for this sale.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND this 15th day of July, 2024.



**ROBERT R. WISNER**  
Substitute Trustee

Address:  
1401 McKinney Street, 17<sup>th</sup> Floor  
Houston, Texas 77010

# EXHIBIT "A"

Being a portion of Reserve "D", Block 4 of PINE VILLAGE NORTH, according to the plat thereof, recorded in Volume 205, Page 70, Map Records of Harris County, Texas, same being that tract of land conveyed to Pine Village North HOA, by deeds recorded in C.G. File Nos. 20130570501, 20130570502, 20130567966, 20130570504, 20130547753 and 20130570508, Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner at the intersection of a 10 foot cutback from the east right-of-way line of Wild Pine Drive (60 foot right-of-Way) and the north right-of-way line of Twisted Pine Court (60 foot right-of-way);

THENCE South 20 degrees 15 minutes 00 seconds East a distance of 60.00 feet to a point for corner at the intersection of a 10 foot cut back from the east right-of-way line of said Wild Pine Drive and the south right-of-way line of said Twisted Pine Court;

THENCE North 69 degrees 45 minutes 00 seconds East a distance of 98.86 feet along the south right-of-way line of said Twisted Pine Court and the west right-of-way line of a private road (30 feet wide) to a point for corner;

THENCE South 20 degrees 15 minutes 00 seconds East a distance of 10.00 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING of the herein described tract lying within said, Reserve "D";

THENCE South 20 degrees 15 minutes 00 seconds East, along the West line of said private road, a distance of 115.00 feet to a 1/2 inch iron rod found for the Southeast corner of the herein described tract;

THENCE South 69 degrees 45 minutes 00 seconds West, a distance of 75.00 feet to a 1/2 inch iron rod found for the Southwest corner of the herein described tract;

THENCE North 20 degrees 15 minutes 00 seconds West, a distance of 115.00 feet to a 1/2 inch iron rod found for the Northwest corner of the herein described tract;

THENCE North 69 degrees 45 minutes 00 seconds East, a distance of 75.00 feet to the POINT OF BEGINNING and containing 8,625 square feet or 0.20 acres of land.

UNOFFICIAL



**Notice of Substitute Trustee's Sale**

Date: July 15<sup>th</sup>, 2024

Trustee: Ramon A. Vitulli III

Substitute Trustees: Jim D. Hamilton, John Mayer and James Lombardi, III, and each of them acting alone, 7700 San Felipe, Suite 550, Houston, Texas 77063

Lender: Stellar Bank, successor in interest to Allegiance Bank, 8807 W. Sam Houston Parkway North, Ste. 100, Houston, Harris County, Texas 77040

Note(s): Promissory Note in the original principal amount of \$1,480,000.00, dated September 20, 2022, executed by Kaduceus HQ, LLC and payable to Stellar Bank, successor in interest to Allegiance Bank, secured by a Deed of Trust of even date.

**Deed of Trust ("Deed of Trust")**

Date: September 20, 2022

Grantor: Kaduceus HQ, LLC

Lender: Stellar Bank, successor in interest to Allegiance Bank

Recording Information: File No.: **RP-2022-474799** of the Real Property Records of **Harris County, Texas.**

Property: See Exhibit "A", attached hereto and made a part hereof for all purposes and particularly and all improvements thereon, including all personal property secured by the deed of trust and security agreement included in the Deed of Trust and otherwise by any security agreement.

County: Harris County

Date of Sale (first Tuesday of month): August 6, 2024


Time of Sale: 10:00 a.m.

Place of Sale At the area designated by the Commissioner's Court of Harris County, Texas (as such designation is recorded in the Real Property records of Harris County, Texas).

Lender has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust. Lender has instructed the Substitute Trustees, and each of them acting alone, to offer the Property for sale toward the satisfaction of the Note.

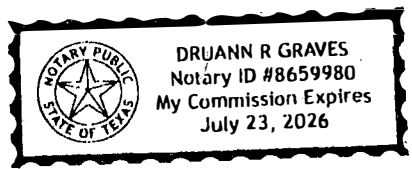
Notice is given that the Date of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deed of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

  
**Jim D. Hamilton, Substitute Trustee**  
7700 San Felipe, Suite 550, Houston, Texas 77063  
Name and address of sender of this Notice

**THE STATE OF TEXAS**       §  
  §  
**COUNTY OF HARRIS**       §

This instrument was **ACKNOWLEDGED, SWORN TO AND SUBSCRIBED TO BEFORE ME**, on the 15<sup>th</sup> day of July 2024, by Jim D. Hamilton Trustee.



  
Notary Public, State of Texas

UNOFFICIAL COPY

**EXHIBIT A**

The real property in Harris County, Texas, commonly known as 13462 FM 529 Rd., Houston, TX 77041, and further described as:

**Tract One-Fee:**

Being a 0.4558-acre parcel of land, called Tract 6, situated in the Scarborough Survey, Abstract 718, Harris County, Texas and being out of a called 7.335-acre tract as recorded under Harris County Clerk's File 2016517125, with the base of bearings been said deed, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod set with plastic cap in the southern line of Chlmney Hill, Section 1 as recorded under Volume 249, Page 122 of the Map Records of Harris County for the northwest corner of Eldridge Meadow, Section 2 as recorded in Volume 402, Page 26 M.R.H.C., the northeast corner of the original called 7.335 acres, and the northeast corner of the 1.5493 acres HOA Detention Pond Tract (simultaneously conveyed), from which a 1" iron pipe found for the original northwest corner of the called 7.355 acres bears South 87°49'25" West, a distance of 346.93 feet;

THENCE, South 01°46'33" East, a distance of 456.05 feet, along the western line of Eldridge Meadow, Section 2 to a 5/8" iron rod set with plastic cap for the southeast corner of the 0.4558 acres, called Tract 7 (simultaneously conveyed), and marking the northeast corner and POINT OF BEGINNING of the herein described parcel;

THENCE, South 01°46'33" East a distance of 115.13 feet, along the western line of Eldridge Meadow, Section 2 to a 5/8" iron rod set with plastic cap for the northeast corner of the 0.5265 acres, called Tract 4 (simultaneously conveyed), and marking the southeast corner of the herein described parcel;

THENCE, South 87°43'32" West, a distance of 172.45 feet, along the northern line of Tract 4 to a 5/8" iron rod set with plastic cap in the eastern line of the 0.7964 acres, called Tract 5 (simultaneously conveyed) for the northwest corner of Tract 4, and marking the southwest corner of the herein described parcel;

THENCE, North 01°46'33" West, a distance of 115.13 feet, along the eastern line of Tract 5 to a 5/8" iron rod set with plastic cap for the southwest corner of Tract 7, and marking the northwest corner of the herein described parcel;

THENCE, North 87°43'32" East, a distance of 172.45 feet, along the southern line of the Tract 7 back to the POINT OF BEGINNING and containing 0.4558 acres of land.

**Tract Two-Easement:**

Private Road and Detention Pond Maintenance Agreement providing ingress and egress to FM 529, as set forth in instrument recorded in/under Clerk's File No. 20120524586 of the Real Property Records of Harris County, Texas.

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS §

DEED OF TRUST AND SECURITY INSTRUMENT ("Deed of Trust"):

Dated: January 17, 2023  
Grantor: RAPHAEL YONKO  
Trustee: Bret A. Schulte  
Lender: JMB HOMES TOTAL SOLUTIONS LLC  
Recorded in: Official Public Records of Real Property of Harris County, Texas under File No. RP-2023-18507.

Property/Collateral:  
**Lot Twenty-Six (26), Block Two (2) of MERRYLANDS, SEC 1, an Addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 687051 of the Map Records of Harris County, Texas.**

Secures: Promissory Note ("Note") dated January 17, 2023 in the original principal amount of \$360,000.00 executed by RAPHAEL YONKO ("Borrower") payable to the order of JMB HOMES TOTAL SOLUTIONS LLC and all other indebtedness of Borrower to Lender.

**FORECLOSURE SALE:**

Date: Tuesday, August 6, 2024  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three hours thereafter.**  
Place: **Bayou City Event Center and Bayou City Event Center Pavilion at 9401 Knight Road, Houston Texas 77045 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 described above. Because of that default, Lender, present owner and holder of the Note, has appointed Bret A. Schulte 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 Trustee to sell the property.

NOW, THEREFORE NOTICE IS HEREBY GIVEN that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4072  
FILED 7/15/2024 2:14:00 PM

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 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.

Pursuant to section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, note holder or lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

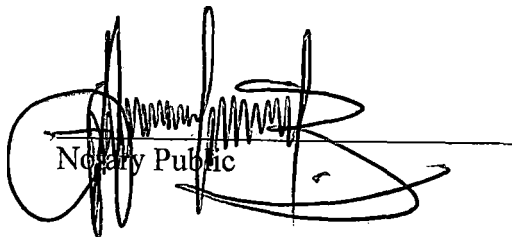
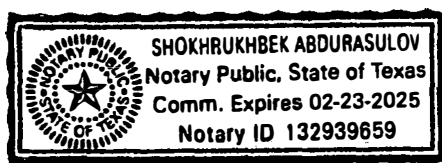
Sincerely,



BRET A. SCHULTE  
Substitute Trustee  
State Bar No. 24005711  
schultelaw@aya.yale.edu  
8700 Commerce Park Drive, Suite 103  
Houston, TX 77036  
Phone: (713)551-4961  
Fax: (713)551-4964

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

Sworn to and subscribed before me the undersigned authority by BRET A. SCHULTE, on this the 15 day of July, 2024.



Notary Public

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4073

FILED 7/15/2024 2:36:40 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**July 15, 2024**

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

DEED OF TRUST ("Deed of Trust"):

Dated: August 31, 2022  
Grantor: VINH QUANG LE  
Trustee: John Q. Truong  
Lender: THOMAS THANH TO

Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. RP-2022-454413

Property: Lot 3, in Block 2, of KEEGANS WOOD, SECTION TWO, a Patio Home Subdivision in Harris and Fort Bend Counties, Texas, according to the map or plat thereof recorded in Volume 30, Page 1, of the Map Records of Harris County, Texas and in Volume 308, Page 34, of the Plat Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 9223 Beringwood Drive, Houston, TX 77083

Secures: Promissory Note executed August 31, 2022 ("Note") in the original principal amount of \$160,000.00, executed by VINH QUANG LE ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

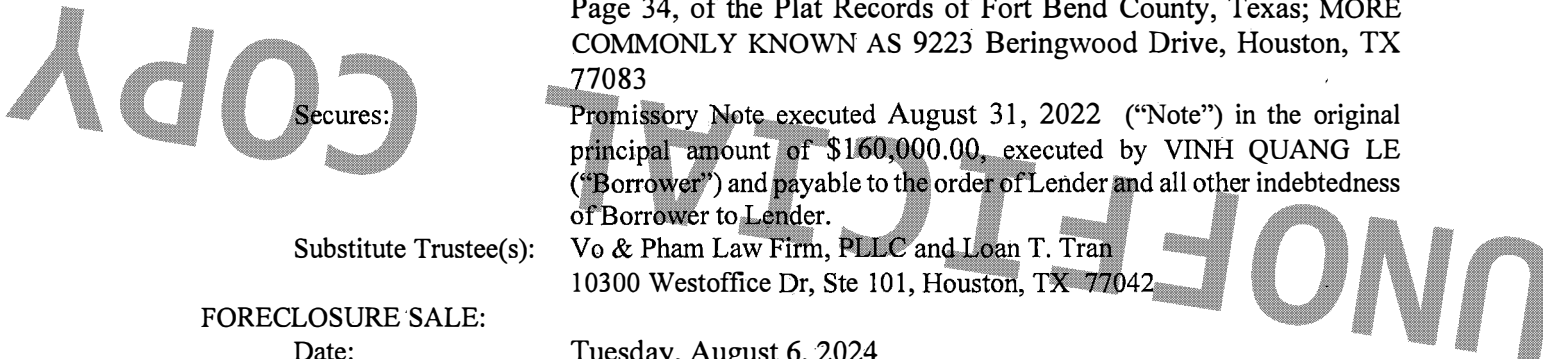
Substitute Trustee(s): Vo & Pham Law Firm, PLLC and Loan T. Tran  
10300 Westoffice Dr, Ste 101, Houston, TX 77042

FORECLOSURE SALE:

Date: Tuesday, August 6, 2024  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 AM and not later than three hours thereafter.**

Place: **Bayou City Event Center, 9401 Knight Road, Harris County, Houston, Texas 77045 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 Vo & Pham Law Firm, PLLC and Loan T. Tran as Substitute Trustee, pursuant to the terms and conditions of the Deed of Trust, to succeed to all the rights, powers, privileges vested in the Original Trustee under the Deed of Trust.

WHEREAS Lender has requested Substitute Trustee to sell the property.

NOW, THEREFORE NOTICE IS HEREBY GIVEN that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

*/s/Khanh T. Vo*

Khanh T. Vo

Attorney for Lender

State Bar No.: 24086871

kvo@vophamlaw.com

10300 Westoffice Dr., Suite 101, Houston, Texas 77042

Phone: 713-271-8886

Fax: 713-271-8897

HCAD# 0660250110889  
5505 Bennington St.  
Houston, Texas 77028

## NOTICE OF SUBTITUTE 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.**

WHEREAS, on December 22, 2022, JB Thibodeaux Homes & Properties LLC, whose address is 2000 Crawford St. #804, Houston, Texas 77002, executed a Deed of Trust conveying to the Trustee, the real property hereinafter described to secure Gadolin, Inc. and/or Gadolin Research, Inc. ("Lender"), whose address is 2965 Harrison, Ste. 320, Beaumont, Texas 77002, in the payment of a debt therein described, said Deed of Trust being recorded under Clerk's file RP-2022-598900, Official Public Records of Harris 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, Dr. Joel Ebu, the Substitute Trustee, was duly appointed in accordance with 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, August 6, 2024, 1:00 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 Harris County Commissioners Court, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place:

**Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045, or as designated by the Harris County Commissioners Court.**

Said real property is described as follows:



Lot eight hundred eighty-nine (889), in Block eleven (11), of Trinity Gardens, Section two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 13, Page 45 of the Map Records of Harris County, Texas also known as 5505 Bennington St., Houston, Texas 77028. Harris County Account #0660250110889

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the duly appointed Substitute Trustee need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender 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 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 Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the Lender has requested the above-named Substitute Trustee to conduct this public sale. Notice is given that before the sale the Lender

or the Lender's attorney, agent or servicer may appoint another person as Substitute Trustee to conduct the sale.


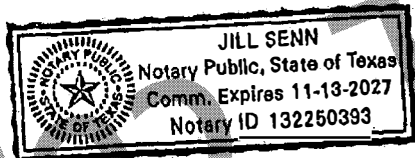
The Substitute Trustee's address is 2965 Harrison, Ste. 320, Beaumont, Texas 77002.

WITNESS MY HAND on the 12th day of July, 2024.



John S. Torigian  
State Bar No. 20142100  
Attorney or Authorized Agent for the  
Mortgagee or Mortgagee's Servicer  
KRELL & TORIGIAN  
1301 McKinney St., Suite 2885  
Houston, Texas 77010

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this 12th day of July, 2024, by JOHN S. TORIGIAN, in his official capacity as Attorney or Authorized Agent for the Mortgagee or Mortgagee's Servicer.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:

John S. Torigian, P.C.  
Krell & Torigian  
1301 McKinney, Suite 2885  
Houston, Texas 77010

HCAD# 1445850010006  
3514 Farmer St.  
Houston, Texas 77020

## 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.**

WHEREAS, on December 22, 2022, JB Thibodeaux Homes & Properties LLC, whose address is 2000 Crawford St. #804, Houston, Texas 77002, executed a Deed of Trust conveying to the Trustee, the real property hereinafter described to secure Gadolin Inc. and/or Gadolin Research, Inc. ("Lender"), whose address is 2965 Harrison, Ste. 320, Beaumont, Texas 77002, in the payment of a debt therein described, said Deed of Trust being recorded under Clerk's file RP-2022-598921, Official Public Records of Harris 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, Dr. Joel Ebu, the Substitute Trustee was duly appointed in accordance with 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, August 6, 2024, 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 Harris County Commissioners Court, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place:

**Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045, or as designated by the Harris County Commissioners Court.**

Said real property is described as follows:

The West 45 feet (W45') of Lots five (5), six (6), seven (7), and eight (8) in Block three (3) of Farmer Teal, a subdivision in Harris County, Texas according to the Map or Plat thereof recorded in Volume 1, Page 106 of the Map Records of Harris County, Texas, also known as 3514 Farmer St., Houston, Texas 77020. Harris County Account #1445850010006

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the duly appointed Substitute Trustee need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender 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 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 Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Substitute Trustee, Mortgagor, Mortgagee or the Mortgagor's attorney.

Default has occurred under the Deed of Trust, and the Lender has requested the above-named Substitute Trustee to conduct this public sale. Notice is given that before the sale the Lender

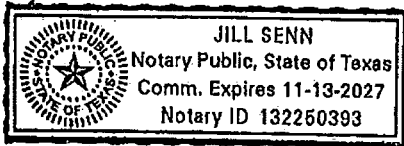
or the Lender's attorney, agent or servicer may appoint another person as substitute trustee to conduct the sale.

The Substitute Trustee's address is 2965 Harrison, Ste. 320, Beaumont, Texas 77002.

WITNESS MY HAND on the 12th day of July, 2024.

  
John S. Torigian  
State Bar No. 20142100  
Attorney or Authorized Agent for the  
Mortgagee or Mortgagee's Servicer  
KRELL & TORIGIAN  
1301 McKinney St., Suite 2885  
Houston, Texas 77010

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this 12th day of July, 2024, by JOHN S. TORIGIAN, in his official capacity as Attorney or Authorized Agent for the Mortgagee or Mortgagee's Servicer.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:

John S. Torigian, P.C.  
Krell & Torigian  
1301 McKinney, Suite 2885  
Houston, Texas 77010

COPY

**NOTICE OF FORECLOSURE SALE**

July 11, 2024

**Deed of Trust and Security Agreement ("Deed of Trust"):**

Dated: May 9, 2018  
 Grantor: Astro Builders, LLC  
 Trustee: Russell C. Jones  
 Lender: Julie Rivers Capital, LLC

Recorded in Instrument No.: RP-2018-219944 of the real property records of Harris County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$378,500.00, executed by Astro Builders, LLC ("Borrower") and payable to the order of Lender.

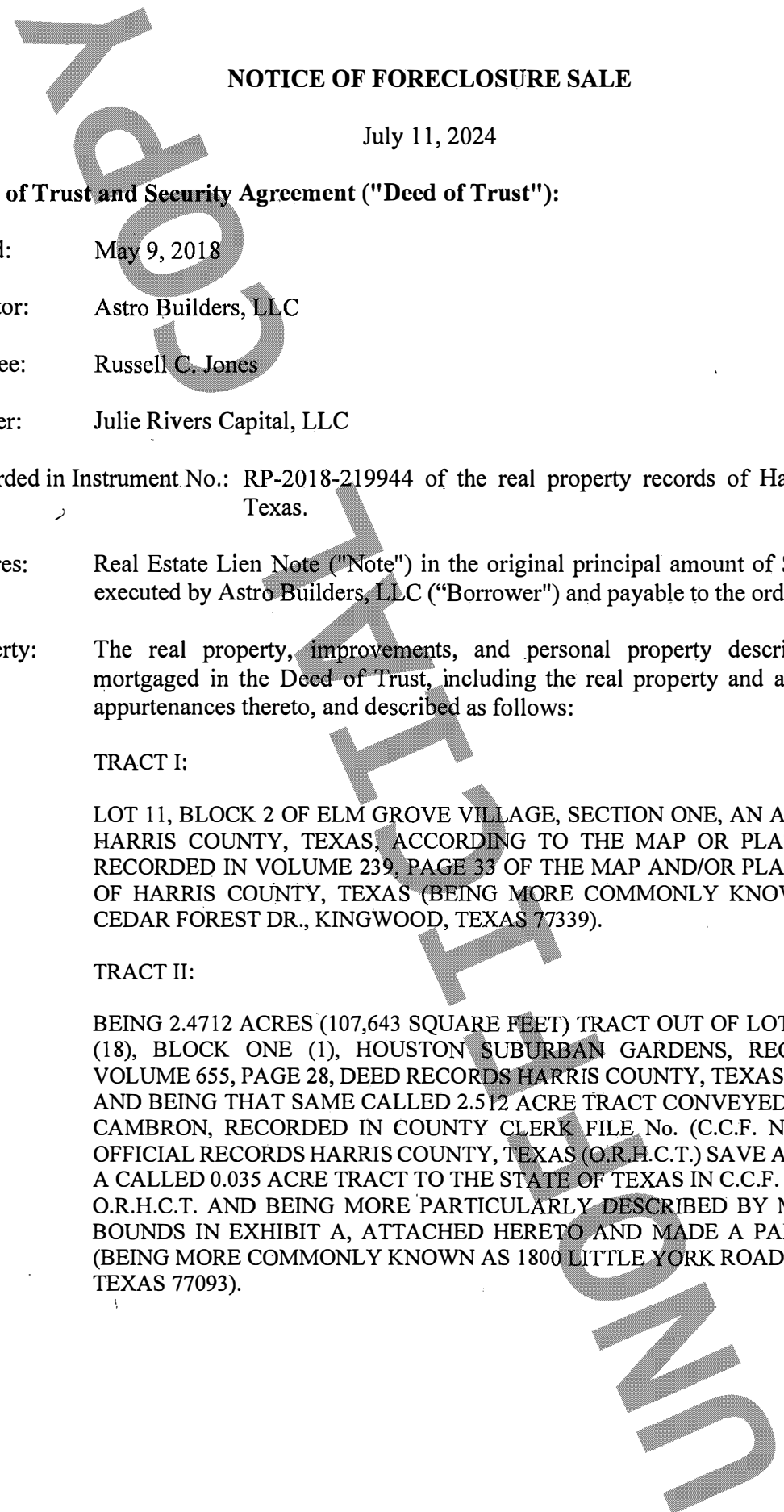
Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property and all rights and appurtenances thereto, and described as follows:

**TRACT I:**

LOT 11, BLOCK 2 OF ELM GROVE VILLAGE, SECTION ONE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 239, PAGE 33 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS (BEING MORE COMMONLY KNOWN AS 3918 CEDAR FOREST DR., KINGWOOD, TEXAS 77339).

**TRACT II:**

BEING 2.4712 ACRES (107,643 SQUARE FEET) TRACT OUT OF LOT EIGHTEEN (18), BLOCK ONE (1), HOUSTON SUBURBAN GARDENS, RECORDED IN VOLUME 655, PAGE 28, DEED RECORDS HARRIS COUNTY, TEXAS (D.R.H.C.T.) AND BEING THAT SAME CALLED 2.512 ACRE TRACT CONVEYED TO IDÉLLE CAMBRON, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) N856236, OFFICIAL RECORDS HARRIS COUNTY, TEXAS (O.R.H.C.T.) SAVE AND EXCEPT A CALLED 0.035 ACRE TRACT TO THE STATE OF TEXAS IN C.C.F. No. S933103, O.R.H.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF (BEING MORE COMMONLY KNOWN AS 1800 LITTLE YORK ROAD, HOUSTON, TEXAS 77093).



**Foreclosure Sale:**

Date: Tuesday, August 6, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and no later than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Rd., Houston, Texas 77045.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Julie Rivers Capital, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Trustee: Russell C. Jones

Trustee's Address: P.O. Box 19874, Sugar Land, Texas 77496

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Julie Rivers Capital, LLC, 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 Julie Rivers Capital, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Julie Rivers Capital, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Julie Rivers Capital, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Julie Rivers Capital, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to §51.009 of the Texas Property Code, the Property will be sold "AS IS," without

any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to §51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



**RUSSELL C. JONES**

Trustee

P.O. Box 19874

Sugar Land, TX 77496

Telephone (281) 242-8100

UNOFFICIAL



**EXHIBIT "A"**

**Tract I:**

**LOT 11, BLOCK 2 OF ELM GROVE VILLAGE, SECTION ONE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 239, PAGE 33 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.**

**Tract II:**

**BEING 2.4712 ACRES (107,643 SQUARE FEET) TRACT OUT OF LOT EIGHTEEN (18), BLOCK ONE (1), HOUSTON SUBURBAN GARDENS, RECORDED IN VOLUME 655, PAGE 28, DEED RECORDS HARRIS COUNTY, TEXAS (D.R.H.C.T.) AND BEING THAT SAME CALLED 2.512 ACRE TRACT CONVEYED TO IDELLE CAMBRON, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) N856236, OFFICIAL RECORDS HARRIS COUNTY, TEXAS (O.R.H.C.T.) SAVE AND EXCEPT A CALLED 0.035 ACRE TRACT TO THE STATE OF TEXAS IN C.C.F. No. S933103, O.R.H.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. No. N856236, O.R.H.C.T.)**

**BEGINNING at a found 5/8" in the south right-of-way (ROW) line of Little York Road and the south line of said Save and Except for the common Northwest corner of herein described Tract and the northeast corner of a tract conveyed to Paul Reeves, recorded in C.C.F. No. 20070188523, O.R.H.C.T., from which a found 5/8" iron rod for the common northerly corners of Lots 18 and 19, Block One (1) of said Addition, Bears S 89°47'00" W, 88.82';**

**THENCE N 89°47'00" E, 149.16', along the common North line of herein described Tract, the south ROW line of said Little York Road and the south line of said Save and Except, to a set 1/2" iron rod with orange plastic cap stamped "Precision Surveyors" (hereinafter called "set 1/2" iron rod") for the common Northeast corner of herein described Tract and the northwest corner of a called 2.1588 acre tract conveyed to Jo Nell Miettinen, recorded in C.C.F. No. 20110446815, O.R.H.C.T.;**

**THENCE S 07°30'30" E, 153.91', departing the south ROW line of said Little York Road, severing said Lot 18, Block 1 and along the common East line of herein described Tract and the west line of said called 2.1588 acre tract conveyed to Jo Nell Miettinen, to a point (fence post on corner) for a common Interior corner of herein described Tract and an exterior corner of said called 2.1588 acre tract conveyed to Jo Nell Miettinen;**

**THENCE S 23°23'46" E, 489.40' (call 490.14'), continuing severing said Lot 18, Block 1 and continuing along the common Easterly line of herein described Tract and the**

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westerly line of said called 2.1588 acre tract conveyed to Jo Nell Miettinen, to a set 1/2" iron rod in the common division line of Lots 7 and 18, Block 1 of said Houston Suburban Gardens for the common Southeast corner of herein described Tract and the southwest corner of said called 2.1588 acre tract conveyed to Jo Nell Miettinen;

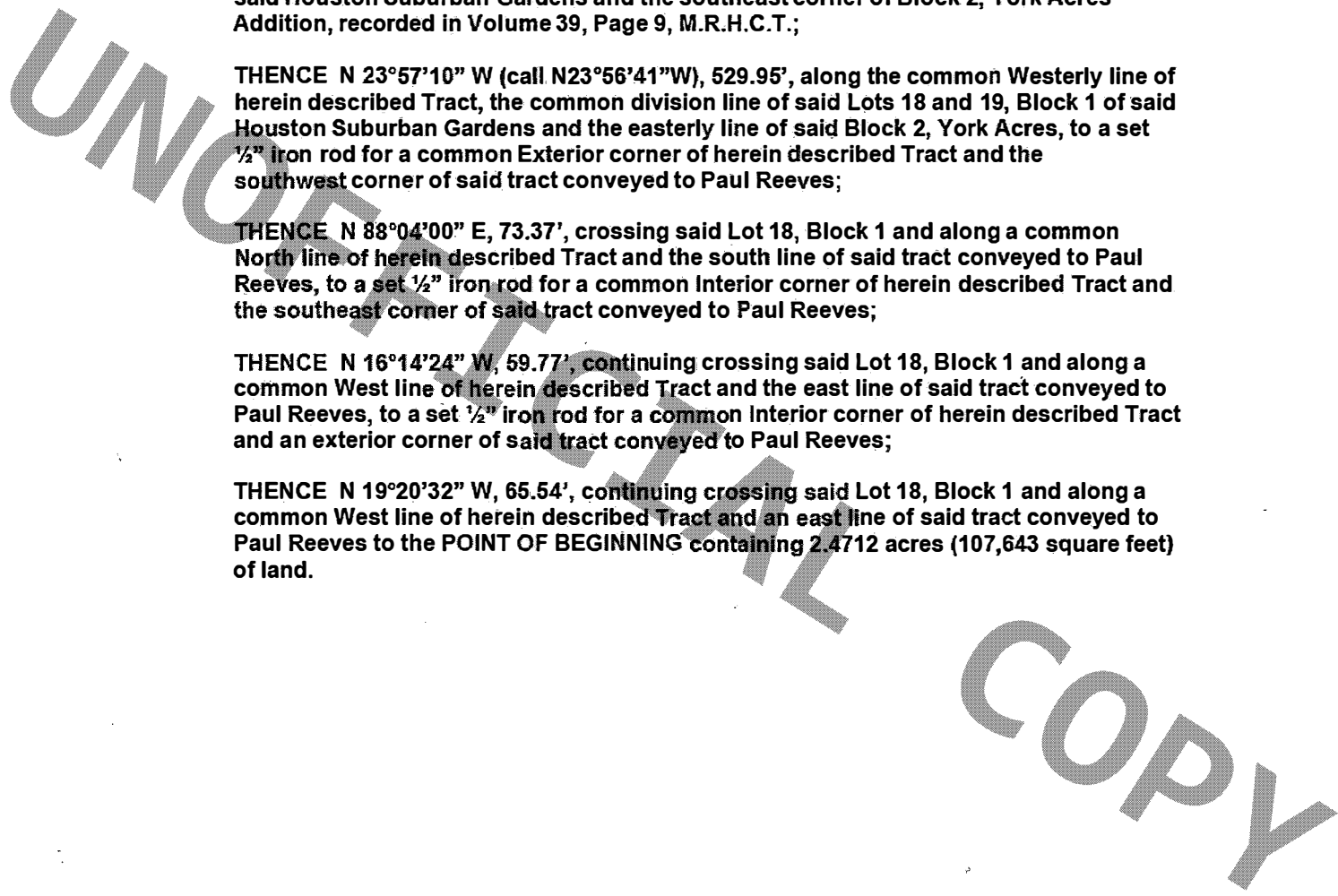
THENCE S 88°29'34" W, 183.42' (call 183.90'), along the common South line of herein described Tract and the common division line of Lots 6, 7 and 18, Block 1 of said Houston Suburban Gardens, to a found 1" iron rod for the common Southwest corner of herein described Tract, the common southerly corners of Lots 18 and 19, Block 1 of said Houston Suburban Gardens and the southeast corner of Block 2, York Acres Addition, recorded in Volume 39, Page 9, M.R.H.C.T.;

THENCE N 23°57'10" W (call N23°56'41"W), 529.95', along the common Westerly line of herein described Tract, the common division line of said Lots 18 and 19, Block 1 of said Houston Suburban Gardens and the easterly line of said Block 2, York Acres, to a set 1/2" iron rod for a common Exterior corner of herein described Tract and the southwest corner of said tract conveyed to Paul Reeves;

THENCE N 88°04'00" E, 73.37', crossing said Lot 18, Block 1 and along a common North line of herein described Tract and the south line of said tract conveyed to Paul Reeves, to a set 1/2" iron rod for a common Interior corner of herein described Tract and the southeast corner of said tract conveyed to Paul Reeves;

THENCE N 16°14'24" W, 59.77', continuing crossing said Lot 18, Block 1 and along a common West line of herein described Tract and the east line of said tract conveyed to Paul Reeves, to a set 1/2" iron rod for a common Interior corner of herein described Tract and an exterior corner of said tract conveyed to Paul Reeves;

THENCE N 19°20'32" W, 65.54', continuing crossing said Lot 18, Block 1 and along a common West line of herein described Tract and an east line of said tract conveyed to Paul Reeves to the POINT OF BEGINNING containing 2.4712 acres (107,643 square feet) of land.



**NOTICE OF FORECLOSURE SALE**

July 11, 2024

**Deed of Trust and Security Agreement ("Deed of Trust"):**

Dated: August 9, 2018

Grantor: Santano Alberto Sanchez Galo

Trustee: Russell C. Jones

Lender: Julie Rivers Capital, LLC

Recorded in Instrument No.: RP-2018-373180 of the real property records of Harris County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$171,500.00, executed by Santano Galo ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property and all rights and appurtenances thereto, and described as follows:

Lot 7, Block 1, ATASCOCITA SOUTH, SECTION 4, an addition to the City of Humble, Harris County, Texas, according to the map or Plat recorded in Film Code no. 425121, Map or Plat Records of Harris County, Texas (being more commonly known as 19006 Atasca South Dr., Humble, Texas 77346).

**Foreclosure Sale:**

Date: Tuesday, August 6, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and no later than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Rd., Houston, Texas 77045.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Julie Rivers Capital, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Trustee: Russell C. Jones

Trustee's Address: P.O. Box 19874, Sugar Land, TX, 77496

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Julie Rivers Capital, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Julie Rivers Capital, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Julie Rivers Capital, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Julie Rivers Capital, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code:

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Julie Rivers Capital, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to §51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to §51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

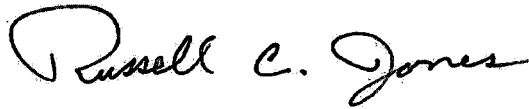
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4077

FILED 7/15/2024 2:53:51 PM

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



---

RUSSELL C. JONES

Trustee

P.O. Box 19874

Sugar Land, TX 77496

Telephone (281) 242-8100

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**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on the 11th day of May 2015, Brett Kelly and Brittany Kelly executed a Deed of Trust conveying to Bobby Dover or Jim G, Fox, Trustee, in the payment of a debt therein described, said Deed of Trust being recorded under File Number 20150199128 of the Real Property Records of Harris 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 said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2024, between 1:00 p.m. and 4:00 p.m., I will sell said real estate to the highest bidder for cash, at the Bayou City Event Center, Magnolia South Ballroom, at 9401 Knight Road, Houston, Texas 77045.

The earliest time at which said sale will occur is 1:00 o'clock p.m. and said sale will begin no later than three (3) hours after that time.

Said real estate is described as follows: In the County of Harris, State of Texas:

Lots 17A and 18A, of SHADY OAKS, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 35, Page 31 of the Map Records of Harris 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.

DATED this 15 day of July, 2024.

  
\_\_\_\_\_  
Bobby Dover  
Trustee

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4079

FILED 7/15/2024 2:56:06 PM

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on the 24TH day of November 2014, Ruben H. Munoz executed a Deed of Trust conveying to Bobby Dover or Jim G. Fox, Trustee, in the payment of a debt therein described, said Deed of Trust being recorded under File Number 20140531272 of the Real Property Records of Harris 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 said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2024, between 1:00 p.m. and 4:00 p.m., I will sell said real estate to the highest bidder for cash, at the Bayou City Event Center, Magnolia South Ballroom, at 9401 Knight Road, Houston, Texas 77045.

The earliest time at which said sale will occur is 1:00 o'clock p.m. and said sale will begin no later than three (3) hours after that time.

Said real estate is described as follows: In the County of Harris, State of Texas:

Lot Four (4), in Block One (1), of SHAVER SQUARE, a re-plat of a portion of Lot Forty-five (45), out of the Alta Vista Acres, Section One (1), out of the M. A. Preston Survey, Abstract 1105, Pasadena, Harris County, Texas, according to the map or plat thereof, filed for record January 31, 1978, in Volume 264, Page 30 of the Map Records of Harris County, Texas, and under Harris County Clerk's File No. F465185, being the same property described under Harris County Clerk's File No(s). K077346 and K890439, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southwesterly line of Westside Drive (60 feet wide), said point being located South 62 deg. 47' 42" E., a distance of 216.89 feet from the intersection of the East right-of-way line of Shaver Street (80 feet wide) and Southwesterly right-of-way line of said Westside Drive (60 feet wide);

THENCE South 27 deg. 12' 18" West, along the Northwesterly line of said Lot 4, a distance of 172.61 feet to point for corner, said point being the Southwesterly corner of the tract herein described and the Southwesterly corner of said Lot 4, Shaver Square;

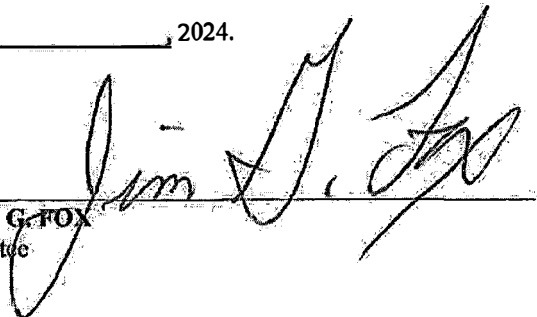
THENCE North 89 deg. 47' 30" East, along the South line of said Lot 4, Shaver Square, a distance of 67.59 feet to point for corner, said point being the Southeasterly corner of the tract herein described and the Southeasterly corner of said Lot 4, Shaver Square;

THENCE North 27 deg. 12' 18" East, along the Southeasterly line of said Lot 4, Shaver Square, a distance of 141.49 feet to point for corner in the Southwesterly line of Westside Drive (60 feet wide), said point being the Northeasterly corner of the tract herein described and the Northeasterly corner of said Lot 4, Shaver Square;

THENCE North 62 deg. 47' 42" West, along the Southwesterly right-of-way of Westside Drive (60 feet wide) and the Northeasterly line of said Lot 4, Shaver Square, a distance of 60.00 feet to the PLACE OF BEGINNING.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED this 15<sup>th</sup> day of July, 2024.

  
\_\_\_\_\_  
JIM G. FOX  
Trustee

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

Dated: July 14, 2024

Grantor: Kevin Dietrich and Denise Dietrich

Trustee: Charles H. Mansour

Beneficiary: Reinvestor, LLC

Original Principal: \$148,000.00

Recorded in: The Office of the County Clerk under the Clerk's File No. RP-2016-428599 in the Real Property Records of Harris County, Texas.

Deed of Trust: Deed of Trust dated September 16, 2016, and filed of record September 21, 2016, executed by Kevin Dietrich and Denise Dietrich ("Grantor").

Substitute Trustee(s): Paul Culpepper  
Sheila Jackson

Property: The real property and improvements described in the Deed of Trust, including the real property described below, and all rights and appurtenances thereto:

**See Exhibit "A" attached hereto and made a part hereof for all purposes**

Foreclosure Sale Date: Tuesday, August 6, 2024

Time: 10:00 A.M. local time or no later than 3 hours thereafter.

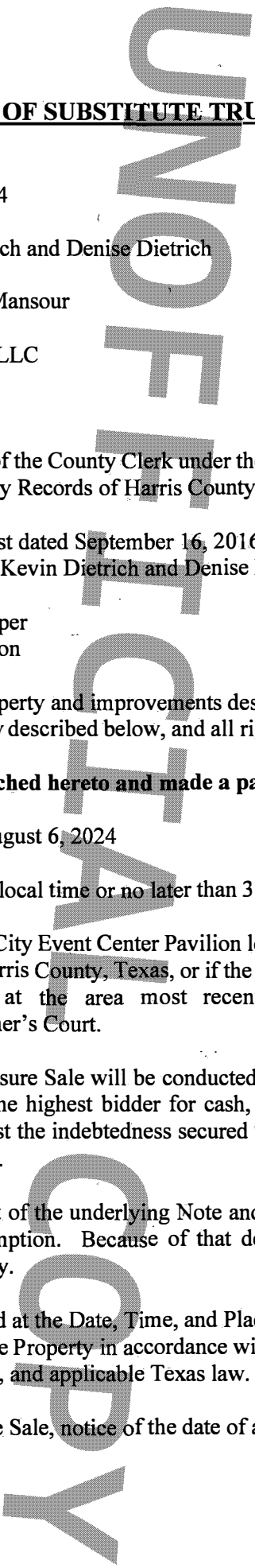
Place: The Bayou City Event Center Pavilion located at 9401 Knight Road, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, then at the area most recently designated by the Harris County Commissioner's Court.

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 Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust to Secure Assumption.

Default has occurred in the payment of the underlying Note and in the performance of the obligations of the Deed of Trust to Secure Assumption. Because of that default, the Beneficiary has requested the Substitute Trustee to sell the Property.

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 to Secure Assumption, and applicable Texas law.

If Beneficiary 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 to Secure Assumption and the Texas Property Code.


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 to Secure Assumption. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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 up to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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.

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 be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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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Paul Culpepper, Substitute Trustee

**Exhibit "A" - Legal Description:**

**Lot Twenty-Nine (29), in Block Two (2), of CANDLELIGHT PARK ESTATES, SECTION TWO (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 440117 of the Map Records of Harris County, Texas.**

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**Notice of Foreclosure Sale**

07/15/2024

7419 Stallion Trail Drive, Humble, Texas 77338 ("Deed of Trust"):

Dated: 11/24/2015

Grantor: N.C.N. LLC

Trustee: Jonathan Paull

Lender: Payton Boomer Investments

Recorded in: File # RP-201550537412 of the real property records of Harris County, Texas. Modification filed under file # RP-2021-46524 in the real property records of Harris County.

Legal Description: Lot Forty Five (45), Block Two (2) of SADDLE RIDGE SEC. 2, an addition in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 568032, of the Map Records of Harris County, Texas.

Otherwise known as:

7419 Stallion Trail Drive  
Humble, TX 77338

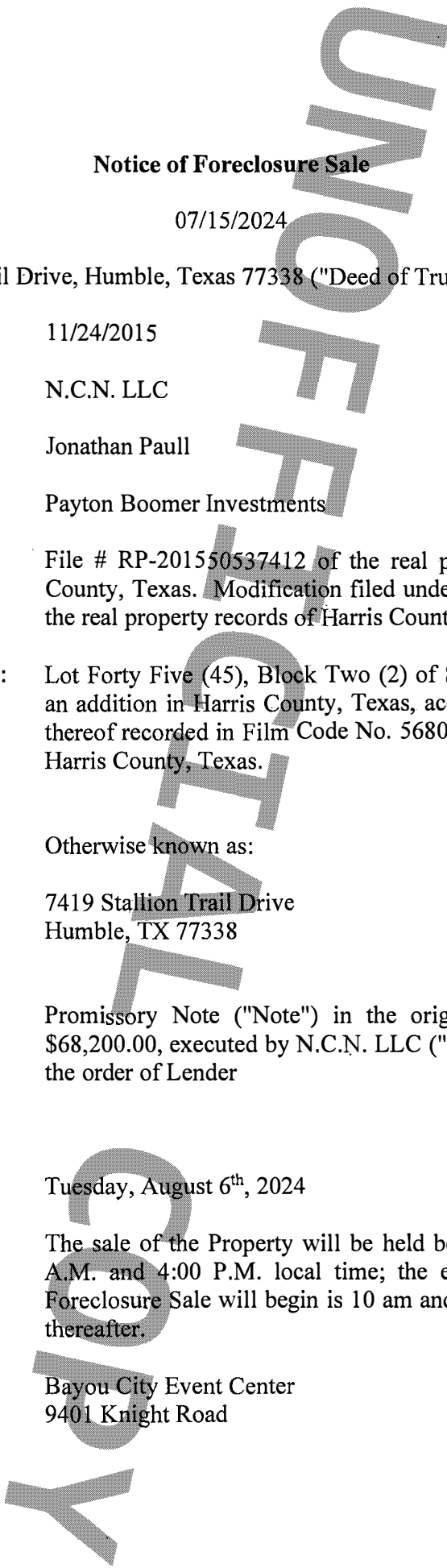
Secures: Promissory Note ("Note") in the original principal amount of \$68,200.00, executed by N.C.N. LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 6<sup>th</sup>, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am and not later than three hours thereafter.

Place: Bayou City Event Center  
9401 Knight Road



Houston, Texas 77045

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 Payton Boomer Investment's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Payton Boomer Investments, 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 Payton Boomer Investments's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Payton Boomer Investment'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 Payton Boomer Investments 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.

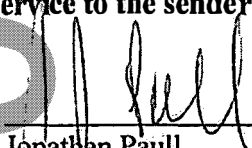
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Payton Boomer Investments. 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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Jonathan Paull  
708 Main, Floor 10  
Houston, TX 77002  
Telephone (713) 227.1525  
Telecopier (713) 227.5840

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COPY

STATE OF TEXAS

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COUNTY OF HARRIS

**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.**

Notice is hereby given that a public sale, at auction, of the Property (as hereinafter defined) will be held at the date, time and place specified in this notice.

**DATE, TIME AND PLACE OF SALE:** Tuesday, August 6, 2024 (which is the first Tuesday of that month) between the hours of 10:00 a.m. and 4:00 p.m. (Harris County, Texas time). The earliest time at which the foreclosure sale will begin is 10:00 a.m. and not later than three hours thereafter. The sale will take place at the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, in the area designated by the Commissioners' Court of Harris County, Texas.

**INDEBTEDNESS PROMPTING SALE:** That certain promissory note in the original principal amount of \$1,900,000.00 (together with all renewals, extensions, modifications and replacements thereof, collectively the "Note"), dated June 8, 2023, executed by Marcus Beatty ("Borrower"), payable to the order of Mountainside, LLC, a Texas limited liability company ("Lender").

**DEED OF TRUST AND SECURITY INTERESTS CREATING LIEN THAT IS THE SUBJECT OF SALE:** That certain

Commercial Deed of Trust dated June 8, 2023, executed by Marcus Beatty, whose address is 8619 Rosehedge Terrace Way, Richmond, Texas 77406, as grantor ("Grantor"), to Jeffery W. Laird, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey or Steve Leva, as Trustee (severally, "Original Trustee"), for the benefit of the Lender, Mountainside, LLC, as beneficiary ("Beneficiary"), recorded on June 12, 2023, as Instrument No. RP-2023-214895 in the Official Public Records of Harris County, Texas, granting a lien and security interest on real and personal property described in said Commercial Deed of Trust (together with all extensions, modifications and replacements thereof, collectively the "Deed of Trust").

**OWNER AND HOLDER OF INDEBTEDNESS AND SECURITY INSTRUMENT:** Lender is the sole legal owner and holder of the Note and Deed of Trust and all beneficial interests, rights and remedies under the Note and Deed of Trust and all other written documents, instruments, or agreements executed, delivered, made or entered into in connection with the Note and Deed of Trust, including, but not limited to, all modifications, amendments, forbearance

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
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agreements, if any, covering the Note, Deed of Trust and other loan documents securing, evidencing and governing the loan evidenced by the Note (collectively, the "**Loan Documents**").

**PROPERTY BEING SOLD:** The real property to be sold is situated in Harris County, Texas (the "**Land**"), together with all improvements and all other property more fully described in the Deed of Trust including, without limitation, all personal property in which a security interest is granted to Lender under the Deed of Trust (collectively, the "**Property**"), the Land being legally described as set forth on **Exhibit A** attached hereto and made a part hereof.

**SUBSTITUTE TRUSTEE CONDUCTING THE SALE:** Lender has appointed **FORREST M. SMITH III, DAVID R. THRASHER, KARI LUTRINGER and URVI PATEL** (each of whom has the address of 5151 San Felipe Street, Suite 800, Houston Texas 77056/ Phone: (713) 425-7400) (collectively "**Substitute Trustees**" or severally, a "**Substitute Trustee**"), each of whom may act alone, without the necessity of joinder of any other Substitute Trustee in the place and stead of, and to succeed to all the rights, titles, powers and estates granted under the Deed of Trust to the Original Trustee to act under and by virtue of the Deed of Trust to sell the Property for cash and that the proceeds of such sale be applied in accordance with the provisions of the Deed of Trust, the other Loan Documents and under applicable law. Therefore, on the date and at the time and place set forth above, Substitute Trustee will sell the Property to the highest bidder for cash pursuant to the terms of the Deed of Trust and applicable law, subject to the right of Lender to enter a credit bid on the Property, and further subject to the right of Lender to direct Substitute Trustee to postpone and resume the foreclosure sale or to cancel the foreclosure sale in its sole and absolute discretion.

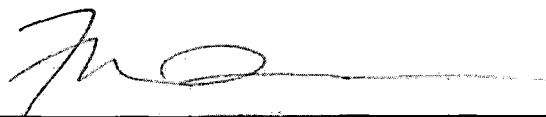
**PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTY OF TITLE GIVEN TO THE PURCHASER BY AND ON BEHALF OF THE GRANTOR OF THE DEED OF TRUST, ITS SUCCESSORS, ASSIGNS, HEIRS AND LEGAL REPRESENTATIVES BY VIRTUE OF AND PURSUANT TO THE AUTHORITY CONFERRED BY THE DEED OF TRUST, ANY SUCH OTHER WARRANTIES BEING EXPRESSLY DISCLAIMED; AND SUCH PURCHASER IS AND SHALL NOT BE A CONSUMER.**

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 this foreclosure sale.

[Signature Page to Follow]

FRCL-2024-4082 FILED 7/15/2024 4:25:00 PM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the 15th day of July, 2024.

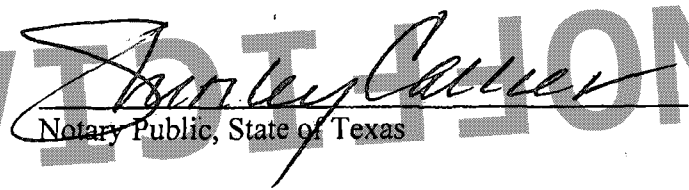


Forrest M. Smith III, Substitute Trustee

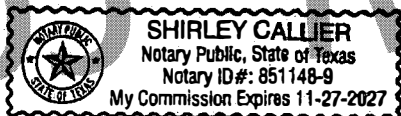
STATE OF TEXAS §

COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on the 15th day of July, 2024, by Forrest M. Smith III, as Substitute Trustee.



Notary Public, State of Texas





FRCL-2024-4082  
FILED 7/15/2024 4:25:00 PM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

LEGAL DESCRIPTION OF LAND

[see attached description of Tract 1 and Tract 2]

UNOFFICIAL COPY

## EXHIBIT A

## TRACT 1:

9 acres of land, more or less, being the North 1/2 of 18 acres out of the Houston and Texas Railway Company Survey, Abstract No(s). 446, in Harris County, Texas, said 18 acres being more particularly described by metes and bounds as follows:

Being a tract containing 18.0000 acres (784,080 square feet) of land, more or less, out of Section 31, in Block 2 of the H. & T.C. R. R. Company Survey, Abstract 446, in Harris County, Texas, surveyed for the Public Free School Fund of the State of Texas by virtue of Certificate No. 120 issued to Houston and Texas Railway Company by the State of Texas, being described more particularly by metes and bounds as follows:

Commencing at a point for the southeast corner of said Section 31, said point being located 2.37 feet West from a 1 inch iron pipe found in the asphalt near the center of Stockdick School Road;

THENCE NORTH a distance of 1320.00 feet along the east line at said Section 31 to a railroad spike set in the asphalt of Stockdick School Road for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE WEST, at right angles to the east line of said Section 31, at 30 feet passing a 5/8 inch iron rod set on the west right-of-way line of Stockdick School Road (60 feet wide), and continuing for a total distance of 1188.00 feet to a 5/8 inch iron rod set for the southwest corner of the herein described tract;

THENCE NORTH a distance of 660.00 feet to a 5/8 inch iron rod set for the northwest corner of the herein described tract; THENCE EAST at a distance of 1158.00 feet passing a 5/8 inch iron rod set on the west right-of-way line of Stockdick School Road, and continuing for a total distance of 1188.00 feet to a railroad spike set in the east line of said Section 31, said spike being in the asphalt of Stockdick School Road, and said point also being the northeast corner of the herein described tract;

THENCE SOUTH a distance of 660.00 feet along the east line of said Section 31 to the POINT OF BEGINNING of the herein described tract and containing 18.0000 acres (392,040 square feet) of land, more or less; SAVE AND EXCEPT any portion of that certain 9 acres of land conveyed to John Harris Burke in General Warranty Deed recorded under Harris County Clerk's File No. S022851.

## TRACT 2:

FIELD NOTE DESCRIPTION of a 4.500 acre (196,020 square foot) tract of land located in the H. & T. R.R. Co. Survey, Block 2, Section 31, Abstract Number 446, Harris County, Texas and said 4.500 acre tract of land being out of and a part of the called south one-half of 18 acre tract described in deed to John Harris Burke and Marcus Beatty, recorded under H.C.CY. No. U031234, said 4.500 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

COMMENCING at a "PK" Nail found marking the centerline of the intersection Stockdick-School Road (based on an occupied 60-foot width) and Beckendorf Road (based on a variable width) and being the southeast corner of the H. & T. R.R. Co. Survey, Block 2, Section 31 and the northeast corner of the George Spencer Survey, Abstract No. 1369;

THENCE, North 02 degrees 04 minutes 17 seconds West, along the centerline of said Stockdick-School Road common with the east line of said H. & T. R.R. Co. Survey, Block 2, Section 31, passing at a distance of 1,644.62 feet, a "JK" nail found marking the southeast corner of the called remainder of a called 18 acre tract described in the deed to Jeffery Wayne Meyer, recorded under H.C.CFE No. S022850 and the northeast corner of the called 9 acre tract described in the deed to John Harris Burke, recorded under H.C.CX, No. S022851, continuing along

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4082  
FILED 7/15/2024 4:25:00 PM

GF#: CH-7655-1076552300088

**EXHIBIT A**  
(Continued)

said common line, a total of distance of 1,974.62 feet, a "PK" nail found marking the POINT OF BEGINNING, and the northeast corner of said remainder of a called 18 acres, and the southeast corner of aforesaid called south one-half of 19 acre tract and the herein described tract;

THENCE, South 87 degrees 55 minutes 43 seconds West, departing the said centerline of Stockdick-School Road and along the north line of said remainder of a called 18 acre tract common with the south line of said called south one-half of 18 acre tract passing at a distance of 30 feet, a 5/8-inch iron rod with orange plastic cap stamped "West Bell Surveying Inc" set in the occupied west right-of-way (RO,W) line of said Stockdick-School Road, continuing along said common line, a total distance of 1,188.00 feet, to a 5/8-inch iron with and orange plastic cap stamped "West Belt Surveying Inc" set in the east line of the called 1,188.05 acre tract described in the deed to ARO-Houston Properties, LLC, ARO-Athens, LLC, ARO-Drorick, LLC, ARO-Jortando, LLC, ARO-NRFT, LLC, ARO-OFT, LLC and ARO-Thomas, LLC, recorded under H.C.C.F. No-20120599720 and marking the northwest corner of said remainder of a called 18 acre tract, and the southwest corner of said called south one-half of 18 acre tract and the herein described tract;

THENCE, North 02 degrees 04 minutes 17 seconds West, along the east line of said called 1,188.05 acre tract common with the west line of said called south one-half of 18 acre tract, a distance of 16500 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northwest corner of the herein described tract;

THENCE North 87 degrees 55 minutes 43 seconds East, departing said common line and over and across said called south one-half of 18 acre tract, passing at a distance of 1,15800 feet a 5/8-inch iron with and orange plastic cap stamped "West Belt Surveying Inc" set in the occupied west R.A. line of aforesaid Stockdick-School Road; continuing along said common line, a total distance of 1,188.00 feet, to a "PK" nail with shiner stamped "West Belt Surveying" set in the centerline of said Stockdick-School Road and marking the northeast corner of the herein described tract;

THENCE South 02 degrees 04 minutes 17 seconds East, along the centerline of Stockdick-School Road, a total of 165.00 feet, to the POINT OF BEGINNING and containing a computed area of 4.500 acre (196,020 square foot) of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

EXHIBIT A -- LEGAL DESCRIPTION  
TXNFESC\_ExhibitA-LegalDescription (11-07)

Client's Use  
Company

## Notice of Trustee's Sale

Notice is hereby given of a public non-judicial foreclosure sale.

1. *Property to Be Sold.* The property to be sold is described as follows:

**Lots(s) 1, 2 and 3, in Block 1, of TAMPA ENCLAVE, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 689197, of the Map Records of Harris County, Texas (0 Tampa Street, Houston, Texas 77021)**

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under Clerk's File No. RP-2024-48083 of the Real Property Records of Harris County, Texas, dated on February 12, 2024 and recorded on February 12, 2024.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: August 6, 2024

Time: The sale will begin no earlier than 10:00 A.M or no later than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045.

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 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.

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.

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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to 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.

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 BGF Consulting dba for "FT. DO IT" ENTERPRISES, LLC as Borrower to CHKM Investments, LLC, as Lender and Beneficiary.

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 the promissory note in the original principal amount of \$50,000.00, executed by BGF Consulting dba for "FT. DO IT" ENTERPRISES, LLC, as Borrower, and payable to the order of CHKM Investments, LLC. CHKM Investments, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of July 16, 2024, there was owed \$56,161.95 on the note.

**Questions concerning the sale may be directed to the undersigned at 713.443.6744.**

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: Tuesday, July 16, 2024.



---

Kevin S. Steinberg (KSS LAW, PLLC), Trustee  
P.O. Box 6567  
Houston, Texas 77265  
**Phone: 713.443.6744**  
**kevinsteinberg@gmail.com**

24TX123-0020  
1110 VERDE TRAILS DRIVE, HOUSTON, TX 77073

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## NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT FIVE (5), BLOCK FIVE (5) OF REMINGTON RANCH SEC. 12 AMENDING PLAT NO. 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 608234, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated October 24, 2019 and recorded on October 29, 2019 as Instrument Number RP-2019-479398 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information:

August 06, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, 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 V & V INTERESTS LLC secures the repayment of a Note dated October 24, 2019 in the amount of \$110,250.00. CENTER STREET LENDING VIII SPE, LLC, whose address is c/o Center Street Lending Corporation, 18201 Von Karman Avenue, Suite 400, Irvine, CA 92612, is the current mortgagee of the Deed of Trust and Note and Center Street Lending Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4098

FILED 7/16/2024 8:53:18 AM

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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

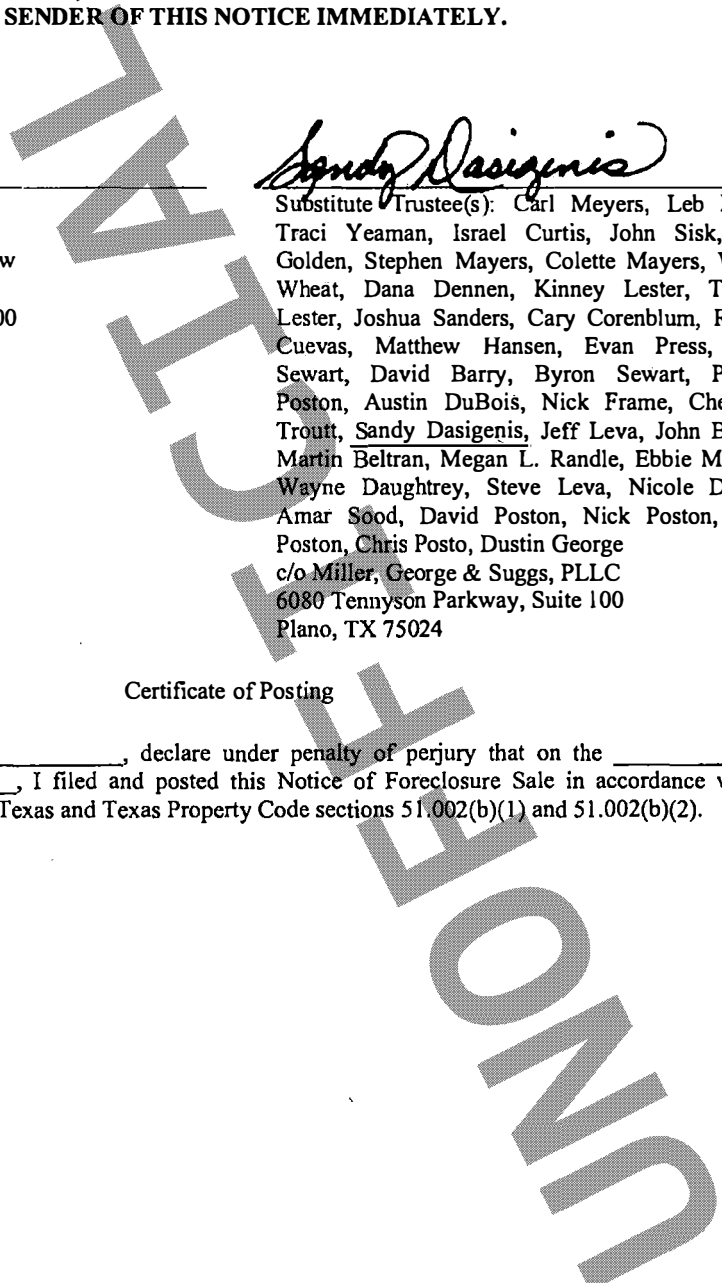
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
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 HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

July 15, 2024

**NOTE:**

Date: May 7, 2020  
Maker: Legacy Airways, LLC  
Payee: Axos Bank, its successors and assigns  
Original principal amount: \$220,000.00

**DEED OF TRUST:**

Date: May 11, 2020 (effective date)  
Grantor: Eddie C. Lindsey, also known as Eddie Lindsey  
Trustee: James E. Cuellar  
Beneficiary: Axos Bank, its successors and assigns  
Recording data: Recorded under Clerk's File No. RP-2020-205454, Official Public Records of Harris County, Texas.

**LENDER:** WBL SPO I, LLC

**MORTGAGE SERVICER:** World Business Lenders, LLC  
P.O. Box 1685  
Cranford, NJ 07016

The above-named mortgage servicer is representing the above-named lender under a servicing agreement with said lender.

**BORROWER:** Legacy Airways, LLC

**PROPERTY:** See Exhibit "A" attached hereto.

Commonly known as: 2700 Spring Creek Drive, Spring, TX 77373

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

August 6, 2024, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

**ORIGINAL TRUSTEE:** James E. Cuellar  
440 Louisiana, Suite 718  
Houston, Texas 77002  
(713) 222-1281



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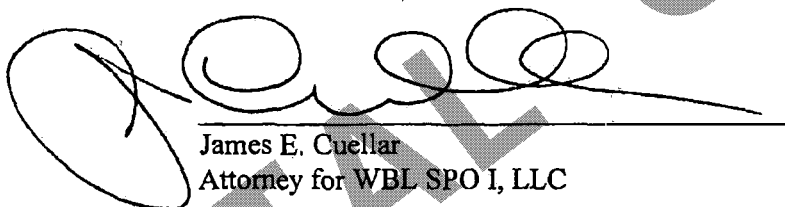
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**SUBSTITUTE TRUSTEES:** Jeffrey D. Stewart  
D. Brent Wells  
440 Louisiana, Suite 718  
Houston, Texas 77002  
(713) 222-1281

JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON,  
MEGAN L. RANDLE, EBBIE MURPHY, WAYNE  
DAUGHTREY, STEVE LEVA, NICOLE DURRETT  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038

**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.**



James E. Cuellar  
Attorney for WBL SPO I, LLC

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

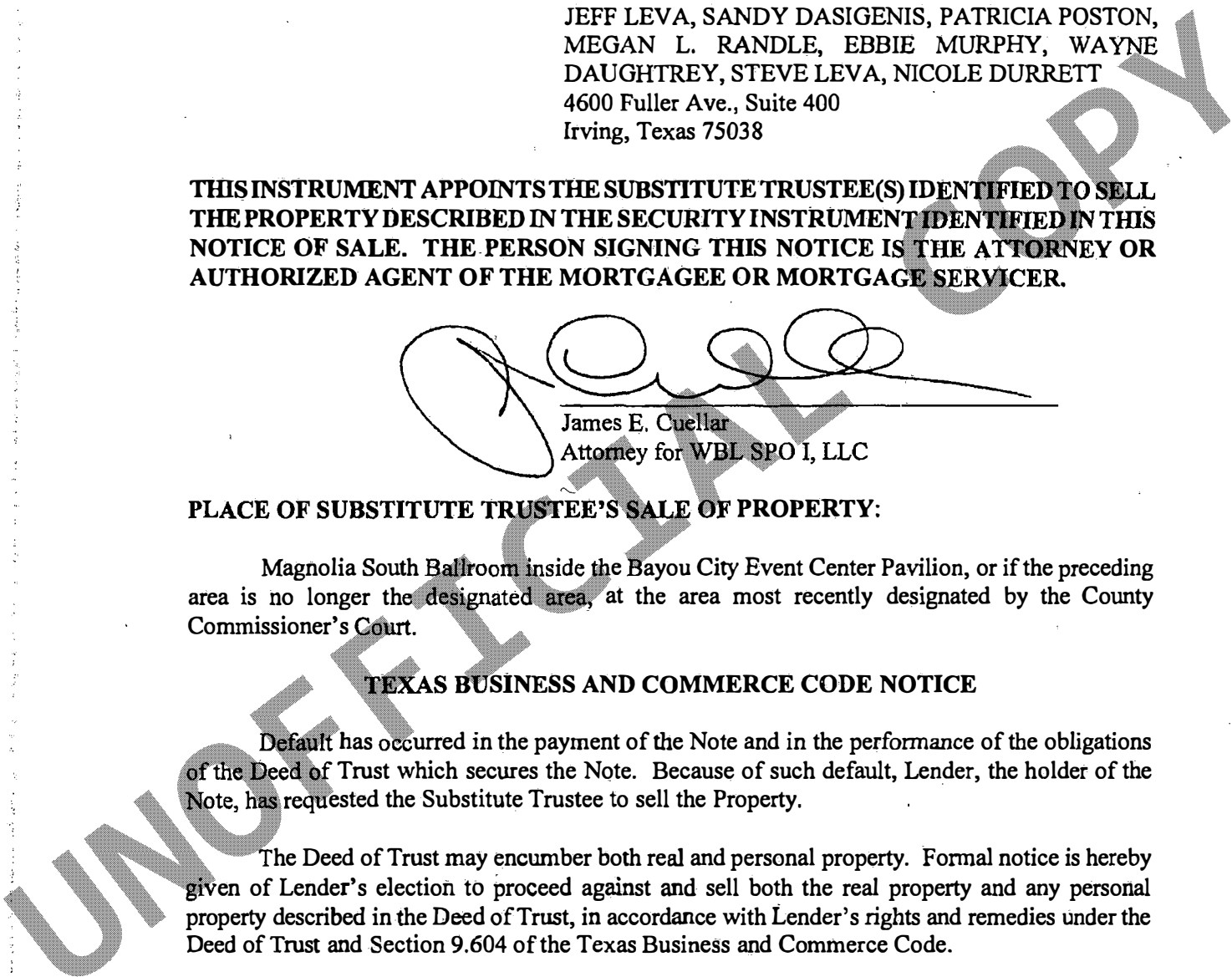
Magnolia South Ballroom inside the Bayou City Event Center Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TEXAS BUSINESS AND COMMERCE CODE NOTICE**

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.



**ACTIVE DUTY MILITARY NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



Substitute Trustee  
SANDY DASIGENIS

8229x056.pjj

UNOFFICIAL COPY

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EXHIBIT "A"

Legal Description

A 0.8884 acres tract of land out of Tract 9 in the Howard DeCrow Survey, Abstract No. 221, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the Southeasterly right-of-way of Spring Creek Drive and being the Northwest corner of the above mentioned Tract 9 and being located Northeasterly a distance of 3700.43 feet from the East right-of-way of Aldine-Westfield Road;

THENCE, North 57 deg. 46 min. 18 sec. East, along the Southeasterly right-of-way of Spring Creek Drive, a distance of 113.17 feet to the Northwest corner of the tract herein described and the POINT OF BEGINNING;

THENCE, North 57 deg. 46 min. 18 sec. East, along the Southeasterly right-of-way of Spring Creek Drive, a distance of 112.97 feet to the Northeast corner of the tract herein described;

THENCE, South 31 deg. 54 min. 48 sec. East, a distance of 342.86 feet to the Southeast corner of the tract herein described;

THENCE, South 58 deg. 05 min. 12 sec. West, a distance of 113.04 feet to the Southwest corner of the tract herein described;

THENCE, North 31 deg. 54 min. 07 sec. West, a distance of 342.23 feet to the POINT OF BEGINNING and containing 0.8884 acre.

Commonly Known As:

2700 Spring Creek Dr., Spring, TX 77373

Parcel ID:

042-075-003-0054

**NOTICE OF FORECLOSURE SALE**

THE STATE OF TEXAS     §  
                                  §     **KNOW ALL PEOPLE BY THESE PRESENTS:**  
COUNTY OF HARRIS     §

The undersigned has been appointed as one of the substitute trustees to foreclose the following described Deed of Trust lien. The original deed of trust was executed by Rodolfo R. Del Toro Navarrete aka Rodolfo Del Toro to Herman Torres, Trustee. It was dated April 18, 2022, and executed for the benefit of the Beneficiary, GL&L Holdings LLC, a Texas limited liability company. The deed of trust was duly recorded under Clerk's File No. RP-2022-208591 of the Official Public Records of Real Property of Harris County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$500,000.00. Default has occurred under the note and deed of trust.

Either I, or Jeff Leva, Sandy Desigenis, Lillian Poelker, Patria Poston, Meagan L. Randle or Ebbie Murphy will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, foreclose the deed of trust lien and sell the property (together or in separate parcels) on Tuesday, **August 6, 2024** (that being the first Tuesday of said month). The sale will be at public auction to the highest bidder for cash, (however, the beneficiary will be allowed to make a credit bids). The sale will be held in the area designated by the County Commissioners Court for deed of trust foreclosures, at the hour of 10:00 a.m. or within three hours thereafter of that day. The property is described on Exhibit "A" attached.

EXECUTED on July 16, 2024.

*Richard Melamed*  
Richard Melamed, Substitute Trustee  
P.O. Box 3130  
Bellaire, Texas 77401  
(713) 884-0104  
[rm@rmatty.com](mailto:rm@rmatty.com)



4821033

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**EXHIBIT "A"**  
**to Foreclosure Notice**

**Tract One:** 0.77 acre (32,845 square feet) of land, more or less, being out of the west side of Lot 14, Block M, ALLISON RICHEY GULF COAST HOMES SUBDIVISION in Harris County, Texas.

**Tract Two:** 3.2090 acres (139,786 square feet), more or less, situated in the M. C. Bulrice Survey, Abstract 129, Harris County, Texas, being part of Lot 14, in Block M, of the Allison-Richey Gulf Coast Homes Subdivision, a subdivision plat recorded in Volume 5, Page 1 of the Map Records of Harris County, Texas, being all the tracts of land described in deeds recorded in County Clerk's File Nos. D025725, 20110239244, 20110239246 and 20120568195 of the Official Public Records of Harris County, Texas.

UNOFFICIAL COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 16, 2024

**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, or BENJAMIN K. WILLIAMS

**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729

**DEED OF TRUST:**

**Date:** September 1, 2022

**Grantor:** 2300 STANFORD MEMBERS LLC, a Texas limited liability company

**Beneficiary:** STALLION TEXAS REAL ESTATE FUND, LLC

**Beneficiary's Mailing Address:** c/o Stallion Funding, LLC  
10119 Lake Creek Pkwy., Suite 202  
Austin, Texas 78729

**Trustee:** BENJAMIN K. WILLIAMS or BENJAMIN H. HA

**Recording Information:** Document No. RP-2022-449930, Official Public Records of Harris County, Texas

**Property:**

The East 1/2 of Lots 3 and 4, in Block 10, of FAIRVIEW, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 69, Page 368, of the Deed Records of Harris County, Texas.

Together with all personal property described on the above-referenced Deed of Trust.

**NOTE:**

**Date:** September 1, 2022

**Amount:** \$1,300,000.00

**Debtor:** 2300 STANFORD MEMBERS LLC, a Texas limited liability company

**Holder:** STALLION TEXAS REAL ESTATE FUND, LLC



COPY  
UNOFFICIAL

**DATE OF SALE OF PROPERTY:**

Tuesday, August 6, 2024, at 10:00 a.m.

**PLACE OF SALE OF PROPERTY:**

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

  
BENJAMIN K. WILLIAMS, Substitute Trustee  
and Attorney for Mortgage Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 16, 2024

**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN H. HA, or BENJAMIN K. WILLIAMS

**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729

**DEED OF TRUST:**

**Date:** April 21, 2022

**Grantor:** MONTBRI HOMES, LLC, a Texas limited liability company

**Beneficiary:** LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

**Beneficiary's Mailing Address:** 5000 Plaza on the Lake, Ste. 180  
Austin, Texas 78746

**Trustee:** BENJAMIN K. WILLIAMS or BENJAMIN H. HA

**Recording Information:** Document No. RP-2022-221141, Official Public Records,  
Harris County, Texas

**Property:**

Lot Twenty-Five (25), Block Five (5), AMENDED PLAT OF BAY OAKS HARBOR, according to the map or plat thereof, recorded in Volume 340, Page 135, Map Records, Harris County, Texas.

**NOTE:**

**Date:** April 21, 2022

**Amount:** \$150,000.00

**Debtor:** MONTBRI HOMES, LLC, a Texas limited liability company

**Holder:** LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**

Tuesday, August 6, 2024, at 10:00 a.m.



UNOFFICIAL COPY



**PLACE OF SALE OF PROPERTY:**

Magnolia South Ballroom inside the Bayou City Event Center 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*  
BENJAMIN K. WILLIAMS, Substitute Trustee  
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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

STATE OF TEXAS §  
COUNTY OF HARRIS §

Date: July 16, 2024

Borrower: Forest View Owner LLC, a Delaware limited liability company

Borrower's Address: c/o Barrington Park Owner LLC, et.al.  
512 Seventh Avenue, 16<sup>th</sup> Floor  
New York, NY 10018  
Attention: Joe Chetrit

Receiver: Chris Neilson, court-appointed receiver in Civil Case No. 23-cv-09972 in the United States District Court for the Southern District of New York

Receiver's Address: c/o Trigild Inc.  
4131 North Central Expressway Suite 775  
Dallas, TX 75204

Holder: Wells Fargo Bank, National Association, as Trustee for the Benefit of Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2019-MFP, Commercial Mortgage Pass-Through Certificates, Series 2019-MFP

Holder's Address: c/o Situs Asset Management LLC  
2 Embarcadero Center, 8<sup>th</sup> Floor  
San Francisco, California 94111  
Attn: Mr. Whitney Wheeler

Substitute Trustees: Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett and each of them acting alone

Substitute Trustees' Address: 2200 Ross Avenue, Suite 4200 W, Dallas, Texas 75201



4821051

UNOFFICIAL COPY

Deed of Trust: Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing

Date: June 19, 2019

Grantor: Forest View Owner LLC, a Delaware limited liability company

Lender: JPMorgan Chase Bank, National Association

Trustee: Ronald D. Addison

Secures: Promissory Note ("Note"), dated June 19, 2019, in the original principal amount of \$481,000,000.00, executed by Grantor and the other entities signatory thereto, payable to the order of Lender and currently held by Holder.

Recording: Recorded on June 20, 2019, as County Clerk's File Number RP 2019-262414 of the Official Public Records of Harris County, Texas.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust (defined above); the legal description of the real property is also, for the sake of convenience only, described in 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 Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale: Tuesday, August 6, 2024

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.

COPY

Place of Sale:

Magnolia South Ballroom inside the Bayou City Event Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or if the preceding area is no longer the designated area, at the most recently designated by the County Commissioner's Court.

Holder, acting by and through Mortgage Servicer, has appointed Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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, acting by and through Mortgage Servicer, 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". 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.



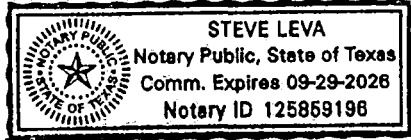
SANDY DASIGENIS

, Substitute Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this 16th day of July, 2024, by SANDY DASIGENIS, as Substitute Trustee.



[SEAL]

*Steve Leva*  
Notary Public

My Commission Expires:

09-29-2026

STEVE LEVA  
Printed Name of Notary

After recording return to:

Kyle Hirsch  
c/o Bryan Cave Leighton Paisner LLP  
2200 Ross Avenue, Suite 4200 W  
Dallas, Texas 75201

UNOFFICIAL COPY

**EXHIBIT A**

Property

7.4101 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM SCOTT LOWER LEAGUE, ABSTRACT NO. 65, IN THE CITY OF BAYTOWN, HARRIS COUNTY, TEXAS AND BEING A PART OF 150 ACRE TRACT ALLOTTED TO MRS. ROSIE A. KILGORE IN PARTITION DEED DATED DECEMBER 30, 1932 AND RECORDED IN VOLUME 915, PAGE 505 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; SAID 7.4101 ACRE TRACT CONSISTING OF FOUR ADJOINING PARCELS OF LAND DESCRIBED AS FOLLOWS: BEARING BASIS IS NORTHWEST RIGHT-OF-WAY LINE OF TRI-CITY BEACH ROAD BEING S 21°18'00" W.7;

BEGINNING AT A FOUND 5/8 INCH IRON ROD FOR THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE 150 ACRE TRACT ALLOTTED TO MRS. ROSIE A. KILGORE IN PARTITION DEED DATED DECEMBER 30, 1932, RECORDED IN VOLUME 915, AT PAGE 505 OF THE HARRIS COUNTY DEED RECORDS, WITH THE WEST LINE OF TRI-CITY BEACH ROAD, SAID POINT OF BEGINNING DESCRIBED AS SITUATED NORTH 71 DEGREES 00 MINUTES 00 SECONDS WEST, 74.77 FEET FROM THE SOUTHWEST CORNER OF LOT NINE, BLOCK 9 OF ROSELAND OAKS, SECTION TWO, AN ADDITION BEING RECORDED IN VOLUME 52, PAGE 22 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS REFERENCE TO WHICH IS HEREBY MADE AND SAID POINT OF BEGINNING BEING SITUATED IN THE DIVIDING LINE OF SAID ROSIE A. KILGORE 150 ACRE TRACT WITH THE ASHBEL SMITH LAND COMPANY TRACT, THE SAID DIVIDING LINE BEING DESCRIBED IN A BOUNDARY LINE AGREEMENT DATED MAY 31, 1955, BETWEEN Z.N. KUEHN, HERMAN KUEHN, E.M. BOESSLING AND THE ASHBEL SMITH LAND COMPANY, RECORDED IN VOLUME 2966 AT PAGE 313 OF THE HARRIS COUNTY DEED RECORDS, AND SAID POINT OF BEGINNING FURTHER DESCRIBED AS SITUATED:

SOUTH 71 DEGREES 00 MINUTES 00 SECONDS EAST 2447.20 FEET FROM THE SOUTHWEST CORNER OF THE THOMAS WRIGHT TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 469, AT PAGE 63 OF THE HARRIS COUNTY DEED RECORDS, SAID POINT OF BEGINNING BEING THE NORTH LINE OF A 25 FOOT DRAINAGE DITCH, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE CALLED NORTH 71 DEGREES 00 MINUTES 00 SECONDS WEST, (FOUND NORTH 71 DEGREES 01 MINUTES 00 SECONDS WEST) WITH THE SOUTH LINE OF SAID ROSIE A. KILGORE 150 ACRE TRACT, AND ALONG THE NORTH LINE OF A CALLED 33 ACRE TRACT TO GOOSE CREEK ISD DESCRIBED IN DEED RECORDED IN HCCF# N174235 AND BEING ALONG THE DIVIDING LINE BETWEEN SAID ROSIE A KILGORE 150 ACRE TRACT AND SAID ASHBEL SMITH LAND COMPANY TRACT DESCRIBED IN THE AFORESAID BOUNDARY LINE AGREEMENT, A CALLED DISTANCE OF 1106.72 FEET TO A 1/4 INCH IRON ROD FOUND FOR CORNER, BEING

THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A CALLED 3.69 ACRE TRACT;

THENCE NORTH 19 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE EAST LINE OF SAID 3.69 ACRE TRACT TO MAHALAXMI INVESTMENT'S, INC. DESCRIBED IN DEED RECORDS IN I-CCF # X352883 AND THE WEST LINE OF THIS TRACT A CALLED DISTANCE OF 299.76 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT SAID POINT BEING IN THE SOUTH LINE OF A TRACT OWNED BY STORAGE PARTNERS OF BAYTOWN, LIMITED PARTNERSHIP DESCRIBED IN HCCF # T042708 AND AS SHOWN ON PLAT RECORDED UNDER FILM CODE No. 384033 OF THE HARRIS COUNTY MAP RECORDS;

THENCE SOUTH 71 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE SOUTH LINE OF SAID SAFEKEEPING SELF STORAGE OF BAYTOWN TRACT PASSING AT 314.12 FEET THE SOUTHEAST CORNER OF SAFE-KEEPING SELF STORAGE OF BAYTOWN TRACT, SAID POINT ALSO BEING THE SOUTHWEST OF A ROSELAND MANOR AS SHOWN ON PLAT RECORDED UNDER FILM CODE NO. 327014 OF THE HARRIS COUNTY MAP RECORDS IN ALL A DISTANCE OF 1068.30 FEET TO A FOUND 5/8 INCH IRON ROD SITUATED IN THE WEST RIGHT OF WAY LINE OF TRI-CITY BEACH ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 21 DEGREES 18 MINUTES 00 SECONDS WEST WITH THE WEST RIGHT OF WAY LINE OF TRI-CITY BEACH ROAD AND THE EAST LINE OF THIS TRACT A DISTANCE OF 38.21 FEET TO A FOUND 5/8 INCH IRON FOR THE POINT OF BEGINNING OF A CURVE TO THE LEFT;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC DESCRIBED BY SAID CURVE IN THE WEST RIGHT OF WAY LINE OF TRI-CITY BEACH ROAD SAID CURVE HAVING A RADIUS OF 700.13 FEET A CENTRAL ANGLE OF 21 DEGREES 47 MINUTES 09 SECONDS AND A CURVILINEAR DISTANCE OF 266.22 FEET TO THE POINT OF BEGINNING ENCLOSING A TRACT CONTAINING 7.4101 ACRES OF LAND MORE OR LESS.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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

STATE OF TEXAS §

COUNTY OF HARRIS §

Date: July 16, 2024

Borrower: Arlington Owner LLC, a Delaware limited liability company

Borrower's Address: c/o Barrington Park Owner LLC, et.al.  
512 Seventh Avenue, 16<sup>th</sup> Floor  
New York, NY 10018  
Attention: Joe Chetrit

Receiver: Chris Neilson, court-appointed receiver in Civil Case No. 23-cv-09972 in the United States District Court for the Southern District of New York

Receiver's Address: c/o Trigild Inc.  
4131 North Central Expressway Suite 775  
Dallas, TX 75204

Holder: Wells Fargo Bank, National Association, as Trustee for the Benefit of Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2019-MFP, Commercial Mortgage Pass-Through Certificates, Series 2019-MFP

Holder's Address: c/o Situs Asset Management LLC  
2 Embarcadero Center, 8<sup>th</sup> Floor  
San Francisco, California 94111  
Attn: Mr. Whitney Wheeler

Substitute Trustees: Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett and each of them acting alone

Substitute Trustees' Address: 2200 Ross Avenue, Suite 4200 W, Dallas, Texas 75201



4821050

COPY UNOFFICIAL



Deed of Trust:

Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing

Date:

June 19, 2019

Grantor:

Arlington Owner LLC, a Delaware limited liability company

Lender:

JPMorgan Chase Bank, National Association

Trustee:

Ronald D. Addison

Secures:

Promissory Note ("Note"), dated June 19, 2019, in the original principal amount of \$481,000,000.00, executed by Grantor and the other entities signatory thereto, payable to the order of Lender and currently held by Holder.

Recording:

Recorded on June 20, 2019, as County Clerk File Number RP-2019-263256 of the Official Public Records of Harris County, Texas.

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust (defined above); the legal description of the real property is also, for the sake of convenience only, described in 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 Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, August 6, 2024

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:

Magnolia South Ballroom inside the Bayou City Event Center , or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or if the preceding area is no longer the designated area, at the most recently designated by the County Commissioner's Court.

Holder, acting by and through Mortgage Servicer, has appointed Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, and each of them acting alone, 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, acting by and through Mortgage Servicer, 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". 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.



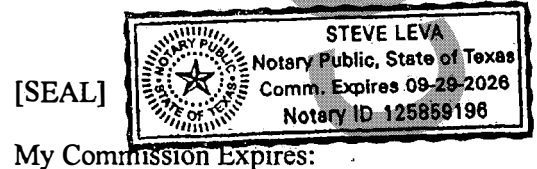
SANDY DASIGENIS, Substitute Trustee

COPY

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this 16th day of July, 2024, by SANDY DASIGENIS, as Substitute Trustee.



My Commission Expires:  
09-29-2026

Notary Public

STEVE LEVA  
Printed Name of Notary

After recording return to:

Kyle Hirsch  
c/o Bryan Cave Leighton Paisner LLP  
2200 Ross Avenue, Suite 4200 W  
Dallas, Texas 75201

UNOFFICIAL

**EXHIBIT A**Property

Being 8.908 acres (388,025 square feet) of land, more or less, in the Frederick Martin Survey, Abstract No. 551, Harris County, Texas, and being all of ARLINGTON PLACE APARTMENTS, according to the plat thereof recorded in Volume 186, Page 1 of the Map Records of Harris County, Texas, said 8.908 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point marked by a 3/4 inch iron pipe found on the Northeast right-of-way line of Parkcrest Drive, 60 feet wide, said point being the Southwest corner of said Arlington Place Apartments and being the Northwest corner of Lot 1, in Block 26 of Arlington Heights, Section 2 according to the plat thereof recorded in Volume 64, Page 11 of the Map Records of Harris County, Texas;

THENCE North 38 degrees, 09 minutes, 30 seconds, West, along the Northeast right-of-way line of Parkcrest Drive, a distance of 283.05 feet to a 5/8 inch iron rod found for the most Westerly Northwest corner of said Arlington Place Apartments;

THENCE North 59 degrees, 54 minutes, 19 seconds, East, along a Northeasterly line of said Arlington Place Apartments, a distance of 277.47 feet to an angle point marked by a 5/8 inch iron rod found;

THENCE North 71 degrees, 08 minutes, 00 seconds, East, continuing along a Northwest line of said Arlington Place Apartments, a distance of 64.85 feet to a re-entrant corner, from said corner a fence corner bears North 01 degrees, 44 minutes, 14 seconds, East, 1.0 feet;

THENCE North 18 degrees, 52 minutes, 00 seconds, West, along a Southwest line of said Arlington Place Apartments, a distance of 130.00 feet to a point for corner marked by a 5/8 inch iron rod set on the Southeast right-of-way line of East Edgebrook Drive, 140.00 feet wide;

THENCE North 71 degrees, 08 minutes, 00 seconds, East, along the Southeast right-of-way line of East Edgebrook Drive, a distance of 751.86 feet to a 5/8 inch iron rod found for corner, being the Northwest corner of Lot 2, Block 1 of Arlington Place according to the plat thereof recorded in Volume 240, Page 25 of the Map Records of Harris County, Texas;

THENCE South 18 degrees, 52 minutes, 00 seconds, East, along the Northeast line of said Arlington Place Apartments, same being the Southwest line of said Arlington Place, a distance of 406.27 feet to the Southeast corner of said Arlington Place Apartments, and being on a Northwest line of said Arlington Heights, Section 2;

THENCE South 71 degrees, 08 minutes, 00 seconds, West, along the Southeast line of said Arlington Place Apartments, same being the Northwest line of said Arlington Heights, Section 2,

a distance of 768.57 feet to an angle, from said corner, a fence corner found bears North 82 degrees, 04 minutes, 41 seconds, West, 0.7 feet;

THENCE South 59 degrees, 54 minutes, 19 seconds, West, continuing along the Southeast line of said Arlington Place Apartments, same being a Northwest line of said Arlington Heights, Section 2, a distance of 230.87 feet to the POINT OF BEGINNING and containing 8.908 acres (388,025 square feet) of land, more or less.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4084

FILED 7/16/2024 8:52:56 AM

### NOTICE OF FORECLOSURE SALE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property to Be Sold.** The property to be sold is described as follows: LOT FIVE (5), BLOCK TWO (2) OF PAMELA HEIGHTS, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDING IN VOLUME 50, PAGE 74 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/12/2006 and recorded in Document Z469639 real property records of Harris County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date; time, and place:

Date: 08/06/2024

Time: 10:00 AM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 Commissioners Court.

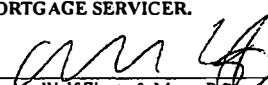
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by MICHAEL J. ALBERT, provides that it secures the payment of the indebtedness in the original principal amount of \$69,000.00, 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 NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE NATIONAL ASSOCIATION AS TRUSTEE FOR GSAMP TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE NATIONAL ASSOCIATION AS TRUSTEE FOR GSAMP TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE NATIONAL ASSOCIATION AS TRUSTEE FOR GSAMP TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 obtained a Order from the PROBATE COURT NO. 1 OF HARRIS COUNTY District Court of Harris County on 05/21/2024 under Cause No. 498508. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

### 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 SOUTH PORTION OF LOT SEVEN (7) IN BLOCK FIVE (5) OF KINGS FOREST, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 106, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OR PARCEL OF LAND CONTAINING 41943.0 SQUARE FEET (0.9629 ACRE) IN LOT SEVEN, BLOCK FIVE OF KINGS FOREST, SECTION ONE, A SUBDIVISION AS RECORDED IN VOLUME 193, PAGE 106 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING THE SOUTH PORTION OF SAID LOT SEVEN AND BEING MORE PARTICULARLY DESCRIBED BY METES BOUNDS AS FOLLOWS:  
(ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE)

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT SEVEN (7) ON THE ARC OF A CURVE;

THENCE NORTH 12 DEGREES 25 MINUTES 33 SECONDS EAST A DISTANCE OF 187.15 FEET TO A POINT FOR CORNER ON THE WEST LINE OF SAID LOT SEVEN;

THENCE SOUTH 84 DEGREES 34 MINUTES 23 SECONDS EAST A DISTANCE OF 200.90 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID LOT SEVEN;

THENCE SOUTH 3 DEGREES 12 MINUTES 19 SECONDS WEST A DISTANCE OF 195.55 FEET TO A POINT FOR CORNER, THE SOUTHEAST CORNER OF SAID LOT SEVEN ON THE ARC OF A CURVE;

THENCE 231.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CHORD WHICH BEARS NORTH 82 DEGREES 11 MINUTES 4 SECONDS WEST A CHORD LENGTH OF 231.49 FEET, A RADIUS OF 1440.00 FEET AND A CENTRAL ANGLE OF DEGREES 13 MINUTES 14 SECONDS TO THE POINT OF BEGINNING AND CONTAINING 0.9629 ACRES OF LAND.

A.P.N. 105-565-000-0009

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/07/2013 and recorded in Document 20130110944 real property records of Harris County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 10:00AM

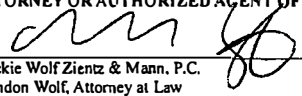
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County 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. *Obbligations Secured.* The Deed of Trust executed by LISA A. RIELAG, provides that it secures the payment of the indebtedness in the original principal amount of \$248,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank c/o TRUIST BANK, 1001 Seemes Ave, Richmond, VA 23224 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

**NOTICE OF FORECLOSURE SALE**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT TWENTY FOUR (24) AND THE WEST 25 FEET OF LOT TWENTY FIVE (25), IN BLOCK TWELVE (12), OF PINECREST COURT SECOND ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 54 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS 4741 PROVIDENCE STREET, HOUSTON, TEXAS 77020.  
PARCEL: #0610230120024

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/17/2021 and recorded in Document RP-2021-291090 real property records of Harris County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

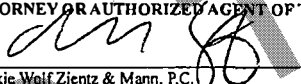
- Date: 08/06/2024
- Time: 12:00 PM
- Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County 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 RUBY J LANDOR, provides that it secures the payment of the indebtedness in the original principal amount of \$328,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, L.L.C c/o CARRINGTON MORTGAGE SERVICES I.L.C, 1600 South Douglas Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
 Mackie Wolf Zientz & Mann, P.C.  
 Brandon Wolf, Attorney at Law  
 L. Keller Mackie, Attorney at Law  
 Michael Zientz, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Chelsea Schneider, Attorney at Law  
 Ester Gonzales, Attorney at Law  
 Karla Balli, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 Dallas Parkway  
 Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

**Certificate of Posting**

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.



FRCL-2024-4087 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 7/16/2024 8:52:56 AM

### 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 (1 3) BLOCK NINE ( 9) OF SOUTHERN VILLAGE, SECTION TWO ( 2) AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 23 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/17 2003 and recorded in Document Y921303 real property records of Harris County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 1:20PM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP- 2023-30492 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 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 PETER SALINAS JR. AND JACQUELINE SALINAS, provides that it secures the payment of the indebtedness in the original principal amount of \$10,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1 is the current mortgagee of the note and deed of trust and FRANKLIN CREDIT MANAGEMENT CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1 c/o FRANKLIN CREDIT MANAGEMENT CORPORATION, 101 Hudson Street, 24th Floor, Jersey City, NJ 07302 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 1 230, 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  
K Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
141 60 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/bx-investors](http://www.mwzmlaw.com/bx-investors)

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1 230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4088

FILED 7/16/2024 8:52:56 AM

### 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 SIX (6) IN BLOCK ELEVEN (11) OF INWOOD NORTH, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 260, PAGE 15 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/28/2005 and recorded in Document Y297790 real property records of Harris County, Texas. Re-filed in Document Y359931 real property records of Harris County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM

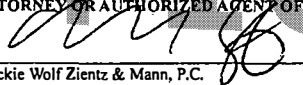
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County 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 BERTRAND C. FERRELL AND DANITA LOUISE FERRELL, provides that it secures the payment of the indebtedness in the original principal amount of \$21,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. RRA CP OPPORTUNITY TRUST 2 is the current mortgagee of the note and deed of trust and REAL TIME RESOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is RRA CP OPPORTUNITY TRUST 2 c/o REAL TIME RESOLUTIONS, INC., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

### 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 SEVENTEEN (17), IN BLOCK ONE (1), OF BEAR CREEK MEADOWS SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO 549218 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/18/2005 and recorded in Document Y343159 real property records of Harris County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM

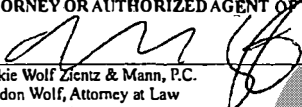
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County 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 KENT ISOM AND DEIDRE ISOM, provides that it secures the payment of the indebtedness in the original principal amount of \$21,998.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. RRA CP OPPORTUNITY TRUST 2 is the current mortgagee of the note and deed of trust and REAL TIME RESOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is RRA CP OPPORTUNITY TRUST 2 c/o REAL TIME RESOLUTIONS, INC., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056. Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

**Notice of Substitute Trustee's Sale**

**Date:** July 15, 2024

**Substitute Trustee:** Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Cole Emert

**Substitute Trustee's Address:** 8101 Boat Club Road Suite 320  
Fort Worth, Texas 76179

**Mortgagee:** Trident Realty Investments, LLC, a Texas limited liability company

**Note:** Note dated June 21, 2023, in the amount of \$212,100.00.

**Deed of Trust**

**Date:** August 30, 2023

**Grantor:** Springfield Sunnyside Properties LLC

**Mortgagee:** Trident Realty Investments, LLC, a Texas limited liability company

**Recording information:** Recorded on September 5, 2023, under Clerk's Instrument No. RP-2023-339326 of the official public records of Harris County, Texas

**Property:**

**LOT 29, SAVE AND EXCEPT THE WEST 0.58 FEET, BLOCK 32, MIDDLEBROOK, SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 191, PAGE 36 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.**

Commonly Known as: 16219 Cavendish Dr, Houston, TX 77059

**County:** Harris County

**Date of Sale (first Tuesday of month):** August 6, 2024

**Time of Sale:** The earliest time at which the sale shall occur is 10:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

**Place of Sale:** THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045, OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Mortgagee Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**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, Substitute 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. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Cole Emert

UNOFFICIAL

**Notice of Substitute Trustee's Sale**

**Date:** July 15, 2024

**Substitute Trustee:** Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Cole Emert

**Substitute Trustee's Address:** 8101 Boat Club Road Suite 320  
Fort Worth, Texas 76179

**Mortgagee:** Trident Realty Investments, LLC, a Texas limited liability company

**Note:** Note dated June 21, 2023, in the amount of \$240,000.00.

**Deed of Trust**

**Date:** June 21, 2023

**Grantor:** 30 Sky LLC

**Mortgagee:** Trident Realty Investments, LLC, a Texas limited liability company

**Recording information:** Recorded on June 26, 2023, under Clerk's Instrument No. RP-2023-234428 of the official public records of Harris County, Texas

**Property:**

**Lot Fourteen (14), in Block Four (4), of PONDEROSA FOREST, SECTION ONE(1), an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 147, Page 75, of the Map Records of Harris County, Texas.**

Commonly Known as: 1523 Bodart Dr, Houston, TX 77090

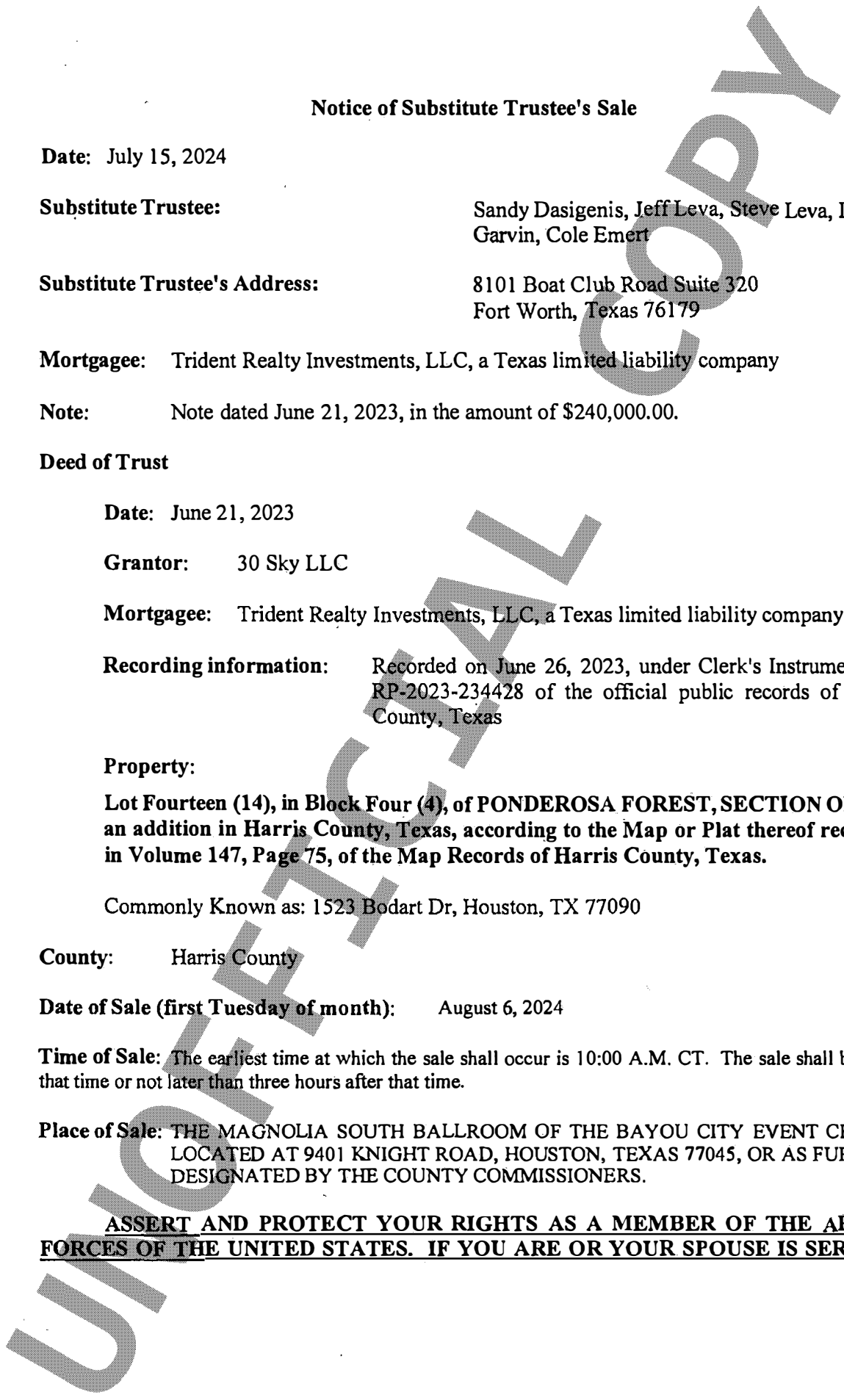
**County:** Harris County

**Date of Sale (first Tuesday of month):** August 6, 2024

**Time of Sale:** The earliest time at which the sale shall occur is 10:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

**Place of Sale:** THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045, OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING**



**ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Mortgagee Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**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, Substitute 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. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Cole Emert

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4106

FILED 7/16/2024 8:53:46 AM

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4107

FILED 7/16/2024 8:53:46 AM

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on May 05, 2022, Alderon Gardens LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Russell C. Jones, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$2,852,500.00, payable to the order of WFI Funding, Inc. d/b/a Red Door Funding, which Deed of Trust is recorded under Clerk's File No. RP-2022-270532 in the Real Property Records of Harris 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:

Being a 4.98 acre parcel of land situated in the W.M. Scott Survey, Abstract 66, Harris County, Texas, and being the same called 5.00 acres as described in 3463, Page 728 of the Deed Records of Harris County, with the basis of bearings being Texas State Plane South Central Zone NAD83, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found with plastic cap in the northeastern right of way of West Texas Avenue (60' R.O.W.) for the west corner of Lot 2 of Ybarra Estates as recorded in Volume 510, Page 143 of the Map Records of Harris County, and marking the south corner of the herein described parcel;

**THENCE**, North 60deg 09' 50" West, a distance of 602.45 feet along the northeastern right of way of West Texas Avenue to a 1/2" iron rod set with plastic cap marking an angle point in the southwestern line of the herein described parcel;

**THENCE**, North 37deg 23' 59" West, a distance of 78.63 feet (called 77.52 feet) along the northeastern right of way of West Texas Street to a 1/2" iron rod found with plastic cap for the south corner of the called 0.8441 acres as described in H.C.C.F. W115559, and marking the west corner of the herein described parcel;

**THENCE**, North 30deg 01' 57" East, a distance of 298.93 feet (called 299.26 feet) along the southeastern lines of the called 0.8441 acres and the called 0.422 acres as described in H.C.C.F. 20090254466 to a 1/2" iron rod found in the southwestern right of way of Dorris Street (60' R.O.W.) for the east corner of the called 0.422 acres, and marking the north corner of the herein described parcel;

**THENCE**, South 59deg 07' 21" East, a distance of 674.05 feet along the southwestern right of way of Dorris Street to a Fence Post found for the north corner of said Lot 2, and marking the east corner of the herein described parcel;

**THENCE**, South 29deg 50' 18" West, a distance of 317.10 feet along the northwestern line of said Lot 2 back to the POINT OF BEGINNING and containing 4.98 acres of land, more or less, commonly known as 1900 West Texas Avenue, #32, Baytown, Texas 77520; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 WFI Funding, Inc. d/b/a Red Door Funding, the legal owner 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, August 06, 2024, being the first Tuesday of such month, at the county courthouse of Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 July 16, 2024.

  
Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 1973

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

UNOFFICIAL

FILED 7/16/2024 8:53:46 AM  
FRCL-2024-4108  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on February 19, 2019, TEXAS FOODS DISTRIBUTORS LLC, Artemio Vilchis Gomez, Jose J. Gomez, Oscar I. Campos ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Paul Kellogg, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$73,500.00, payable to the order of Valiant Business Lending, LLC, which Deed of Trust is recorded under clerk's file number RP-2019-118161 in the Real Property Records of Harris 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:

Condominium Unit Number 9566, Building "D", and the space encompassed by the boundaries thereof, the limited common elements appurtenant thereto, together with an undivided interest in the general common elements located in and being part of TANGLEWILDE SOUTH, SECTION ONE (1), a Condominium Project in the City of Houston, Harris County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration for TANGLEWILDE SOUTH, SECTION ONE (1), together with the survey plat, by-laws and exhibits attached thereto, recorded in Volume 61, Page 1, Volume 67, Page 58, Volume 85, Page 121, Volume 99, Page 113, Volume 167, Pages 74 and 76 and Volume 192, Page 134 all of the Condominium Records of Harris County, Texas, commonly known as 9566 Windswept Lane, Houston, Texas 77063; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 Valiant Business Lending, LLC, the legal owner 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, August 06, 2024, being the first Tuesday of such month, at the county courthouse of Harris 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 Harris 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 10 a.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, August 06, 2024.

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 July 16, 2024.

  
Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 1972

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **October 20, 2023**, **Rena Dias Thompson nka Rena Delores Thompson** ("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 **\$210,000.00**, payable to the order of **LJC Financial, LLC**, which Deed of Trust is recorded under **Clerk's File No. RP-2023-411414** in the **Real Property Records of Harris 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 Eleven (11), in Block Five (5), Replat of Parkhollow Place, Sections Two (2) and Three (3), a Patio Home Development in Harris County, Texas according to the map or plat thereof, recorded in Volume 272, Page 6 of the Map Records of Harris County, Texas, commonly known as 3050 Hazy Park Drive, Houston, Texas 77082; and**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 owner 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 July 16, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1970

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4110  
FILED 7/16/2024 8:53:46 AM

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **October 13, 2023**, **JJFR Investments LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Jeffery W. Laird or Jeff Leva or Sandy Dasigenis or Patricia Poston or Megan L. Randle or Ebbie Murphy or Wayne Daughtrey or Steve Leva**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$161,500.00**, payable to the order of **Catalyst Funding, LLC**, which Deed of Trust is recorded under **Clerk's File No. RP-2023-400469** in the **Real Property Records of Harris 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 Eighteen (18), Block Six (6), Westover Addition, Section One(l), a Subdivision in Harris County, Texas according to the Map or Record in Volume 21, Page 41, Map Records of Harris County, Texas, commonly known as 1303 West Ellaine Avenue, Pasadena, Texas 77506; and**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **Catalyst Funding, LLC**, the legal owner 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 **July 16, 2024**.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1928

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED 7/16/2024 8:53:46 AM  
FRCL-2024-4111  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 01, 2023, JJFR Investments LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Jeffery W. Laird or Jeff Leva or Sandy Dasigenis or Patricia Poston or Megan L. Randle or Ebbie Murphy or Wayne Daughtrey or Steve Leva, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$200,250.00, payable to the order of Catalyst Funding, LLC, which Deed of Trust is recorded under Clerk's File No. RP-2023-468456 in the Real Property Records of Harris 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 Hundred Eighteen (118) of JOHN A CAMPBELL'S PASADENA OAKS, a subdivision in the City of Pasadena, Harris County, Texas, according to the map or plat thereof recorded in Volume 35, Page 18 of the Map Records of Harris County, Texas, commonly known as 1606 Oaks Drive, Pasadena, Texas 77502; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 Catalyst Funding, LLC, the legal owner 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, August 06, 2024, being the first Tuesday of such month, at the county courthouse of Harris 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 Harris 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 10 a.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, August 06, 2024.

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 July 16, 2024.

  
Signature

SANDY DASIGENIS \_\_\_\_\_ Substitute Trustee  
Printed Name

Matter No. 1929  
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED 7/16/2024 8:53:46 AM  
FRCL-2024-4112  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **December 29, 2021**, **Chirp Enterprises LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Steven Kaufman**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$235,800.00**, payable to the order of **ZEUSLENDING.COM**, which Deed of Trust is recorded in the **Real Property Records of Harris 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 One (1), of the ELYSIAN PLAZA TOWNHOMES, a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 697355 of Harris County, Texas, commonly known as 4918 Elysian Street, Unit 1, Houston, Texas 77009; 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 **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **New York Mutual, 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 July 16, 2024.

  
Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 1766

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED 7/16/2024 8:53:46 AM FRCL-2024-4113 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **December 29, 2021**, **Chirp Enterprises LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Steven Kaufman**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$190,000.00**, payable to the order of **ZEUSLENDING.COM**, which Deed of Trust is recorded in the **Real Property Records of Harris 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 Two (2), in Block One ( 1 ), of the ELYSIAN PLAZA TOWN HOMES, a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 697355 of Harris County, Texas, commonly known as 4918 Elysian Street, Unit 2, Houston, Texas 77009; 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 **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **New York Mutual, 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 July 16, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1768

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 29, 2021, Chirp Enterprises LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$190,000.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded in the Real Property Records of Harris 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 Three (3), in Block One (1), of the ELYSIAN PLAZA TOWN HOMES, a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 697355 of Harris County, Texas, commonly known as 4918 Elysian Street, Unit 3, Houston, Texas 77009; 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 Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 New York Mutual, 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, August 06, 2024, being the first Tuesday of such month, at the county courthouse of Harris 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 Harris 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 10 a.m., or not later than three (3) hours after such time; such time being between the hours of 10: 00a.m. and 4:00 p.m. on said TUESDAY, August 06, 2024.

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 July 16, 2024.

  
Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 1769

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4115  
FILED 7/16/2024 8:53:46 AM

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 29, 2021, Chirp Enterprises LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$190,000.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded in the Real Property Records of Harris 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 Four (4), in Block One (1), of the ELYSIAN PLAZA TOWNHOMES, a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 697355 of Harris County, Texas, commonly known as 4918 Elysian Street, Unit 4, Houston, Texas 77009; 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 **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **New York Mutual, 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 July 16, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1767  
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-41116  
FILED 7/16/2024 8:53:46 AM

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 29, 2021, Chirp Enterprises LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$190,000.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded in the Real Property Records of Harris 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 Five (5), in Block One (1), of the ELYSIAN PLAZA TOWN HOMES, a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 697355 of Harris County, Texas, commonly known as 4918 Elysian Street, Unit 5, Houston, Texas 77009; 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 **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **New York Mutual, 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 July 16, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1772  
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4117

FILED 7/16/2024 8:53:46 AM

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 29, 2021, Chirp Enterprises LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$190,000.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded in the Real Property Records of Harris 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 Six (6), in Block One (1), of the ELYSIAN PLAZA TOWN HOMES, a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 697355 of Harris County, Texas, commonly known as 4918 Elysian Street, Unit 6, Houston, Texas 77009; 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 **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **New York Mutual, 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

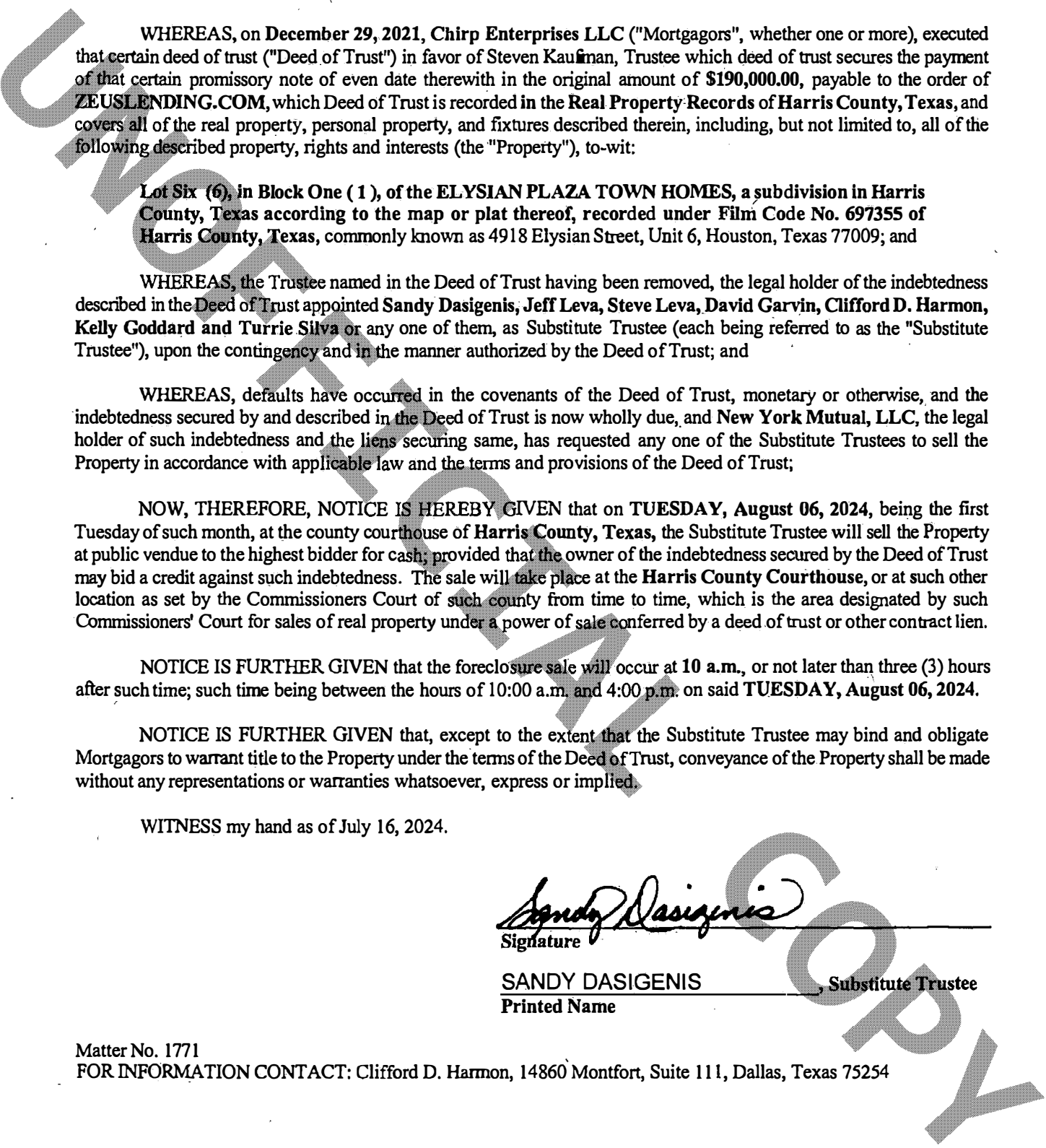
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of July 16, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1771  
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254



## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 29, 2021, Chirp Enterprises LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$190,000.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded in the Real Property Records of Harris 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 Seven (7), in Block One ( 1 ), of the ELYSIAN PLAZA TOWN HOMES, a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 697355 of Harris County, Texas, commonly known as 4918 Elysian Street, Unit 7, Houston, Texas 77009; 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 **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **New York Mutual, 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 July 16, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1770

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED 7/16/2024 8:53:46 AM FRCL-2024-4119 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **April 29, 2021**, **Chirp Enterprises LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Steven Kaufman**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$235,800.00**, payable to the order of **ZEUSLENDING.COM**, which Deed of Trust is recorded under Clerk's File No. **RP-2021-0224084** in the **Real Property Records of Harris 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:

**Lots 1, 2, & 12 Block 144, Ryon addition, being situated in Harris County, Texas according to the map or plat thereof, recorded in Volume Z, Page 601 of the Map Records, Harris County, Texas, commonly known as 4918 Elysian Street, Houston, Texas 77009; 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 **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **New York Mutual, 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 July 16, 2024.

  
Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 1951  
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4120

FILED 7/16/2024 8:53:46 AM

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on June 10, 2022, Chirp Enterprises LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$355,500.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded in the Real Property Records of Harris 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 Forty-four (44) of H.P. HERZOG SUBDIVISION, Section 2, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 23, Page 40 of the Map Records of Harris County, Texas, commonly known as 7402 Hammerly Boulevard, Houston, Texas 77055; 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 **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard 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 **New York Mutual, 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, August 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris 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 **Harris 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 **10 a.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, August 06, 2024**.

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 July 16, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1953  
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

UNOFFICIAL

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 29th day of November, 2022, Opena Investments, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of August, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the Bayou City Event Center Pavilion (BCEC), where the Commissioners Court has designated such sales to take place. The building is located at 9401 Knight Road, Houston, Texas 77045.

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 or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member 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. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 16th day of July, 2024.

Address of Substitute Trustee:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

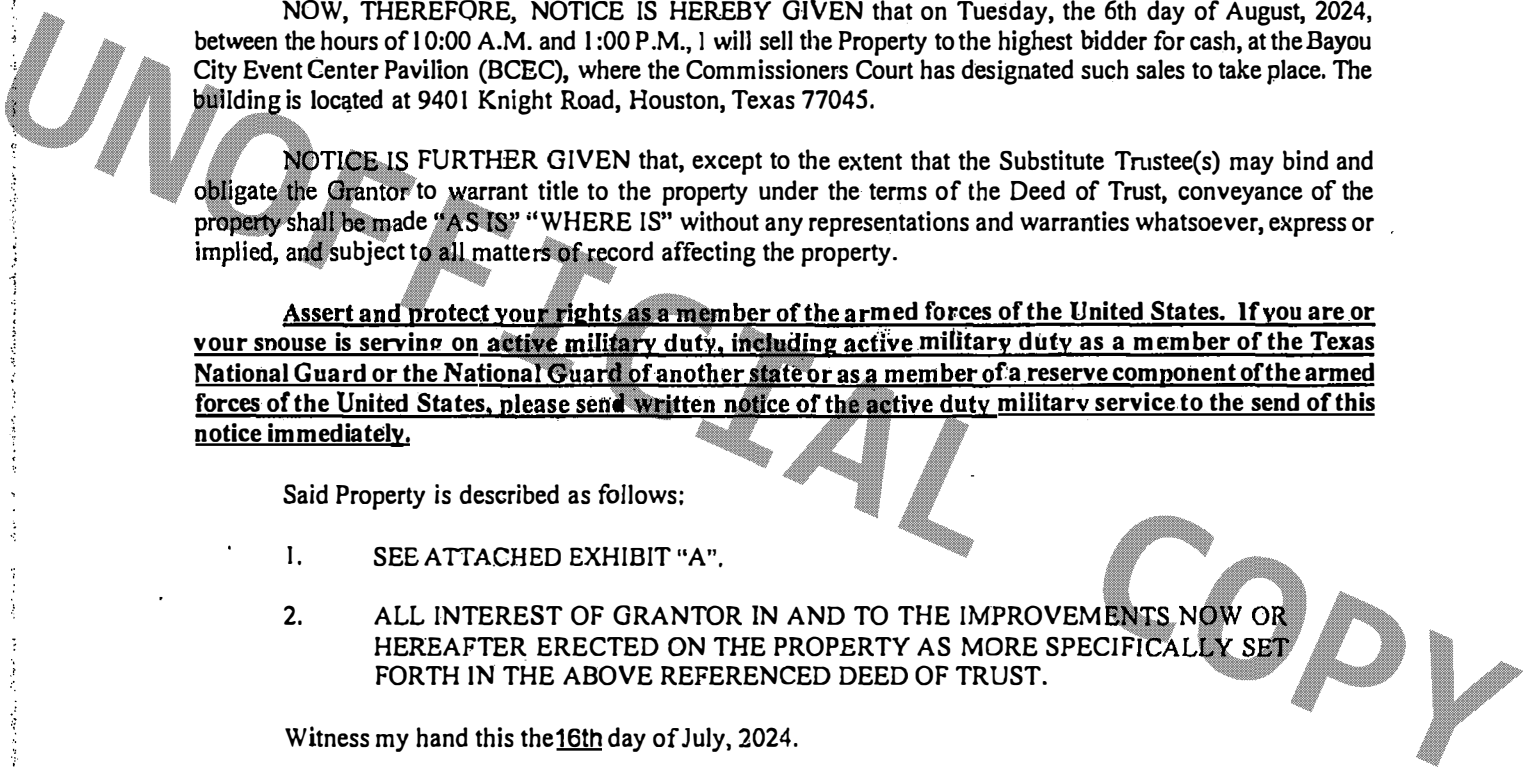
By: *Sandy Dasigenis*  
**SANDY DASIGENIS**, Substitute Trustee

Return to:  
Texas Funding Corporation  
PO Box 19562  
Houston, TX 77224

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4121

FILED 7/16/2024 8:53:46 AM



**EXHIBIT 'A'**

**TRACT 1:**

**BEING Lot Forty-Nine (49), Briarcliff Place, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 24, Page 31 of the Map Records of Harris County, Texas. as to Tract 1**

**TRACT 2:**

**BEING Lot Fifty-Five (55), Briarcliff Place, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 24, Page 31 of the Map Records of Harris County, Texas. as to Tract 2**

UNOFFICIAL COPY



## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 18<sup>th</sup> day of August, 2023, Fortune Ajebon and Laura Ajebon (the "Grantor"), executed a Deed of Trust conveying to Scott R. Valby, Trustee, the Property hereinafter described, to secure Relative Lending, LLC, in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, Relative Lending, LLC is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of August, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash at the Bayou City Event Center (BCEC), where the Commissioners Court has designated such sales to take place. The building is located at 9401 Knight Road, Houston, Texas 77045.

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 2, BLOCK 9, OF TURTLE HILL VILLAGE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 251, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 16<sup>th</sup> day of July, 2024.

ADDRESS OF SUBSTITUTE TRUSTEE:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

By: *Sandy Dasigenis*  
SANDY DASIGENIS, Substitute Trustee

Return to:  
Relative Lending  
5373 W. Alabama, Ste 425  
Houston, Texas 77056

Notice of Substitute Trustee's Sale

Date: July 16, 2024

Mortgagee: William Martin a/k/a W.E. Martin, Jr.

Note: Note dated October 30, 2019 in the original principal amount of \$414,450.00

Deed of Trust

Date: October 30, 2019

Grantor: Oviedo Pena

Mortgagee: William Martin a/k/a W.E. Martin, Jr.

Recording information: Clerk's File No. RP-2019-492899, of the Official Public Records of Real Property of Harris County, Texas; said note and lien reinstated by agreement dated December 29, 2023, and recorded under Clerk's File No. RP-2024-5648, of the Official Public Records of Harris County, Texas

Property: Lots One (1), Two (2), Three (3), and Four (4), in Block One (1), of EDWARD F. DROBISCH'S NORTH HIGHLAWN, SECOND ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 487, Page 466, of the Deed Records of Harris County, Texas.

Substitute Trustee's Name: Brent A. Lane, Sandy Dasigenis, Jeff Leva, Steve Leva, or David Garvin, any to act
Substitute Trustee's Address: 10611 Grant Road, Houston, Texas 77070 (Harris County)

County: Harris

Date of Sale (first Tuesday of month): August 6, 2024

Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: 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 no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Sandy Dasigenis, Jeff Leva, Steve Leva, or David Garvin, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: [Signature]
Brent A. Lane, Sandy Dasigenis, Jeff Leva, Steve Leva, or David Garvin, any to act

PREPARED IN THE OFFICE OF:
Law Office of Beard & Lane, P.C.
10611 Grant Road
Houston, Texas 77070
Telephone: (281) 897-8848
Email: brent@beardlane.com

### Notice of Foreclosure Sale

**Deed of Trust ("Deed of Trust"):**

**Dated:** June 8, 2023

**Grantor:** Redrock RE Group, LLC

**Trustee:** Matthew Weidert

**Lender:** Longleaf Lending, LLC, a Texas limited liability company

**Recorded in:** Harris County, Texas as instrument number RP-2023-219793

**Legal Description:** Lot Sixty-two (62), in Bock Two (2) of TIMBER OAKS, SECTION TWO (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 64, Page 68 of the Map Records in Harris County, Texas

Otherwise known as: 1931 Chaparral Dr, Houston, Texas 77043

**Secures:** Secured Promissory Note ("Note") in the original principal amount of \$420,000.00, executed by Redrock RE Group, LLC ("Borrower") and payable to the order of Lender

**Property:** The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

**Substitute Trustee:** David L. Pritchard, Jeff Leva, Sandy Dasigenis, Steve Leva, David Garvin, or any of them acting alone.

**Substitute Trustee's Addresses:** Jeff Leva, Sandy Dasigenis, Steve Leva, and David Garvin  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

David L. Pritchard  
The Pritchard Law Firm, PLLC  
1244 Southridge Court, Suite 102  
Hurst, Texas 76053

**Foreclosure Sale:**

**Date:** August 6, 2024

**Time:** The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the**

**Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.**

**Place:** Harris County Courthouse, in Houston, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS 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.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust 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, 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 51.009 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.**

Date: July 16, 2024

  
\_\_\_\_\_  
Jeff Leva, Sandy Dasigenis, Steve Leva,  
David Garvin, or David L. Pritchard  
Substitute Trustee

Trustee Address  
8101 Boat Club Road Suite 320  
Fort Worth, Texas 76179

AND

David L. Pritchard  
1244 Southridge Court, Suite 102  
Hurst, Texas 76053  
817 285 -8017  
817 285 0224- fax  
David@dlplegal.com

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS \*  
\*  
COUNTY OF HARRIS \* KNOW ALL MEN BY THESE PRESENT

WHEREAS, by Deed of Trust, dated **NOVEMBER 15, 2022**, filed for record with the County Clerk of **HARRIS** County, Texas, File #**RP-2022-561518** of the Deed Records of **HARRIS** County, Texas, executed by **TIMBERLINE LLC** to **CHARLES C. GUMM, III OR CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **HARRIS**, Texas, to wit:

AND FURTHER ASSUMED BY AN ASSUMPTION DEED TO **JUAN ROMAN**, ON **FEBRUARY 29, 2024** AND FILED ON **MARCH 1, 2024** IN **HARRIS COUNTY** UNDER INSTRUMENT NO. **2024-73291**, IN THE DEED OF TRUST RECORDS, **HARRIS COUNTY, TEXAS**.

**LOT TWELVE (12), BLOCK SEVENTEEN (17), PARKER SMITH, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 299, DEED RECORDS, HARRIS COUNTY, TEXAS: SAVE & EXCEPT THE WEST FIFTY (50) FEET OF SAID LOT CONVEYED IN DEED UNDER ORDER OF SALE IN TAX SUITS TO HARRIS COUNTY, ET AL, DATED APRIL 7, 2009. RECORDED IN CLERK'S FILE NO. 20090204256, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.**

**aka: 2119 Davis St., Houston TX 77026.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$232,500.00** executed by **TIMBERLINE LLC AND JUAN ROMAN**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR DAVID GARVIN**, as Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

2119 Davis St., Houston, TX 77026

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~TUESDAY, 6th day of AUGUST, 2024~~, being the first Tuesday of such month, at the county courthouse of HARRIS County, Texas, the substitute Trustee will sell the Property at public venue 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 Harris County Courthouse, or 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 no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in HARRIS County for such sales, to the highest bidder for cash. Said sale will begin at 10:00 o'clock A.M., or not later than three (3) hours thereafter.

**"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 16th day of AUGUST, 2024.



Sandy Dasigenis, Jeff Leva, Steve Leva or David Garvin,  
as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320  
Fort Worth, TX 76179

2119 Davis St., Houston, TX 77026





WHEREAS, to the extent the Deed of Trust encumbers both real and personal property, formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code;

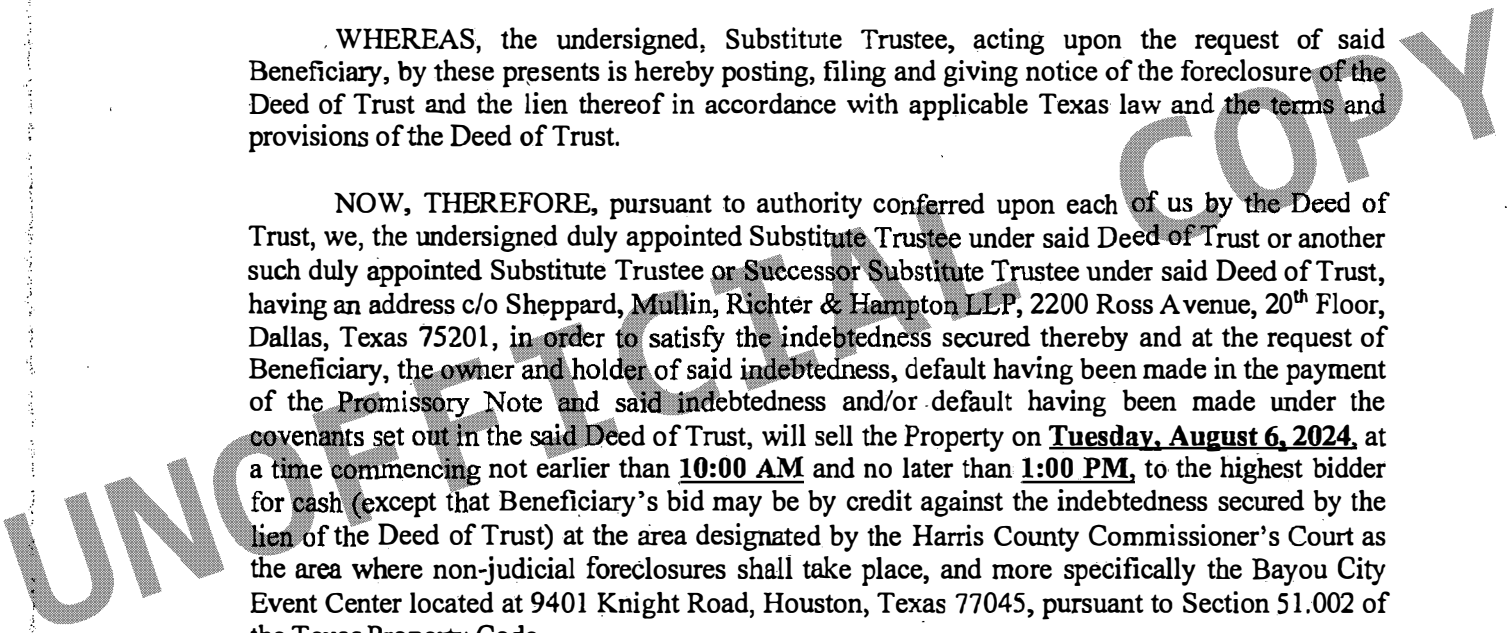
WHEREAS, pursuant to the authority granted in the Deed of Trust and in accordance with the Texas Property Code, Beneficiary has appointed each of the undersigned as "Substitute Trustee" under the Deed of Trust pursuant to duly authorized and executed appointment document;

WHEREAS, Beneficiary has requested the undersigned Substitute Trustee to enforce the liens of the Deed of Trust by sale of the Property in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas; and

WHEREAS, the undersigned, Substitute Trustee, acting upon the request of said Beneficiary, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, pursuant to authority conferred upon each of us by the Deed of Trust, we, the undersigned duly appointed Substitute Trustee under said Deed of Trust or another such duly appointed Substitute Trustee or Successor Substitute Trustee under said Deed of Trust, having an address c/o Sheppard, Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 20<sup>th</sup> Floor, Dallas, Texas 75201, in order to satisfy the indebtedness secured thereby and at the request of Beneficiary, the owner and holder of said indebtedness, default having been made in the payment of the Promissory Note and said indebtedness and/or default having been made under the covenants set out in the said Deed of Trust, will sell the Property on Tuesday, August 6, 2024, at a time commencing not earlier than 10:00 AM and no later than 1:00 PM, to the highest bidder for cash (except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust) at the area designated by the Harris County Commissioner's Court as the area where non-judicial foreclosures shall take place, and more specifically the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, pursuant to Section 51.002 of the Texas Property Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO 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.



PURSUANT TO SECTION 51.0075(A) OF THE TEXAS PROPERTY CODE, SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO SET FURTHER REASONABLE CONDITIONS FOR CONDUCTING SUCH SALE CONTEMPLATED BY THIS NOTICE. ANY SUCH FURTHER CONDITIONS SHALL BE ANNOUNCED BEFORE BIDDING IS OPENED FOR THE FIRST SALE OF THE DAY BY SUBSTITUTE TRUSTEE.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE HOLDER IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED BELOW 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 PAGE FOLLOWS]

UNOFFICIAL COPY

In accordance with Section 51.0076 of the Texas Property Code, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following attorneys at law as Substitute Trustee to act under and by virtue of said Deed of Trust:

AMANDA COTTRELL  
STEVEN GERSTEN  
KELLY VAZHAPPILLY  
ALEXANDRIA AMERINE  
GRACE MILLER

EXECUTED AND EFFECTIVE JULY 16, 2024.

  
\_\_\_\_\_  
Sheppard, Mullin, Richter & Hampton LLP  
2200 Ross Avenue, 20<sup>th</sup> Floor  
Dallas, Texas 75201

UNOFFICIAL

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The Land referred to herein is described as follows:

Restricted Reserve "C" out of RICHEY ROAD APARTMENTS, according to the map or plat thereof recorded in Film Code No. 623045 of the Map Records of Harris County, Texas.

COPY UNOFFICIAL

**EXHIBIT A**

FILED 7/16/2024 8:53:46 AM FRCL-2024-4126 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF HARRIS

§

§

**WHEREAS**, Northbrooke SPE, LLC, a Delaware limited liability company ("Borrower"), became indebted to Arbor Realty SR, Inc., a Maryland corporation ("Lender"), as evidenced by that certain Promissory Note dated February 23, 2022 in the maximum principal amount of THIRTY-TWO MILLION FIVE HUNDRED THOUSAND and NO/100 DOLLARS (\$32,500,000.00) (the "Promissory Note"), executed and delivered by Borrower to the order of Lender, as payee, bearing interest and being due and payable as therein provided, and said Promissory Note and all liens, security interests and assignments securing same having been finally assigned to Northbrooke Property Owner LLC, a Delaware limited liability company (the "Holder");

**WHEREAS**, the indebtedness evidenced by the Promissory Note is secured by, among other things, certain liens, security interests and assignments, evidenced by, among other things, that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Deed of Trust") dated of even date with the Promissory Note, naming Karen A. Young as Trustee for the benefit of Lender and/or its assigns, said Deed of Trust being duly recorded on February 24, 2022, as Instrument No. RP-2022-100319 of the Official Public Records of Harris County, Texas, covering the property described in Exhibit A attached hereto and made a part hereof by reference for all purposes, together with all appurtenances, buildings, structures, fixtures, personal property, and improvements on, in and under said real property, including without limitation any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of said real property, including without limitation all reservations or commitments or letters covering any such use in the future, whether now or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Property");

**WHEREAS**, the Promissory Note and the Deed of Trust and all other documents securing the Promissory Note are now held by the Holder (hereinafter referred to as "Beneficiary"), having an address c/o Sheppard Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 20<sup>th</sup> Floor, Dallas, Texas 75201;

**WHEREAS**, default has occurred in the payment of the Promissory Note and indebtedness, and in the performance of the obligations of the Deed of Trust, and because of such default, Beneficiary, as the owner and holder of the Promissory Note and the Deed of Trust, has requested Substitute Trustee to sell the Property;

**WHEREAS**, to the extent the Deed of Trust encumbers both real and personal property, formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4127  
FILED 7/16/2024 8:53:46 AM

rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code;

WHEREAS, pursuant to the authority granted in the Deed of Trust and in accordance with the Texas Property Code, Beneficiary has appointed each of the undersigned as "Substitute Trustee" under the Deed of Trust pursuant to duly authorized and executed appointment document;

WHEREAS, Beneficiary has requested the undersigned Substitute Trustee to enforce the liens of the Deed of Trust by sale of the Property in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas; and

WHEREAS, the undersigned, Substitute Trustee, acting upon the request of said Beneficiary, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, pursuant to authority conferred upon each of us by the Deed of Trust, we, the undersigned duly appointed Substitute Trustee under said Deed of Trust or another such duly appointed Substitute Trustee or Successor Substitute Trustee under said Deed of Trust, having an address c/o Sheppard, Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 20<sup>th</sup> Floor, Dallas, Texas 75201, in order to satisfy the indebtedness secured thereby and at the request of Beneficiary, the owner and holder of said indebtedness, default having been made in the payment of the Promissory Note and said indebtedness and/or default having been made under the covenants set out in the said Deed of Trust, will sell the Property on **Tuesday, August 6, 2024**, at a time commencing not earlier than **10:00 AM** and no later than **1:00 PM**, to the highest bidder for cash (except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust) at the area designated by the Harris County Commissioner's Court as the area where non-judicial foreclosures shall take place, and more specifically the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, pursuant to Section 51.002 of the Texas Property Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO 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.

PURSUANT TO SECTION 51.0075(A) OF THE TEXAS PROPERTY CODE, SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO SET FURTHER REASONABLE CONDITIONS FOR CONDUCTING SUCH SALE CONTEMPLATED BY THIS NOTICE. ANY SUCH FURTHER CONDITIONS SHALL BE ANNOUNCED BEFORE BIDDING IS OPENED FOR THE FIRST SALE OF THE DAY BY SUBSTITUTE TRUSTEE.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE HOLDER IMMEDIATELY.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED BELOW 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 PAGE FOLLOWS]

COPY UNOFFICIAL

In accordance with Section 51.0076 of the Texas Property Code, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following attorneys at law as Substitute Trustee to act under and by virtue of said Deed of Trust:

AMANDA COTTRELL  
STEVEN GERSTEN  
KELLY VAZHAPPILLY  
ALEXANDRIA AMERINE  
GRACE MILLER

EXECUTED AND EFFECTIVE July 16, 2024.



\_\_\_\_\_  
Sheppard, Mullin, Richter & Hampton LLP  
2200 Ross Avenue, 20<sup>th</sup> Floor  
Dallas, Texas 75201

COPY UNOFFICIAL



**EXHIBIT A**  
**LEGAL DESCRIPTION**

LEGAL DESCRIPTION OF LAND: BEING A TRACT OR PARCEL CONTAINING 12.5145 ACRES (545,132 SQUARE FEET) OF LAND, AND BEING ALL OF NORTHBROOKE APARTMENTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 546282 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (BEARINGS BASED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF HAVER ROAD AFTER RIGHT-OF-WAY TAKING BEING SOUTH 30 DEGREES 46 MINUTES 12 SECONDS EAST);

SAVE AND EXCEPT:

BEING A TRACT OF LAND CONTAINING 1.595 ACRES OF LAND DESCRIBED IN GENERAL WARRANTY DEED FROM NORTHBROOKE APTS, LTD. TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 86 FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. X938554, SITUATED IN THE CHRISTOPHER WALTER SURVEY, ABSTRACT NO. 868 OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WESTERLY CORNER OF AFORESAID 12.5145 ACRE TRACT;

THENCE, THROUGH AND ACROSS AFORESAID 12.5145 ACRE TRACT, NORTH 80 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 272.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, THROUGH AND ACROSS THE AFORESAID 12.5145 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. NORTH 18 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 37.72 FEET;
2. NORTH 30 DEGREES 28 MINUTES 18 SECONDS WEST, A DISTANCE OF 13.06 FEET TO A POINT OF THE SOUTHERLY LINE OF A 28 FOOT WIDE PAVED PRIVATE STREET (UNRECORDED), AND THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS NORTH 34 DEGREES 09 MINUTES 12 SECONDS WEST;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PAVED PRIVATE STREET, COINCIDENT THE AFORESAID CURVE TO THE LEFT, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 09 MINUTES 59 SECONDS, AN ARC LENGTH OF 4.31 FEET, AND A CHORD BEARING OF NORTH 54 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 4.31 FEET;

**EXHIBIT A**

THENCE, CONTINUING COINCIDENT THE AFORESAID PAVED PRIVATE STREET, NORTH 53 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 107.00 FEET;

THENCE, DEPARTING AFORESAID PAVED PRIVATE STREET, THROUGH AND ACROSS AFORESAID 12.62 ACRE TRACT THE FOLLOWING TWENTY-THREE (23) COURSES:

1. SOUTH 36 DEGREES 21 MINUTES 19 SECONDS EAST, A DISTANCE OF 21.92 FEET;
2. NORTH 60 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 10.54 FEET;
3. NORTH 53 DEGREES 45 MINUTES 13 SECONDS EAST, A DISTANCE OF 28.74 FEET;
4. NORTH 80 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.91 FEET;
5. SOUTH 70 DEGREES 51 MINUTES 14 SECONDS EAST, A DISTANCE OF 34.02 FEET;
6. SOUTH 38 DEGREES 27 MINUTES 39 SECONDS EAST, A DISTANCE OF 24.18 FEET;
7. SOUTH 23 DEGREES 21 MINUTES 13 SECONDS EAST, A DISTANCE OF 25.18 FEET;
8. SOUTH 06 DEGREES 19 MINUTES 34 SECONDS WEST, A DISTANCE OF 62.67 FEET;
9. SOUTH 01 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 41.72 FEET;
10. SOUTH 29 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 44.59 FEET;
11. SOUTH 64 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 55.68 FEET;
12. SOUTH 43 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 23.46 FEET;
13. SOUTH 13 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.72 FEET;
14. SOUTH 11 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 24.19 FEET;
15. SOUTH 60 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 58.35 FEET;
16. SOUTH 54 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 103.70 FEET;
17. SOUTH 84 DEGREES 12 MINUTES 12 SECONDS WEST, A DISTANCE OF 37.64 FEET;
18. NORTH 48 DEGREES 44 MINUTES 18 SECONDS WEST, A DISTANCE OF 30.22 FEET;
19. NORTH 32 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 54.72 FEET;

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20. NORTH 28 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.37 FEET;

21. NORTH 12 DEGREES 10 MINUTES 06 SECONDS WEST, A DISTANCE OF 26.53 FEET;

22. NORTH 15 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 26.91 FEET;

23. NORTH 25 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 56.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.595 ACRES OF LAND.

ALSO KNOWN AND DESCRIBED AS:

BEING A TRACT OF LAND CONTAINING 12.5145 ACRES (545,132 SQUARE FEET) OF LAND, AND BEING OUT OF A CALLED 24.1208 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) P155469, SITUATED IN THE CHRISTOPHER WALTER SURVEY, ABSTRACT NO. 868 OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS THE SOUTHEAST RIGHT-OF-WAY LINE OF HAFFER ROAD BEING SOUTH 30 DEGREES 41 MINUTES 46 SECONDS EAST)

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 24.1208 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.3985 ACRE TRACT OF LAND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) Y336813.

THENCE SOUTH 59 DEGREES 10 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 0.3985 ACRE TRACT A DISTANCE OF 8.12 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, ALSO BEING IN THE IN THE WEST RIGHT-OF-WAY LINE OF HAFFER ROAD;

THENCE SOUTH 30 DEGREES 41 MINUTES 46 SECONDS EAST, A DISTANCE OF 581.73 FEET, WITH THE WEST LINE OF HAFFER ROAD TO A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF A CALLED 7.4700 ACRE TRACT OF LAND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) N478798 FROM WHICH SAID WEST RIGHT-OF-WAY LINE OF HAFFER ROAD;

THENCE SOUTH 59 DEGREES 12 MINUTES 16 SECONDS WEST, AT 552.25 FEET PASS THE WEST CORNER OF SAID CALLED 7.4700 ACRE TRACT AND THE NORTH CORNER OF A CALLED 9.1353 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) K503678, IN ALL A TOTAL DISTANCE OF 963.38 FEET ALONG THE NORTHWEST LINE OF SAID CALLED 7.4700 ACRES AND THE NORTHWEST LINE OF SAID CALLED 9.1353 ACRE TRACT AND THE SOUTHEAST LINE OF SAID CALLED 24.1208 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH A FENCE POST BEARS NORTH 00 DEGREES 13 MINUTES EAST, 1.4 FEET;

EXHIBIT A

FRCL-2024-4127  
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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

THENCE NORTH 30 DEGREES 47 MINUTES 44 SECONDS WEST, A DISTANCE OF 551.64 FEET OVER AND ACROSS SAID 24.1208 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59 DEGREES 11 MINUTES 58 SECONDS EAST, A DISTANCE OF 391.96 FEET OVER AND ACROSS SAID 24.1208 ACRE TRACT AND WITH THE NORTH LINE OF A STORM DRAINAGE EASEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (S) U780389 TO A 5/8 INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 178.30 FEET OVER AND ACROSS SAID 24.1208 ACRE TRACT AND SAID STORM DRAINAGE EASEMENT, WITH THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 16 MINUTES 31 SECONDS AND A CHORD WHICH BEARS NORTH 49 DEGREES 33 MINUTES 43 SECONDS EAST, 177.46 FEET TO A 5/8 INCH IRON ROD SET AT THE POINT OF TANGENCY;

THENCE NORTH 39 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 0.42 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF SAID 24.1208 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 21.6403 ACRE TRACT FOR A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 396.33 FEET WITH SAID COMMON LINE TO THE PLACE OF BEGINNING AND CONTAINING 12.5145 ACRES OF LAND.

SAVE AND EXCEPT:

BEING A TRACT OF LAND CONTAINING 1.595 ACRES OF LAND DESCRIBED IN GENERAL WARRANTY DEED FROM NORTHBROOKE APTS, LTD. TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 86 FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. X938554, SITUATED IN THE CHRISTOPHER WALTER SURVEY, ABSTRACT NO. 868 OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WESTERLY CORNER OF AFORESAID 12.5145 ACRE TRACT;

THENCE, THROUGH AND ACROSS AFORESAID 12.5145 ACRE TRACT, NORTH 80 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 272.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, THROUGH AND ACROSS THE AFORESAID 12.5145 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. NORTH 18 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 37.72 FEET;

EXHIBIT A

2. NORTH 30 DEGREES 28 MINUTES 18 SECONDS WEST, A DISTANCE OF 13.06 FEET TO A POINT OF THE SOUTHERLY LINE OF A 28 FOOT WIDE PAVED PRIVATE STREET (UNRECORDED), AND THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS NORTH 34 DEGREES 09 MINUTES 12 SECONDS WEST;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PAVED PRIVATE STREET, COINCIDENT THE AFORESAID CURVE TO THE LEFT, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 09 MINUTES 59 SECONDS, AN ARC LENGTH OF 4.31 FEET, AND A CHORD BEARING OF NORTH 54 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 4.31 FEET;

THENCE, CONTINUING COINCIDENT THE AFORESAID PAVED PRIVATE STREET, NORTH 53 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 107.00 FEET;

THENCE, DEPARTING AFORESAID PAVED PRIVATE STREET, THROUGH AND ACROSS AFORESAID 12.62 ACRE TRACT THE FOLLOWING TWENTY-THREE (23) COURSES:

1. SOUTH 36 DEGREES 21 MINUTES 19 SECONDS EAST, A DISTANCE OF 21.92 FEET;
2. NORTH 60 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 10.54 FEET;
3. NORTH 53 DEGREES 45 MINUTES 13 SECONDS EAST, A DISTANCE OF 28.74 FEET;
4. NORTH 80 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.91 FEET;
5. SOUTH 70 DEGREES 51 MINUTES 14 SECONDS EAST, A DISTANCE OF 34.02 FEET;
6. SOUTH 38 DEGREES 27 MINUTES 39 SECONDS EAST, A DISTANCE OF 24.18 FEET;
7. SOUTH 23 DEGREES 21 MINUTES 13 SECONDS EAST, A DISTANCE OF 25.18 FEET;
8. SOUTH 06 DEGREES 19 MINUTES 34 SECONDS WEST, A DISTANCE OF 62.67 FEET;
9. SOUTH 01 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 41.72 FEET;
10. SOUTH 29 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 44.59 FEET;
11. SOUTH 64 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 55.68 FEET;
12. SOUTH 43 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 23.46 FEET;
13. SOUTH 13 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.72 FEET;

EXHIBIT A

14. SOUTH 11 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 24.19 FEET;
15. SOUTH 60 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 58.35 FEET;
16. SOUTH 54 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 103.70 FEET;
17. SOUTH 84 DEGREES 12 MINUTES 12 SECONDS WEST, A DISTANCE OF 37.64 FEET;
18. NORTH 48 DEGREES 44 MINUTES 18 SECONDS WEST, A DISTANCE OF 30.22 FEET;
19. NORTH 32 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 54.72 FEET;
20. NORTH 28 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.37 FEET;
21. NORTH 12 DEGREES 10 MINUTES 06 SECONDS WEST, A DISTANCE OF 26.53 FEET;
22. NORTH 15 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 26.91 FEET;
23. NORTH 25 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 56.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.595 ACRES OF LAND.

COPY

TWISTED

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4128  
FILED 7/16/2024 8:53:46 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

WHEREAS, **Piney Point 2023 LLC** executed and delivered a certain *Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing* (the “**Deed of Trust**”) dated as of June 8, 2023, conveying to **Gavriel Toso**, as Trustee, the real and personal property described in that Deed of Trust, which is recorded in the Official Public Records of Harris County, Texas, as follows:

DATE RECORDED   DOCUMENT NO.

June 9, 2023                   RP-2023-213210

WHEREAS, the undersigned has been appointed as a Substitute Trustee under this Deed of Trust; and

WHEREAS, the indebtedness secured by this Deed of Trust has matured (whether by acceleration or otherwise) and remains outstanding and delinquent (after demand for payment in full therefor having been made and remaining unperformed), and **FANNIE MAE**, the owner and holder of the indebtedness secured by this Deed of Trust and the due and lawful Beneficiary thereunder (as successor in interest), has requested that the Substitute Trustees exercise the power to sell this Property (as defined below).

NOW, THEREFORE, notice is hereby given that at **10:00 a.m.** (or within three hours thereafter) on **Tuesday, August 6, 2024** I will sell:

- the real property described on the attached Exhibit “A” (the “**Real Property**”), and
- the other property (whether real property, personal property, fixtures or otherwise) which is (i) described in the Deed of Trust and (ii) located on, affixed to or otherwise appurtenant to that Real Property (collectively, the “**Property**”).

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

4856-3030-7013.1

**PAGE 1**

The Property described above shall be sold to the highest bidder. The sale shall be conducted in accordance with the Deed of Trust and the Texas Property Code in the area designated by the Commissioners Court of Harris County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted) at the date and time of the sale indicated herein above.

FANNIE MAE, the owner and holder of the indebtedness secured by the Deed of Trust, reserves the right to credit-bid at this sale. Except for any such credit-bid, the purchase price set forth in the final bid accepted by the Substitute Trustee is due and payable in cash (or cashier's checks) without delay upon acceptance of the bid.

In accordance with TEX. BUS. & COMM. CODE §22.004, the winning bidder at the foreclosure sale, other than the owner and holder of the indebtedness, shall provide the following information to the Substitute Trustee at the time the Substitute Trustee completes the sale:

- (1) the name, address, telephone number, and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
- (2) if the bidder is acting on behalf of another individual or organization, the name, address, telephone number, and e-mail address of the individual or organization and the name of a contact person for the organization;
- (3) the name and address of any person to be identified as the grantee in the Trustee's Deed;
- (4) the purchaser's tax identification number;
- (5) a government-issued photo identification to confirm the identity of each individual tendering funds for the winning bid; and
- (6) any other information reasonably needed to complete the Substitute Trustee's duties and functions concerning the sale.



**Notice. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

EXECUTED this 16th day of July, 2024.



Substitute Trustee

**Sandy Dasigenis, Jeff Leva, Steve Leva, and David Garvin**

Attn: Thomas C. Scannell, Esq.

Foley & Lardner, LLP

2021 McKinney Avenue, Suite 1600

Dallas, TX 75201

214-999-3000

[tscannell@foley.com](mailto:tscannell@foley.com)

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4128  
FILED 7/16/2024 8:53:46 AM

**Exhibit "A"**

**Legal Description of Real Property**

Land situated in Harris County, Texas, and described as follows:

**TRACT 1:**

3.071 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 1" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "X" MARKING THE NORTHWEST CORNER OF SAID "TRACT 1" AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF LAZY HOLLOW DRIVE (60- FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 422.16 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET;

THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.79 FEET TO A SET "X";

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.071 ACRES (133,776 SQUARE FEET) OF LAND.

**TRACT 2:**

3.068 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 2" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND "X" MARKING THE NORTHWEST CORNER OF SAID "TRACT 1" OF SAID WEST POINT, SECTION 1, AND FURTHER BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH), AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAZY HOLLOW DRIVE TO A SET "X" FOR THE POINT OF BEGINNING;

THENCE, EAST, A DISTANCE OF 421.79 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING; THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.42 FEET TO A FOUND NAIL;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.068 ACRES (133,652 SQUARE FEET) OF LAND.

**TRACT 3:**

3.064 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 3" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING MARKING THE SOUTHWEST CORNER OF SAID WEST POINT, SECTION 1;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A FOUND 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 421.09 FEET TO A FOUND "X";

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO A FOUND NAIL IN SHINER;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.064 ACRES (133,486 SQUARE FEET) OF LAND.

**TRACT 4:**

3.064 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF

"TRACT 4" OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "X" MARKING THE NORTHEAST CORNER OF SAID "TRACT 4" AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH), AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO A SET "X";

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.09 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 421.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.064 ACRES (133,486 SQUARE FEET) OF LAND.

**TRACT 5:**

3.044 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS, WITH THE NORTHERLY LINE OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS:

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.09 FEET, ALONG THE SAID NORTHERLY LINE OF WEST POINT, SECTION I, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH, A DISTANCE OF 287.67 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODWAY DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODWAY DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID LAZY HOLLOW DRIVE THE FOLLOWING COURSES:

NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 964.58 FEET, A CENTRAL ANGLE OF 23 DEGREES 05 MINUTES 56 SECONDS AND AN ARC DISTANCE OF 388.87 FEET TO A FOUND 5/8 INCH IRON ROD;

SOUTH 70 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR POINT OF CURVATURE;

SOUTHEASTERLY, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 301.79 FEET, A CENTRAL ANGLE OF 25 DEGREES 28 MINUTES 30 SECONDS AND AN ARC DISTANCE OF 134.18 FEET TO A SET "X" FOR POINT OF TANGENCY;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 230.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.044 ACRES (132,609 SQUARE FEET) OF LAND.

**TRACT 6:**

4.8343 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR THE INTERSECTION OF THE NORTHERLY LINE OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS WITH THE EAST RIGHT-OF-WAY LINE OF LAZY HOLLOW DRIVE (60- FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LAZY HOLLOW DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODWAY DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 230.47 FEET TO AN "X" SET FOR POINT-OF-CURVATURE;

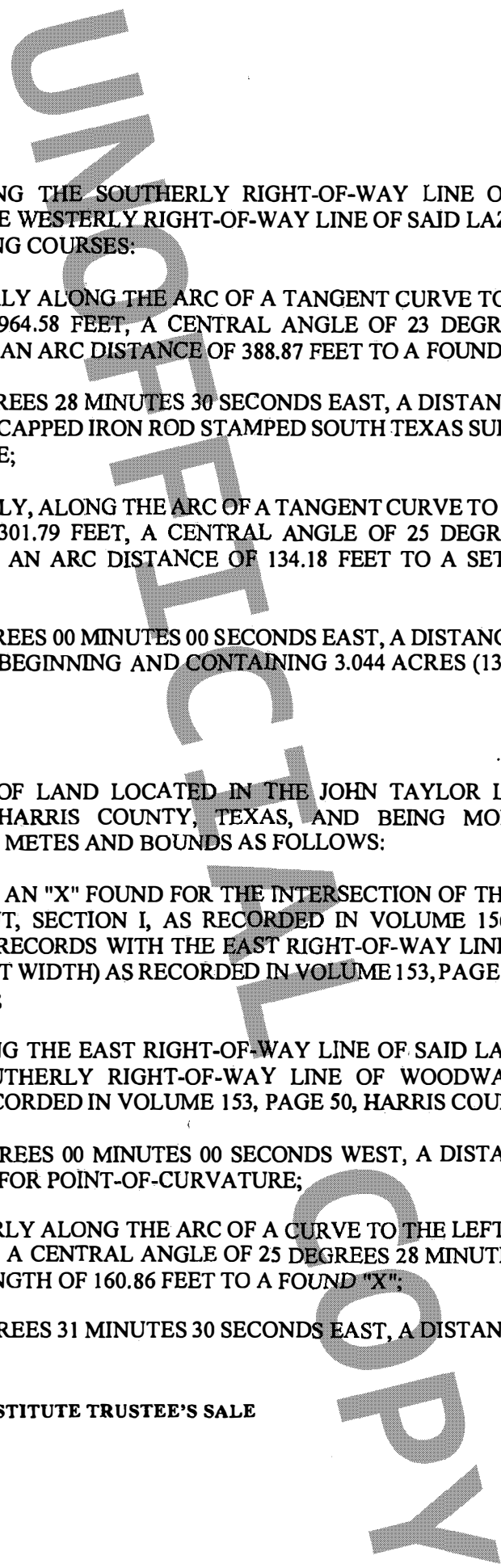
NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 361.79 FEET, A CENTRAL ANGLE OF 25 DEGREES 28 MINUTES 30 SECONDS AND AN ARC OF LENGTH OF 160.86 FEET TO A FOUND "X";

NORTH 19 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A FOUND "X";

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

4856-3030-7013.1

**PAGE 7**



NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 964.58 FEET, A CENTRAL ANGLE OF 02 DEGREES 05 MINUTES 15 SECONDS AND AN ARC LENGTH OF 35.14 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE POINT-OF-REVERSE-CURVATURE;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 844.58 FEET, A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 14 SECONDS AND AN ARC LENGTH OF 442.28 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET;

THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 529.10 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHEAST CORNER OF SAID WEST POINT, SECTION 1;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID WEST POINT, SECTION 1, A DISTANCE OF 422.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.8343 ACRES (210,583 SQUARE FEET) OF LAND.

**TRACT 7:**

2.827 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET MARKING THE MOST SOUTHERLY END OF A CUTBACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH), AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WESTHEIMER ROAD (120-FOOT WIDTH);

THENCE, SOUTH 89 DEGREES 27 MINUTES 30 SECONDS, WEST, A DISTANCE OF 411.11 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WESTHEIMER ROAD, TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR CORNER;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 294.53 FEET, PARALLEL WITH SAID LAZY HOLLOW DRIVE, TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 421.09 FEET ALONG THE SOUTHERLY LINE OF SAID WEST POINT, SECTION 1, TO A NAIL FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID LAZY HOLLOW DRIVE;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LAZY HOLLOW DRIVE A DISTANCE OF 280.55 FEET TO AN "X" SET FOR THE NORTHERLY CUTBACK RIGHT-OF-WAY CORNER OF THE NORTHWESTERLY INTERSECTION OF LAZY HOLLOW DRIVE WITH SAID WESTHEIMER ROAD;

THENCE, SOUTH 44 DEGREES 43 MINUTES 50 SECONDS WEST, ALONG SAID CUTBACK RIGHT-OF-WAY LINE A DISTANCE OF 14.21 FEET TO A POINT OF BEGINNING AND CONTAINING 2.827 ACRES (123,139 SQUARE FEET) OF LAND.

**TRACT 8:**

2.784 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND FOR THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS WITH THE SOUTHERLY LINE OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE OF WEST POINT, SECTION 1, A DISTANCE OF 421.42 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 286.00 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF WESTHEIMER ROAD (120-FOOT WIDTH);

THENCE, SOUTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 411.11 FEET TO AN "X" SET FOR THE EASTERLY CUTBACK RIGHT-OF-WAY CORNER OF THE NORTHEASTERLY INTERSECTION CORNER OF SAID WESTHEIMER ROAD WITH SAID LAZY HOLLOW DRIVE;

THENCE, NORTH 45 DEGREES 16 MINUTES 20 SECONDS WEST, ALONG SAID CUTBACK RIGHT-OF-WAY LINE, A DISTANCE OF 14.08 FEET TO AN "X" SET FOR THE NORTH END OF SAID CUTBACK IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAZY HOLLOW DRIVE;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 279.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.784 ACRES (121,268 SQUARE FEET) OF LAND.

**TRACT 9:**

4.4226 ACRES BEING UNRESTRICTED RESERVE "A", BLOCK 1 OF CREEKSIDE APARTMENTS, REPLAT NO. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF UNDER HARRIS COUNTY FILM CODE NO. 669224 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**           §  
  §  
**COUNTY OF HARRIS**       §

Date:                               July 16, 2024  
Borrower:                       Canfield Lakes, LLC, a Delaware limited liability company  
Borrower's Address:           13355 Northborough Drive, Houston, Texas 77067  
Holder:                           Thistle Creek Partners, L.P., a Delaware limited partnership  
Holder's Address:               2801 N. Thanksgiving Way, Ste. 225, Lehi, UT 84083  
Substitute Trustees:           H. Brandon Jones and Aaron Guerrero  
Substitute Trustees' Address: 420 Throckmorton Street, Suite 1000  
Fort Worth, Texas 76102

And

950 Echo Lane, Suite 120  
Houston, Texas 77024

Deed of Trust:                   Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing

Date:                               as of April 25, 2023  
Grantor:                         Canfield Lakes, LLC, a Delaware limited liability company  
Lender:                         Thistle Creek Partners, L.P., a Delaware limited partnership  
Original Trustee:               Stewart Title Guaranty Company

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4130  
FILED 7/16/2024 10:06:48 AM

**Secures:** Promissory Note, dated as of April 25, 2023, in the original principal amount of \$27,601,000.00, executed by Borrower, payable to the order of Lender and currently held by Holder as amended by that certain Amendment No. 1 to Promissory Note by and between the Lender and Grantor where, among other things, the Maturity Date of the Promissory Note was extended to March 25, 2024. And all other Obligations as defined in the Deed of Trust.

**Recording:** Recorded in the Official Public Records of Harris County, Texas, as Document Numbers RP-2023-148806 and RP-2023-223900.

**Property:** All real property, improvements and personal property described as collateral in the Deed of Trust (defined above); the legal description of the real property and of the personal property are also, for the sake of convenience only, described in 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 Notice of Substitute Trustee's Sale, it being the intent that the Substitute Trustee's Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

**Foreclosure Sale:**

**Date of Sale:** Tuesday, August 6, 2024

**Time of Sale:** The sale of the Property will take place between the hours of 10:00 a.m. (which is the earliest time the sale will begin) and 1:00 p.m. local time.

**Place of Sale:** The Bayour City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd., Houston, TX 77045 OR AS DISIGNATED BY THE COUNTY COMMISIONER'S OFFICE IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Holder has appointed H. Brandon Jones and Aaron Guerrero 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 as the Promissory Note matured on its own terms and the borrower thereunder has failed and refused to pay the amounts owing thereunder. The indebtedness

evidenced by the Promissory Note is wholly due and owing. 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". 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 1:00 P.M. local time.



H. Brandon Jones / Aaron Guerrero , Substitute Trustees

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**EXHIBIT A**  
(Real Property Description)

The certain real property located in Harris County, Texas, and more particularly described as follows:

**TRACT I:**

All that certain 4.3250 acre of land, and being ARBOR IN NORTHBOROUGH PHASE III, a Subdivision in Harris County, Texas, according to the map or plat thereof filed for record in Volume 340, Page 115 of the Map Records of Harris County, Texas.

**TRACT II:**

All that certain 5.0579 acre of land, and being REPLAT OF THE ARBOR IN NORTHBOROUGH, II, a Subdivision in Harris County, Texas, according to the map or plat thereof filed for record in Volume 341, Page 21 of the Map Records of Harris County, Texas.

**TRACT III:**

All that certain 6.2407 acre of land, and being NORTHBOROUGH TRAILS APARTMENTS, a Subdivision in Harris County, Texas, according to the map or plat thereof filed for record in Volume 312, Page 116 of the Map Records of Harris County, Texas.

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**DESCRIPTION OF PERSONAL  
PROPERTY**

All of assets of Grantor and in which Grantor has sufficient rights to grant a security interest, including, without limitation, "Accounts", "Cash Proceeds", "Chattel Paper", "Collateral", "Deposit Accounts", "Electronic Chattel Paper", "Equipment", "Fixtures", "General Intangibles", "Goods", "Instruments", "Inventory", "Investment Property", "Letter-of-credit Rights", "Noncash Proceeds", and "Tangible Chattel Paper", as defined in the Uniform Commercial Code. Such assets include, without limitation:

(a) All personal property, (including, without limitation, all goods, supplies, equipment, furniture, furnishings, fixtures, machinery, inventory, construction materials and software embedded in any of the foregoing) in which Grantor now or hereafter acquires an interest or right, which is now or hereafter located on or affixed to the Property or the Improvements or used or useful in the operation, use, or occupancy thereof or the construction of any Improvements thereon, together with any interest of Grantor in and to personal property which is leased or subject to any superior security interest, and all books, records, leases and other agreements, documents, and instruments of whatever kind or character, relating to the Property, Improvements, or such personal property;

(b) All fees, income, rents, issues, profits, earnings, receipts, royalties, and revenues which, after the date hereof and while any portion of the Obligations remains unpaid or unperformed, may accrue from such personal property or any part thereof or from the Property, the Improvements or any other part of the Trust Estate, or which may be received or receivable by Grantor from any hiring, using, letting, leasing, subhiring, subletting, subleasing, occupancy, operation, or use thereof;

(c) All of Grantor's present and future rights to receive payments of money, services, or property, including, without limitation, rights to all deposits from tenants or purchasers of any portion of the Property or Improvements, rights to receive capital contributions or subscriptions from Grantor's partners or shareholders, amounts payable on account of the sale of partnership interests in Grantor or the capital stock of Grantor, accounts and other accounts receivable, deposit accounts, chattel paper (whether tangible or electronic), notes, drafts, contract rights, instruments, general intangibles, and principal, interest, and payments due on account of goods sold or leased, services rendered, loans made or credit extended, together with title to or interest in all agreements, documents, and instruments evidencing securing or guarantying the same;

(d) All other intangible property (and related software) and rights relating to the Property, the Improvements, the personal property described in Paragraph (a) above or the operation, occupancy, or use thereof, including, without limitation, all governmental and private contracts, agreements, permits, licenses, and approvals relating to construction on or operation, occupancy, or use of the Property or Improvements, all names under or by which the Property or Improvements may at any time be operated or known, all rights to carry on business under any such names, or any variant thereof, all trade names and trademarks, copyrights, patent and copyright applications and registrations, patterns, designs, drawings, plans and specifications, other proprietary information and intellectual property, and royalties relating in any way to the Property or the Improvements, and all management agreements with respect to the management and operation of the Property, and all goodwill and software in any way relating to the Property or the Improvements.

(e) Grantor's rights under all insurance policies covering the Property, the Improvements, the Personal Property, and the other parts of the Trust Estate and any and all proceeds, loss payments, and premium refunds payable regarding the same;

(f) All reserves, deferred payments, deposits, refunds, cost savings, and payments of any kind relating to the construction of any Improvements on the Property;

(g) All water, water stock and water rights relating to the Property, including, without limitation, (i) the right to use surface water or groundwater on, under, around or appurtenant to the Property, (ii) all decreed rights; (iii) water rights represented by a permit issued by the Texas Department of Water Resources; (iv) diligence rights or claims; (v) approved applications to appropriate; and (vii) unapproved applications to appropriate;

(h) All causes of action, claims, compensation, and recoveries for any damage to, destruction of, or condemnation or taking of the Property, the Improvements, the Personal Property, or any other part of the Trust Estate, or for any conveyance in lieu thereof, whether direct or consequential, or for any damage or injury to the Property, the Improvements, the Personal Property, or any other part of the Trust Estate, or for any loss or diminution in value of the Property, the Improvements, the Personal Property, or any other part of the Trust Estate;

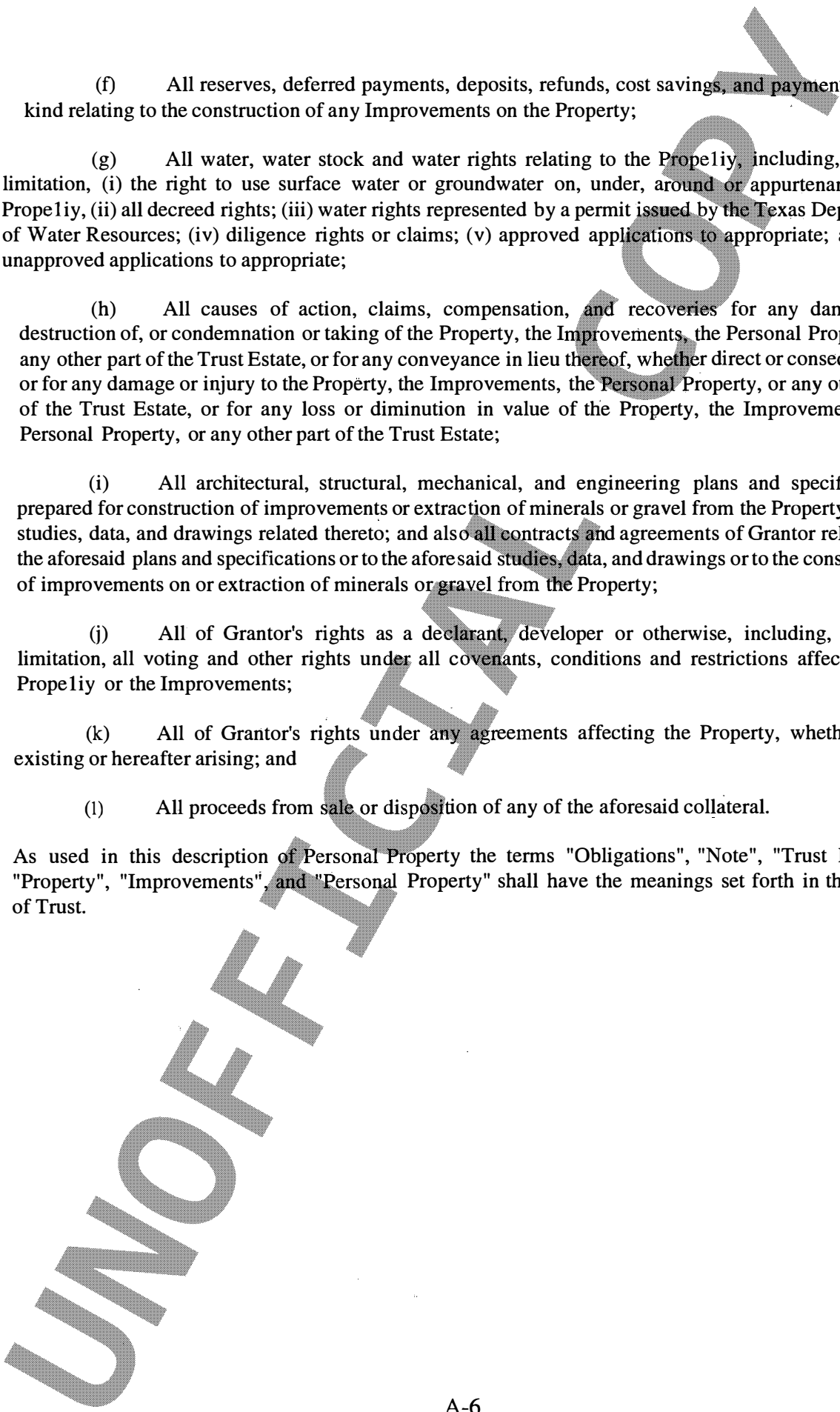
(i) All architectural, structural, mechanical, and engineering plans and specifications prepared for construction of improvements or extraction of minerals or gravel from the Property and all studies, data, and drawings related thereto; and also all contracts and agreements of Grantor relating to the aforesaid plans and specifications or to the aforesaid studies, data, and drawings or to the construction of improvements on or extraction of minerals or gravel from the Property;

(j) All of Grantor's rights as a declarant, developer or otherwise, including, without limitation, all voting and other rights under all covenants, conditions and restrictions affecting the Property or the Improvements;

(k) All of Grantor's rights under any agreements affecting the Property, whether now existing or hereafter arising; and

(l) All proceeds from sale or disposition of any of the aforesaid collateral.

As used in this description of Personal Property the terms "Obligations", "Note", "Trust Estate", "Property", "Improvements", and "Personal Property" shall have the meanings set forth in the Deed of Trust.



**NOTICE OF FORECLOSURE SALE**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Property: 7843 Battlepine Dr., Houston, TX 77040

July 15, 2024

**Deed of Trust:** Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: 9/29/2010

**Trustee:**

Jerel J. Hill (now deceased)

**Substitute Trustee:**

Pamela S. Keever  
Kathleen S. Wiesenthal  
6910 Chetwood  
Houston, TX, 77081

**Grantor:** Celia Ortiz

**Mortgagee:** Ken & Patricia Stewart (hereafter "Lender")

**Recording Information:** 20100441346 of the real property records of Harris County, Texas.

**Property Address:** 7843 Battlepine Dr., Houston, TX 77040

**Legal Description:** Lot 661, Block 18 of Woodland Oaks Section 3, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 289, Page 123 of the Map Records of Harris County, Texas.

COPY

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**Note Secured by Deed of Trust:** Real Estate Lien Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: September 29, 2010

Original Principal Amount: \$83,000.00

Maker: Celia Ortiz

Lender: Ken & Patricia Stewart

**Modifications and Renewals:** Agreement to Reinstate dated November 3, 2023

**Property:** All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

**Sale Location:** Bayou City Event Center, 9401 Knight Road, Houston, TX 77045

**Sale Date:** August 6, 2024

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 12:00 noon, or within three hours from that time.

**Terms of the Sale:** This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.



Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

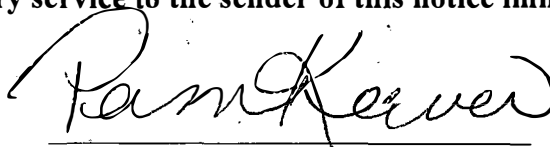
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

  
Pamela S. Kerue, County Clerk

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

COUNTY OF HARRIS

§  
§  
§

**DEED OF TRUST:**

Date: July 23, 2021  
Grantor: Michael Wayne Hill, Jr. AKA Michael W. Hill, Jr. and Kayleigh Marie Hill  
Original Beneficiary: SouthTrust Bank, N.A.  
Trustee: Dwayne L. McWilliams  
Recording Info: Clerk's File No. RP-2021-434435 of the Real Property Records of Harris County, Texas

**CURRENT BENEFICIARY:** SouthTrust Bank, N.A.

**SUBSTITUTE TRUSTEE:** Bruce M. Badger and/or Travis C. Badger  
**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

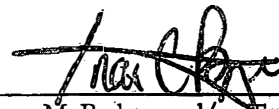
**PROPERTY DESCRIPTION:** Exhibit "A" attached hereto and made a part hereof for all purposes.

**DATE OF SALE:** Tuesday, August 6, 2024  
**TIME OF SALE:** No earlier than 11:00 AM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Harris County Commissioners Court, Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATED: July 16, 2024



Bruce M. Badger and/or Travis C. Badger  
Substitute Trustee

**PREPARED BY:**  
**BADGER LAW** PLLC  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4132

FILED 7/16/2024 11:07:13 AM

COPY

**EXHIBIT 'A'**

**TRACT I:**

**Lot Nine (9), In Block One (1), of WIMBLEDON CENTER COURT ESTATES, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 359074, of the Map Records of Harris County, Texas.**

**TRACT II:**

**Field notes for survey of a 0.360 acre tract of land out of an 18.3839 acre tract of land described in deed recorded under Harris County Clerk's File No. N592208, in the GEORGE H. DELESDEMIER SURVEY, ABSTRACT NO. 229, Harris County, Texas, and being that same 0.360 acre tract described in deed recorded under Harris County Clerk's File No. U342173, and being more particularly described by metes and bounds as follows:**

**COMMENCING at a point in the Southeast line of that said 18.3839 acre tract, and westerly line Wimbledon Centre Court Estates, a subdivision of record under Film Code No. 359074, of the Map Records of Harris County, Texas;**

**THENCE N 31 deg. 50 min. 32 sec. W, 26.74 feet along the Southeast line of said 18.3839 acre tract and westerly line of said Wimbledon Centre Court Estates to a 5/8 inch iron rod found at the most Southerly corner of Lot 9, Block 1, of said subdivision, said iron rod also marking the most Southerly corner, and POINT OF BEGINNING of the herein described tract;**

**THENCE N 81 deg. 02 min. 37 sec. W, 82.32 feet to a 5/8 inch iron rod found for corner;**

**THENCE N 21 deg. 54 min. 24 sec. W, 121.10 feet to a 5/8 inch iron rod found for corner;**

**THENCE S 68 deg. 12 min. 43 sec. W, 35.97 feet to a 5/8 inch iron rod found for corner;**

**THENCE N 21 deg. 43 min. 07 sec. W, 128.83 feet to a 5/8 inch iron rod found for corner in the Southeast line of said 18.3839 acre tract, and westerly line of said subdivision;**

**THENCE N 88 deg. 28 min. 44 sec. E, 62.78 feet to a 5/8 inch iron rod found for corner in the Southeast line of said 18.3839 acre tract, and Westerly line of said subdivision;**

**THENCE S 31 deg. 50 min. 32 sec. E, 274.48 feet along the Southeast line of said 18.3839 acre tract and Westerly line of said subdivision to the POINT OF BEGINNING, and containing 0.360 acres of land.**

**Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.**

Equity Trust Company Custodian FBO Phillip Powell IRA #200248360, Noteholder  
Castle Loan Servicing, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Prisca Mendoza Matus  
5006 & 5028 Hartwick Road, Houston, TX 77093  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7003 64 on 07.16.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Prisca Mendoza Matus executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2019-234942, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of August, 2024

Time: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

TRACT I: THE WEST 92.5 FEET OUT OF TRACT 9 OF WRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION, OF LOT 16, THE SOUTH ½ OF LOT 18, AND THE SOUTH PORTION OF LOT 19, OF THE SUBDIVISION OF WHITNEY BRITTON SURVEY, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), AND CONTAINING 1.0490 ACRES. TRACT II: BEING A TRACT OR PARCEL OF LAND CONTAINING 0.7945 ACRE (34,608 SQ. FT.) (CALLED 0.82 ACRE) LYING ACROSS A DRAINAGE DITCH SOUTH OF

THE ABOVE DESCRIBED TRACT 9, OF THEWRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), SAID 0.7945 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204) COMMENCING AT A FOUND BRASS DISK IN CONCRETE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HARTWICK ROAD (60 FEET WIDE) AND THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 69 (U.S. HIGHWAY NO. 59) (EASTEX FREEWAY) (WIDTH VARIES); THENCE, NORTH 87 DEGREES 26 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HARTWICK ROAD, AT A DISTANCE OF 938.63 FEET TO A 1 INCH IRON PIPE FOUND IN THE NORTHWEST CORNER OF TRACT 9 AND THE NORTHEAST CORNER OF 1.00 ACRES TRACT CONVEYED TO MARIA C. SALAZAR RECORDED IN H.C.C.F. NO. 2009044994.; THENCE, SOUTH 02 DEGREES 33 MINUTES 38 SECONDS WEST, ALONG THE COMMON LINE OF 1.00 ACRE TRACT IN THE DEED FROM MARIA C. SALAZAR RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) 20090044994 AND SAID TRACT I AT 494.00 FEET PAST THE NORTHERLY LINE OF THE 15 FOOT WIDE HARRIS COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN DEED RECORDED IN VOLUME 886, PAGE 95, OF SAID H.C.D.R. IN A TOTAL DISTANCE OF 509.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE NORTHEAST CORNER OF 30.03 ACRES HARRIS COUNTY FLOOD CONTROL DISTRICT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2017-232454 AND THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT THENCE, NORTH 87 DEGREES 26 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF THE SAID 15 FOOT WIDE HARRIS COUNTY DRAINAGE RIGHT-OF-WAY A DISTANCE OF 230.14 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 23 DEGREES 10 MINUTES 32 SECONDS WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST LINE OF LOT 10 IN THE DEED FROM ARNULFO RODRIGUEZ RECORDED UNDER H.C.C.F. NO. U145067 A DISTANCE OF 207.59 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE SOUTHWEST CORNER OF SAID LOT 10 TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 87 DEGREES 26 MINUTES 22 SECONDS WEST, ALONG THE COMMON LINE OF THE NORTH LINE OF INWOOD PLACE SUBDIVISION RECORDED IN VOL. 19, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 140.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE, NORTH 02 DEGREES 33 MINUTES 36 SECONDS WEST, ALONG THE COMMON LINE OF THE SAID 30.03 ACRES TRACT HARRIS COUNTY FLOOD CONTROL DISTRICT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 187.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7945 ACRE TRACT (34,608 SQ. FT.) OF LAND, AS SHOWN ON THE SURVEY, JOB NO. 129414-18-01 AS FILED IN THE OFFICES OF ADVANCE SURVEYING,

INC. TRACT III: BEING A TRACT OR PARCEL OF LAND CONTAINING 2.9932 ACRES (130,384 SQ. FT.)(CALLED 3.0 ACRE) MORE OR LESS OUT OF TRACT 9 OF THE WRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION, OF LOT 16, THE SOUTH 1/2 OF LOT 18 AND THE SOUTH PORTION OF LOT 19 OF THE SUBDIVISION OF THE WHITNEY BRITTON SURVEY, A-117, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), SAID 2.99325 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204) BEGINNING AT A 5/8 INCH IRON ROD WITH CAP SET AT THE NORTHEAST CORNER OF SAID TRACT 9, AND THE NORTHWEST CORNER OF LOT 10, SAME BEING THE SOUTH LINE OF HARTWICK ROAD (60 FEET WIDE); THENCE, WEST, ALONG THE NORTH LINE OF TRACT 9 AND ALONG THE SOUTH LINE OF SAID HARTWICK ROAD, A DISTANCE OF 383.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT THENCE, SOUTH 02 DEGREES 33 MINUTES 36 SECONDS WEST, A DISTANCE OF 494.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE NORTH LINE OF 15 FOOT WIDE HARRIS COUNTY DRAINAGE RIGHT OF WAY DESCRIBED IN DEED RECORDED IN VOLUME 886, PAGE 95 OF HARRIS COUNTY DEED RECORDS SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE, NORTHEAST 87 DEGREES 26 MINUTES 22 SECONDS WEST, ALONG THE NORTHERLY LINE OF 15 FOOT DRAINAGE RIGHT OF WAY, A DISTANCE OF 144.87 FEET (CALLED 145.00 FEET) TO A 5/8 INCH IRON ROD WITH CAP SET IN THE CENTER OF A DRAINAGE DITCH; THENCE, NORTH 23 DEGREES 10 MINUTES 32 SECONDS EAST, WITH THE CENTERLINE OF SAID DRAINAGE DISTRICT DITCH, A DISTANCE OF 548.40 FEET (CALLED 547.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.9932 ACRES (130,384 SQUARE FEET) OF LAND, AS SHOWN ON THE SURVEY, JOB NO. 129413-18-01 AS FILED IN THE OFFICES OF ADVANCE SURVEYING, INC.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

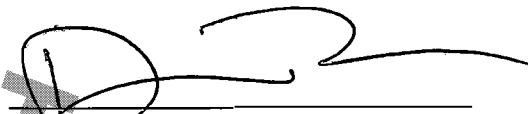
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

GHRIST LAW FIRM PLLC



Jay Ghrist, Richard Ramsey, Lee Carroll, Thuy  
Diem Kha  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

UNOFFICIAL COPY

Paul V. Thai and Linh H. Thai, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Janice Marshall  
2318 Otter Falls Dr., Spring, TX 77373  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7002 89 on 07.16.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Janice Marshall and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2023-380442, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of August, 2024

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 19, in Block 5, BRECKENRIDGE WEST, SECTION EIGHT (8), a subdivision in Harris County, according to the map or plat thereof recorded under Film Code No. 692336 of the Map Records of Harris County, TX

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.



COPY

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Diem Kha  
Diem Kha  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

TRINITY MORTGAGE GROUP, LLC, a Texas Limited Liability Company, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Claudio Paul Castillo Gonzalez  
1910 Kaitlyn Dr., Houston, TX 77049  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7002 41 on 07.16.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Claudio Paul Castillo Gonzalez and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2019-73682, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of August, 2024

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOT 45, IN BLOCK 1, OF SONOMA RANCH, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FIIM CODE NO. 567223 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. which has the address of 1910 KAITLYN DRIVE HOUSTON, Texas 77049

3. Name and Address of Sender of Notice:

FILED 7/16/2024 11:29:10 AM FRCL-2024-4135 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

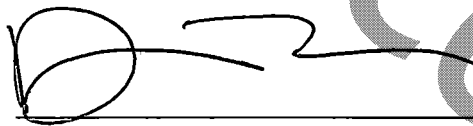
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY. INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Lee Carroll, Thuy  
Diem Kha  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

CMOQ Investments, LLC, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Jose Jorge Luis Pina Martinez  
April Lisette Figueroa  
1338 Horatio St, Houston TX 77029

Sent via first class mail and CMRR # 9489 0178 9820 3031 7002 65 on 07.16.2024

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Jose Jorge Luis Pina Martinez and April Lisette Figueroa executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2016-447251, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of August, 2024

Time: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOT ONE HUNDRED SIXTYSIX (166), IN BLOCK ELEVEL (11), OF MANGUM PLACE, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 35 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

GHRIST LAW FIRM PLLC



Ian Ghrist, Richard Ramsey, Lee Carroll, Thuy  
Diem Kha  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

COPY

HOANG NGUYEN, an individual, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Angel White, individually and as trustee of NAGRA TRUST  
11819 Nagra Drive, Houston, TX 77065  
Sent via first class mail and CMRR 9489 0178 9820 3031 7003 88 on 07.16.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Angel White, individually and as trustee of NAGRA TRUST and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2022-471765, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of August, 2024

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOT 17, IN BLOCK 1, OF SIGNATURE ESTATES, REPLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM NO. 559134 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

3. Name and Address of Sender of Notice:

UNOFFICIAL COPY

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

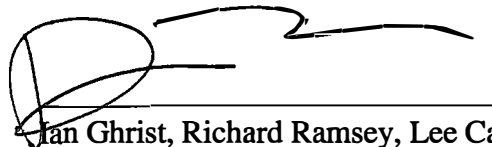
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Jan Ghrist, Richard Ramsey, Lee Carroll, Thuy  
Diem Kha  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

15215 Central Lakes Trust, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Keith Cooper  
Imogene Cooper  
15215 Central Lakes Dr., Humble, TX 77396  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7003 02 on 07.16.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Keith Cooper and Imogene Cooper executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2020-581114, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of August, 2024

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot Thirty-four (34), in Block Four (4), of BALMORAL PARK LAKES EAST, SECTION FOUR (4) a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 683027, of the Map Records of Harris County, Texas

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.



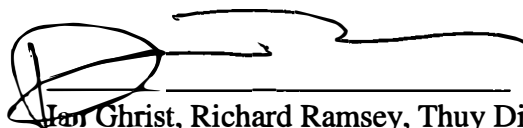
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGÉE OR MORTGAGE SERVICER.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Jan Ghrist, Richard Ramsey, Thuy Diem Kha, Lee  
Carroll  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

FRCL-2024-4140  
FILED 7/16/2024 11:32:15 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS 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**

**STATE OF TEXAS**

§

**COUNTY OF HARRIS**

§

§

Date: July 15, 2024

Borrower: NEXT VINTAGE PARK, LLC

Borrower's Address: 11777 Katy Freeway  
Suite 567 (South Atrium)  
Houston, Texas 77079

Holder: Citibank, N.A., as trustee for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2020-KF95

Holder's Address: c/o KeyBank National Association  
11501 Outlook Street, Suite 300  
Overland Park, KS 66211

Substitute Trustee: James Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: September 10, 2020

Grantor: NEXT VINTAGE PARK, LLC

Original Lender: CBRE Capital Markets, Inc.

UNOFFICIAL COPY

Trustee: John D. Hammond

Secures: Multifamily Note, dated as of September 10, 2020 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Twenty Four Million Six Hundred Fifty Thousand and 00/100 Dollars (\$24,650,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as Document Number RP-2020-425679

Assignment from Original Lender to Interim Lender: Evidenced by that certain Assignment of Security Instrument, dated September 10, 2020, and recorded in the Records as Document Number RP-2020-425680

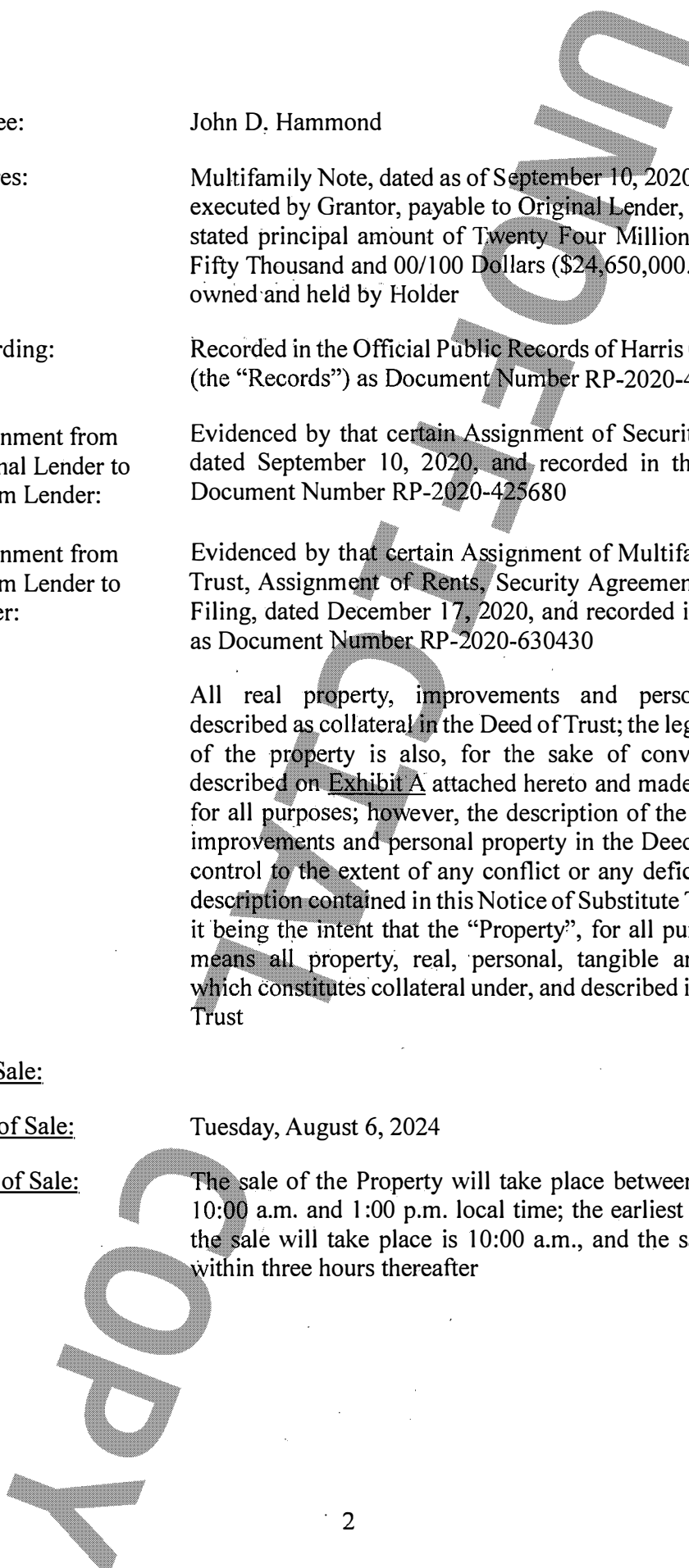
Assignment from Interim Lender to Holder: Evidenced by that certain Assignment of Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated December 17, 2020, and recorded in the Records as Document Number RP-2020-630430

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the 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 Notice of Substitute Trustee's Sale, 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, August 6, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 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



FILED 7/16/2024 11:32:15 AM  
FRCL-2024-4140  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Place of Sale: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Holder has appointed James Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves 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 and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers 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 Trustee 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 to the Property or any portion thereof, 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 evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his 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 1:00 P.M. local time.

[signature on following page]

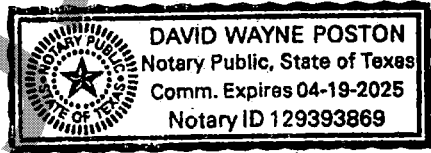
Chris Poston  
Chris Poston, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

Subscribed and sworn to before me, the undersigned authority, on this 16 day of July 2024, personally appeared CHRIS POSTON, the Affiant and Substitute Trustee.

David W. Poston  
Notary Public, State of Texas

My Commission expires:  
4/19/2025



After recording return to:  
  
P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

UNOFFICIAL COPY

**EXHIBIT A**

**DESCRIPTION OF THE LAND**

All of BRIDGEGATE APARTMENTS, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 192, Page 97, of the Map Records of Harris County, Texas, **SAVE AND EXCEPT** that portion of subject property awarded to the State of Texas by Condemnation Proceeding under Agreed Judgment filed in Cause No. 1049223 in the County Civil Court at Law No. 2, Harris County, Texas, a copy of which is recorded under Harris County Clerk's File No. 20150568810.

COPY UNOFFICIAL

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

**Date:** July 12, 2024

**Substitute Trustee:** Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

**Mortgagee:** KAM Leveraged Growth and Income Fund, Ltd.

**Mortgagee's Address:** 2323 Buena Vista  
San Antonio TX, 78207

**Note:** Note dated June 30, 2015, in the amount of \$37,400.00

**Deed of Trust:**

**Date:** June 30, 2015

**Grantor:** Jesse James William

**Mortgage:** KAM Leveraged Growth and Income Fund, Ltd.

**Recording Information:** Recorded in Document No.20150284748, dated June 30, 2015

**Property (including any improvements):** LOT SIXTEEN (16) IN BLOCK THREE (3) OF REPLAY OF CENTRAL HEIGHTS SUBDIVISION, SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOL, 51, PAGE 39 OF THE HARRIS COUNTY MAP RECORDS.

**County:** Harris

**Date of Sale:** (first Tuesday of month) August 6, 2024

**Time of Sale:** 10am-1pm

**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045  
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

COPY

UNOFFICIAL

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on August 6, 2024, between 10am and 1pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

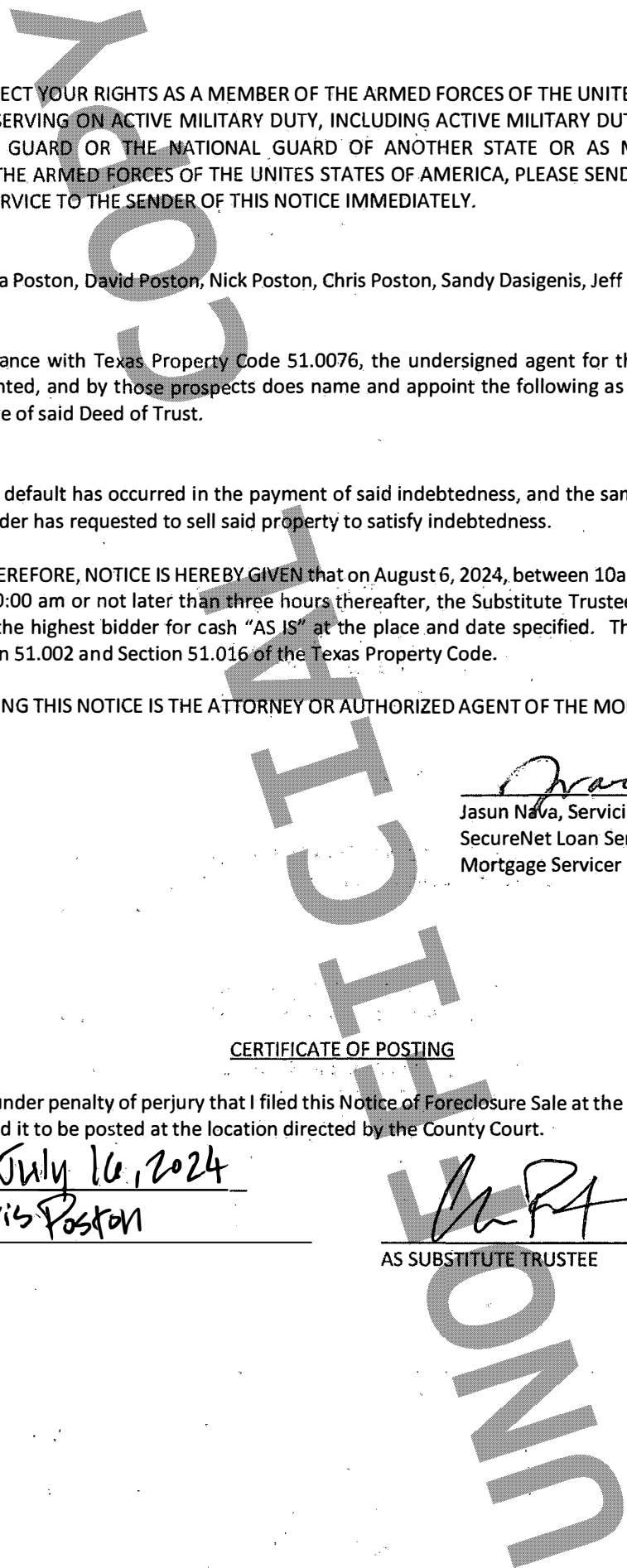
  
\_\_\_\_\_  
Jasun Nava, Servicing Specialist I  
SecureNet Loan Services, LLC  
Mortgage Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED July 16, 2024  
Chris Poston  
\_\_\_\_\_  
NAME

  
\_\_\_\_\_  
AS SUBSTITUTE TRUSTEE





**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, by Covenants, Conditions, and Restrictions, dated August 26th, 1983, and the Texas Uniform Condominium Act, and all amendments recorded thereafter, **BRIARWICK CONDOMINIUM OWNERS ASSOCIATION, INC.**, has been granted a maintenance assessment lien on certain property situated in HARRIS County, Texas, to secure the payment of real property maintenance assessments which Covenants, Conditions, and Restrictions are recorded under HARRIS County Clerk's File Number J109905, Real Property Records of HARRIS County, Texas, and the record thereof reference is here made for all purposes; and

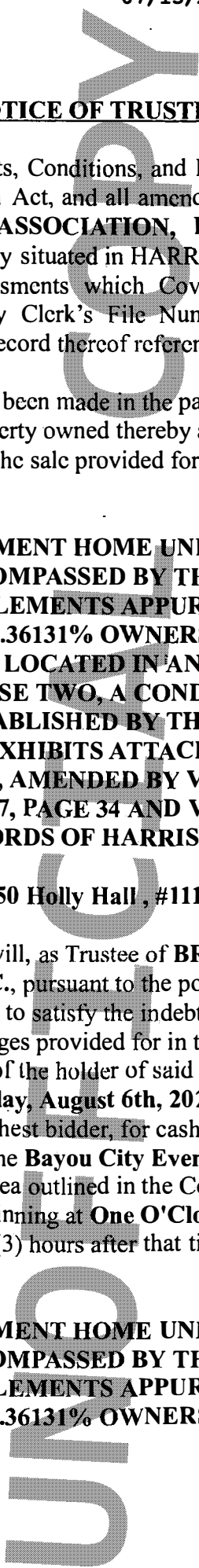
**WHEREAS**, a default has been made in the payment of maintenance assessments by, **Katherine Capdeville**, upon property owned thereby and described in said Covenants, Conditions, and Restrictions, and the sale provided for therein should be made; upon the following described real property:

**RESIDENTIAL APARTMENT HOME UNIT NUMBER 1112, IN BUILDING "L" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED .36131% OWNERSHIP INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF BRIARWICK CONDOMINIUMS PHASE TWO, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ESTABLISHED BY THAT CERTAIN CONDOMINIUM DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 139, PAGE 90, AMENDED BY VOLUME 141, PAGE 7, VOLUME 144, PAGE 146, VOLUME 147, PAGE 34 AND VOLUME 147, PAGE 104 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS**

**Commonly known as: 2750 Holly Hall , #1112, Houston, TX 77054**

**NOW, THEREFORE**, I will, as Trustee of **BRIARWICK CONDOMINIUM OWNERS ASSOCIATION, INC.**, pursuant to the power of sale of the aforementioned Declarations and Statutes, in order to satisfy the indebtedness of the said **Katherine Capdeville**, for the assessments and other charges provided for in the Declaration and at Law (the "Assessment") and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, August 6th, 2024**, (that being the first Tuesday of said month, at public auction to the highest bidder, for cash subject to any superior liens provided for in the Declarations and at law, at the **Bayou City Event Center Pavilions, 9401 Knight Rd, Houston, TX**, in the designated area outlined in the Commissioners Court Order or as designated by the county commissioners, beginning at **One O'Clock (1:00) pm**, of that day, and no earlier than that time nor later than three (3) hours after that time, the following described real property, to-wit

**RESIDENTIAL APARTMENT HOME UNIT NUMBER 1112, IN BUILDING "L" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED .36131% OWNERSHIP INTEREST IN THE GENERAL**



**COMMON ELEMENTS LOCATED IN AND BEING PART OF BRIARWICK CONDOMINIUMS PHASE TWO, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ESTABLISHED BY THAT CERTAIN CONDOMINIUM DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 139, PAGE 90, AMENDED BY VOLUME 141, PAGE 7, VOLUME 144, PAGE 146, VOLUME 147, PAGE 34 AND VOLUME 147, PAGE 104 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS**

**Commonly known as: 2750 Holly Hall , #1112, Houston, TX 77054**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard if another state or as a member of a reserve component of 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: Alvarez Legal PLLC, P.O. Box 150542, Austin, TX 78715**

EXECUTED: July 14<sup>th</sup>, 2024

BY: 

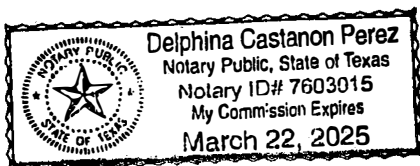
Javier Martinez, as Trustee for  
BRIARWICK CONDOMINIUM OWNERS  
ASSOCIATION, INC  
Alvarez Legal PLLC  
P.O. Box 150542  
Austin, TX 78715  
Tel: 956-821-0278  
javier@alvlegal.com

STATE OF TEXAS  
County of Travis

On July 14th, 2024, before me, personally appeared, Javier Martinez, as Trustee for BRIARWICK CONDOMINIUM OWNERS ASSOCIATION, INC. who acknowledged the foregoing document under oath.

By: 

Notary *Delphina Castanon Perez*  
Public  
SEAL:



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RP-2024-253145  
# Pages 3  
07/15/2024 10:51 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

**RECORDERS MEMORANDUM**

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, by Covenants, Conditions, and Restrictions, dated August 26th, 1983, and the Texas Uniform Condominium Act, and all amendments recorded thereafter, **BRIARWICK CONDOMINIUM OWNERS ASSOCIATION, INC.**, has been granted a maintenance assessment lien on certain property situated in HARRIS County, Texas. to secure the payment of real property maintenance assessments which Covenants, Conditions, and Restrictions are recorded under HARRIS County Clerk's File Number J109905, Real Property Records of HARRIS County, Texas, and the record thereof reference is here made for all purposes; and

WHEREAS, a default has been made in the payment of maintenance assessments by, **Amira Abdul-Alim**, upon property owned thereby and described in said Covenants, Conditions, and Restrictions, and the sale provided for therein should be made; upon the following described real property:

**RESIDENTIAL APARTMENT HOME UNIT NUMBER 1711, IN BUILDING "S" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF AND THE EXTERIOR SURFACE FOR THE ASSOCIATED BALCONY, PATIO, PARKING SPACES AND UNDIVIDED .36131 PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IF ANY, OF BRIARWICK CONDOMINIUMS PHASE THREE, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ESTABLISHED BY THAT CERTAIN CONDOMINIUM DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 139, PAGE 90, VOLUME 147, PAGE 34 AND VOLUME 147, PAGE 104 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS**

**Commonly known as: 2750 Holly Hall , #1711, Houston, TX 77054**

NOW, THEREFORE, I will, as Trustee of **BRIARWICK CONDOMINIUM OWNERS ASSOCIATION, INC.**, pursuant to the power of sale of the aforementioned Declarations and Statutes, in order to satisfy the indebtedness of the said **Amira Abdul-Alim**, for the assessments and other charges provided for in the Declaration and at Law (the "Assessment") and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, August 6th, 2024**, (that being the first Tuesday of said month, at public auction to the highest bidder, for cash subject to any superior liens provided for in the Declarations and at law, at the **Bayou City Event Center Pavilions, 9401 Knight Rd, Houston, TX**, in the designated area outlined in the Commissioners Court Order or as designated by the county commissioners, beginning at **One O'Clock (1:00) pm**, of that day, and no earlier than that time nor later than three (3) hours after that time, the following described real property, to-wit

**RESIDENTIAL APARTMENT HOME UNIT NUMBER 1711, IN BUILDING "S" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF AND THE EXTERIOR SURFACE FOR THE ASSOCIATED BALCONY, PATIO, PARKING SPACES AND UNDIVIDED .36131 PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IF ANY, OF BRIARWICK**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4144

FILED 7/16/2024 12:07:38 PM

IN 4024-4144

**CONDOMINIUMS PHASE THREE, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ESTABLISHED BY THAT CERTAIN CONDOMINIUM DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 139, PAGE 90, VOLUME 147, PAGE 34 AND VOLUME 147, PAGE 104 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS**

**Commonly known as: 2750 Holly Hall , #1711, Houston, TX 77054**


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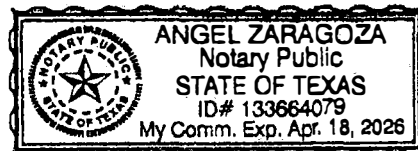
EXECUTED: July 11th, 2024

BY:   
Javier Martinez, as Trustee for  
BRIARWICK CONDOMINIUM OWNERS  
ASSOCIATION, INC  
Alvarez Legal PLLC  
P.O. Box 150542  
Austin, TX 78715  
Tel: 956-821-0278  
[javier@alvlegal.com](mailto:javier@alvlegal.com)

STATE OF TEXAS  
County of Travis

On July 11th, 2024, before me, personally appeared, Javier Martinez, as Trustee for BRIARWICK CONDOMINIUM OWNERS ASSOCIATION, INC. who acknowledged the foregoing document under oath.

By: <sup>AZ</sup>   
Notary  
Public  
SEAL:



IN 12067-4JTT30

COPY  
OFFICIAL  
FILED  
UNO

RP-2024-254490  
# Pages 3  
07/16/2024 09:48 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, by Covenants, Conditions, and Restrictions, dated August 26th, 1983, and the Texas Uniform Condominium Act, and all amendments recorded thereafter, **BRIARWICK CONDOMINIUM OWNERS ASSOCIATION, INC.**, has been granted a maintenance assessment lien on certain property situated in HARRIS County, Texas, to secure the payment of real property maintenance assessments which Covenants, Conditions, and Restrictions are recorded under HARRIS County Clerk's File Number J109905, Real Property Records of HARRIS County, Texas, and the record thereof reference is here made for all purposes; and

**WHEREAS**, a default has been made in the payment of maintenance assessments by, **RACHEL SIEGELE**, upon property owned thereby and described in said Covenants, Conditions, and Restrictions, and the sale provided for therein should be made; upon the following described real property:

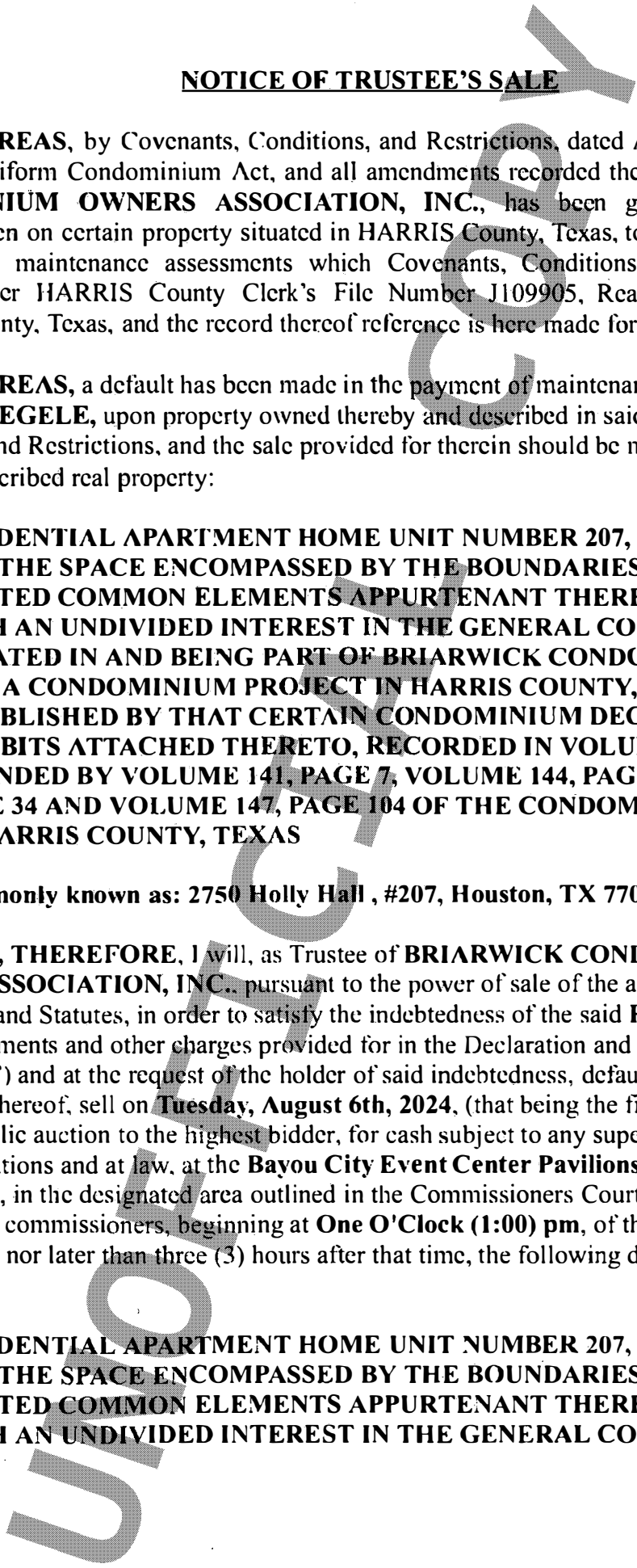
**RESIDENTIAL APARTMENT HOME UNIT NUMBER 207, IN BUILDING "B" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF BRIARWICK CONDOMINIUMS PHASE TWO, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ESTABLISHED BY THAT CERTAIN CONDOMINIUM DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 139, PAGE 90, AMENDED BY VOLUME 141, PAGE 7, VOLUME 144, PAGE 146, VOLUME 147, PAGE 34 AND VOLUME 147, PAGE 104 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS**

**Commonly known as: 2750 Holly Hall , #207, Houston, TX 77054**

**NOW, THEREFORE**, I will, as Trustee of **BRIARWICK CONDOMINIUM OWNERS ASSOCIATION, INC.** pursuant to the power of sale of the aforementioned Declarations and Statutes, in order to satisfy the indebtedness of the said **RACHEL SIEGELE**, for the assessments and other charges provided for in the Declaration and at Law (the "Assessment") and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, August 6th, 2024**, (that being the first Tuesday of said month, at public auction to the highest bidder, for cash subject to any superior liens provided for in the Declarations and at law, at the **Bayou City Event Center Pavilions, 9401 Knight Rd, Houston, TX**, in the designated area outlined in the Commissioners Court Order or as designated by the county commissioners, beginning at **One O'Clock (1:00) pm**, of that day, and no earlier than that time nor later than three (3) hours after that time, the following described real property, to-wit

**RESIDENTIAL APARTMENT HOME UNIT NUMBER 207, IN BUILDING "B" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS**

FILED 7/16/2024 12:07:39 PM FRCL-2024-4145 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



**LOCATED IN AND BEING PART OF BRIARWICK CONDOMINIUMS PHASE TWO, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ESTABLISHED BY THAT CERTAIN CONDOMINIUM DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 139, PAGE 90, AMENDED BY VOLUME 141, PAGE 7, VOLUME 144, PAGE 146, VOLUME 147, PAGE 34 AND VOLUME 147, PAGE 104 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS**

**Commonly known as: 2750 Holly Hall , #207, Houston, TX 77054**

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EXECUTED: July 11th, 2024

BY:

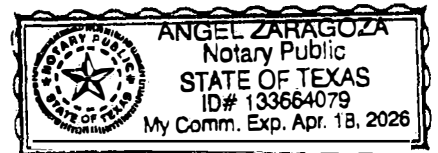
Javier Martinez, as Trustee for  
BRIARWICK CONDOMINIUM OWNERS  
ASSOCIATION, INC  
Alvarez Legal PLLC  
P.O. Box 150542  
Austin, TX 78715  
Tel: 956-821-0278  
javier@alvlegal.com

STATE OF TEXAS  
County of Travis

On July 11th, 2024, before me, personally appeared, Javier Martinez, as Trustee for BRIARWICK CONDOMINIUM OWNERS ASSOCIATION, INC. who acknowledged the foregoing document under oath.

By:

Notary  
Public  
SEAL:



FRCL-2024-4145  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
F LED 7/16/2024 12:07:39 PM

UNOFFICIAL COPY



RP-2024-254489  
# Pages 3  
07/16/2024 09:48 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

UNOFFICIAL COPY

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

**NOTICE: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

STATE OF TEXAS           §  
COUNTY OF HARRIS       §

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date of Sale:** August 6, 2024.

**Time of Sale:** The sale will begin at ten o'clock a.m. (10:00 a.m.) or not later than three hours after that time, being one o'clock p.m. (1:00 p.m.).

**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045, or as designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. Because of default in performance of the obligations of the Deed of Trust and Security Agreement, Substitute Trustee will sell the property by public auction to the highest bidder for cash or certified funds at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

**Terms of Sale:** Cash or certified funds.

**Instrument to be Foreclosed:** DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FINANCING STATEMENT, dated June 3, 2022, and recorded at Document No. RP-2022-301722 in the Official Public Records of Harris County, Texas, with Timberline LLC, a Texas Limited Liability Company, as Grantor, and Easy Street Capital Investments, LLC, a Texas Limited Liability Company, as Mortgagee.

**Obligations Secured:** Real Estate Lien Note:  
Dated: June 3, 2022  
Maker: Timberline LLC, a Texas limited liability company  
Holder: Easy Street Capital Investments, LLC, a Texas limited liability company  
Principal Amount: \$118,601.00

**Property to Be Sold:** Lot Twenty-Six (26), In Block Two (2), of BAYOU TERRACE, a subdivision in Harris County, Texas, according to the map or plat

thereof, recorded in Volume 51, Page 12, of the Map Records of Harris County, Texas; known locally as 4319 Howcher Street, Houston, TX 77047.

**Substitute Trustee:** M. Matthew Williams  
**Trustee's Address:** 248 Addie Roy Road, Suite B204  
Austin, Texas 78746  
**Telephone (Office):** (512) 902-1554  
**Email address:** [matt@williamsfirmtexas.com](mailto:matt@williamsfirmtexas.com); and

**Substitute Trustee:** Keval Patel  
**Trustee's Address:** 19855 Southwest Freeway, Suite 330  
Sugarland, Texas 77479  
**Telephone (Office):** (281) 313-5300  
**Email address:** [Kpatel@patel-law.com](mailto:Kpatel@patel-law.com)

**Mortgagee:** Easy Street Capital Investments, LLC,  
a Texas Limited Liability Company.

**Mortgagor:** Timberline LLC,  
a Texas Limited Liability Company.

**PURSUANT TO SECTION 51.0076 OF THE TEXAS PROPERTY CODE, 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.**

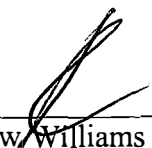
Default has occurred under the Obligations Secured, being the Real Estate Lien Note. Mortgagor has failed to cure the default. The Mortgagee hereby appoints M. Matthew Williams and/or Keval Patel, having the street addresses stated above, as Substitute Trustee for the purpose of foreclosing said DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FINANCING STATEMENT (the "Deed of Trust") against the Property.

Pursuant to the provisions of the Instrument to be Foreclosed, the Deed of Trust, Substitute Trustee, as defined herein, on behalf Mortgagee, hereby gives notice that the Property will be sold on the Date of Sale, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur at the Place of Sale, at the Time of Sale, being a time no earlier than ten o'clock a.m. (10:00 a.m.) nor later than one o'clock p.m. (1:00 p.m.). Contemporaneous with this notice being posted, Mortgagor is being duly notified of the Mortgagee's notice of foreclosure being posted, as required by law.

Notice is further given that sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied regarding its condition; all of which are expressly disclaimed.

FILED 7/16/2024 12:29:17 PM FRCL-2024-4148 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXECUTED this 16th day of July 2024.

  
M. Matthew Williams or Keval Patel,  
Substitute Trustee and Attorney for Mortgagee,  
EASY STREET CAPITAL INVESTMENTS, LLC  
c/o Law Firm of M. Matthew Williams, PLLC  
248 Addie Roy Road, Suite B204  
Austin, Texas 78746

UNOFFICIAL

COPY

**Notice of Trustee's Sale**

**Date:** July 12 2024

**Substitute Trustee:** Keval Patel or Rex Kesler

**Substitute Trustees' Addresses:** 19855 Southwest Freeway, Suite 330  
Sugar Land Texas 77479

**Lenders:** Snap Alpha Lending, LLC, a Texas limited liability company

**Debt:** \$229,000.00 debt obligation to Lenders as specified below:

**Deed of Trust to Secure Performance ("Deed of Trust"):**

Dated: January 31, 2023

Grantor: Sunrise Contractors Group, LLC, a Texas Limited Liability Company

Trustee: Keval Patel, 19855 Southwest Freeway, Suite 330, Sugar Land, Texas 77479

Lenders: Snap Alpha Lending, LLC a Texas limited liability company

Property Address: 1416 E. 36<sup>th</sup> Street, Houston, Texas 77022

Property: See Attached Exhibit "A"

Recorded in: Recorded Document Number RP 2023-35981 in the Real Property records of Harris County, Texas

Secures: Promissory Note dated January 31, 2023

**County:** Harris County Texas

**Date of Sale (first Tuesday of month):** August 6, 2024

**Time of Sale:** 10:00 am

**Place of Sale:** Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045.or as designated by the county commissioners

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED**

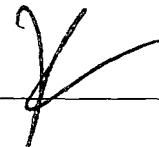
**FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

The Lenders have appointed Keval Patel as Substitute Trustee under the Deed of Trust. The Lenders have instructed Trustees to offer the Property for sale toward the satisfaction of the debt obligations.

**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. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Keval Patel



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EXHIBIT 'A'

Legal Description of Real Property

Lots Six (6), in Block Thirteen (13), of Bella Vista Addition, an Addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 7, Page 42, of the Map Records of Harris County, Texas.

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**NOTICE OF FORECLOSURE SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date:** July 15, 2024

**Deed of Trust ("Deed of Trust"):**

**Date:** August 10, 2022

**Grantor:** Halmar Eden Reyes

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2022-470943 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzales

**Promissory Note ("Note"):**

**Date:** August 10, 2022

**Borrower:** Halmar Eden Reyes

**Lender:** The Owner Finance Company

**Original Principal Amount:** \$225,250.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**LOT TWENTY (20), IN BLOCK TWENTY-TWO (22), OF LEXINGTON WOODS, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 260, PAGE 139, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH IS COMMONLY KNOWN AS 25542 CHAPEL RIDGE LANE, SPRING, TEXAS 77373 ("PROPERTY ADDRESS")**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:



**Date:** Tuesday, August 06, 2024

**Time:** The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

**Place:** Place designated by the Commissioner's Court of Harris County, Texas

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". 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.

**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

**DATED** July 15, 2024

  
\_\_\_\_\_  
Jacob Hyde, Substitute Trustee  
Texas Bar No. 24074464  
Gerald Gonzales, Substitute Trustee  
100 E. Whitestone Blvd., Ste. 148-299  
Cedar Park, TX 78613  
Tel: (512) 992-8591  
jacob.hyde.law@gmail.com

**NOTICE OF FORECLOSURE SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date:** July 15, 2024

**Deed of Trust ("Deed of Trust"):**

**Date:** September 9, 2022

**Grantor:** Empire You LLC

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2022-523800 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzalez

**Promissory Note ("Note"):**

**Date:** September 9, 2022

**Borrower:** Empire You LLC

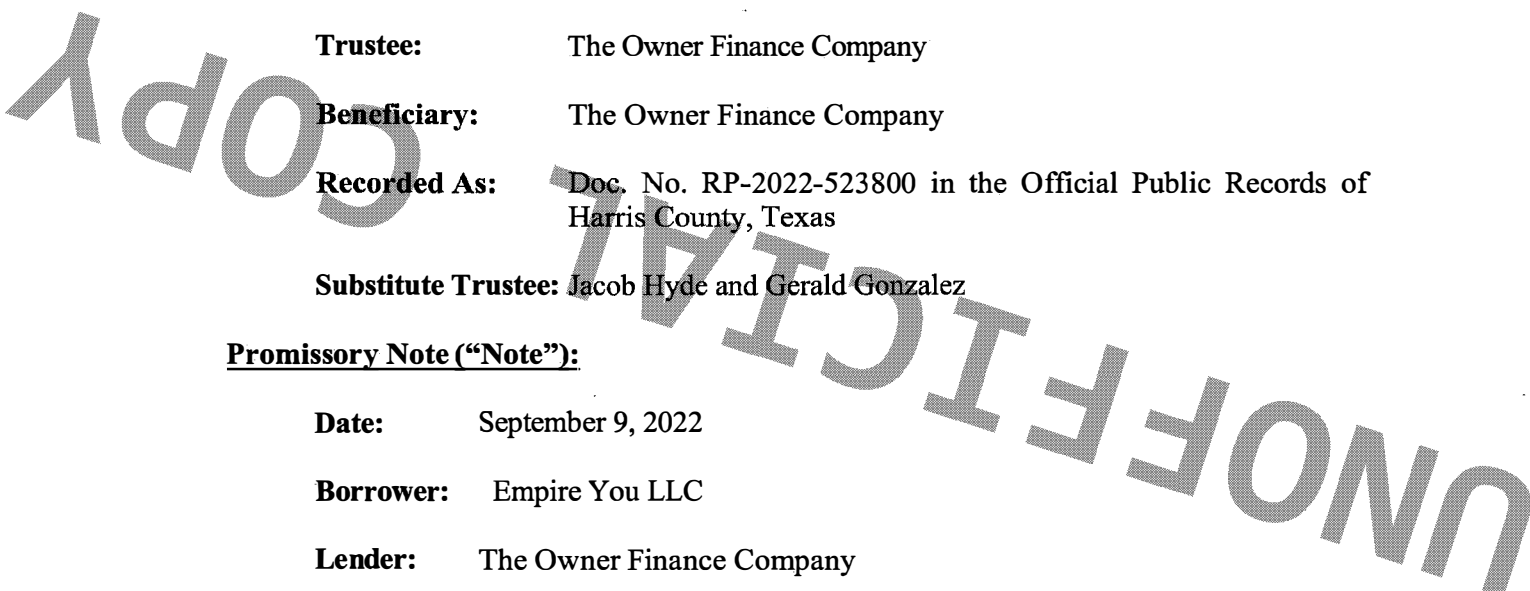
**Lender:** The Owner Finance Company

**Original Principal Amount:** \$257,550.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**LOT 41, BLOCK 8, OF OAKS OF ATASCOCITA, SECTION TWO, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 256, PAGE 13, OF THE MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS, WHICH IS COMMONLY KNOWN AS 19415 FOREST TIMBERS CT., HUMBLE, TEXAS 77346 ("PROPERTY ADDRESS")**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:



**Date:** Tuesday, August 06, 2024

**Time:** The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

**Place:** Place designated by the Commissioner's Court of Harris County, Texas

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". 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.

**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

**DATED** July 15, 2024

  
\_\_\_\_\_  
Jacob Hyde, Substitute Trustee  
Texas Bar No. 24074464  
Gerald Gonzales, Substitute Trustee  
100 E. Whitestone Blvd., Ste. 148-299  
Cedar Park, TX 78613  
Tel: (512) 992-8591  
jacob.hyde.law@gmail.com

**NOTICE OF FORECLOSURE SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date:** July 11, 2024

**Deed of Trust ("Deed of Trust"):**

**Date:** November 22, 2023

**Grantor:** Amanullah Ibrahim

**Trustee:** The Owner Finance Company, a Texas Corporation

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2024-5289 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzales

**Promissory Note ("Note"):**

**Date:** November 22, 2023

**Borrower:** Amanullah Ibrahim

**Lender:** The Owner Finance Company

**Original Principal Amount:** \$236,000.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**LOT 21, BLOCK 3, OF BRIDGELAND CREEKLAND VILLAGE SEC 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO. 701701, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 21114 CASTROVILLE WAY, CYPRESS, TEXAS 77433 ("PROPERTY ADDRESS")**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

FILED 7/16/2024 12:50:15 PM FRCL-2024-4152 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**Date:** Tuesday, August 06, 2024

**Time:** The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

**Place:** Place designated by the Commissioner's Court of Harris County, Texas

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". 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.

**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

**DATED** July 11, 2024

  
\_\_\_\_\_  
Jacob Hyde, Substitute Trustee  
Texas Bar No. 24074464  
Gerald Gonzales, Substitute Trustee  
100 E. Whitestone Blvd., Ste. 148-299  
Cedar Park, TX 78613  
Tel: (512) 992-8591  
jacob.hyde.law@gmail.com

COPY

**NOTICE OF FORECLOSURE SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date:** July 11, 2024

**Deed of Trust ("Deed of Trust"):**

**Date:** November 29, 2023

**Grantor:** Amanullah Ibrahim

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2024-9910 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzales

**Promissory Note ("Note"):**

**Date:** November 29, 2023

**Borrower:** Amanullah Ibrahim

**Lender:** The Owner Finance Company

**Original Principal Amount:** \$236,000.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**LOT 22, BLOCK 3, OF BRIDGELAND CREEKLAND VILLAGE SEC 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO. 701701, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 21118 CASTROVILLE WAY, CYPRESS, TEXAS 77433 ("PROPERTY ADDRESS")**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

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FILED 7/16/2024 12:51:09 PM FRCL-2024-4153 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**Date:** Tuesday, August 06, 2024

**Time:** The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

**Place:** Place designated by the Commissioner's Court of Harris County, Texas

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". 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.

**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

**DATED** July 11, 2024

  
\_\_\_\_\_  
Jacob Hyde, Substitute Trustee  
Texas Bar No. 24074464  
Gerald Gonzales, Substitute Trustee  
100 E. Whitestone Blvd., Ste. 148-299  
Cedar Park, TX 78613  
Tel: (512) 992-8591  
jacob.hyde.law@gmail.com

**NOTICE OF FORECLOSURE SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date:** July 15, 2024

**Deed of Trust ("Deed of Trust"):**

**Date:** April 21, 2022

**Grantor:** Carlos Najera and Juny Flores

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2022-272145 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzales

**Promissory Note ("Note"):**

**Date:** April 21, 2022

**Borrower:** Carlos Najera and Juny Flores

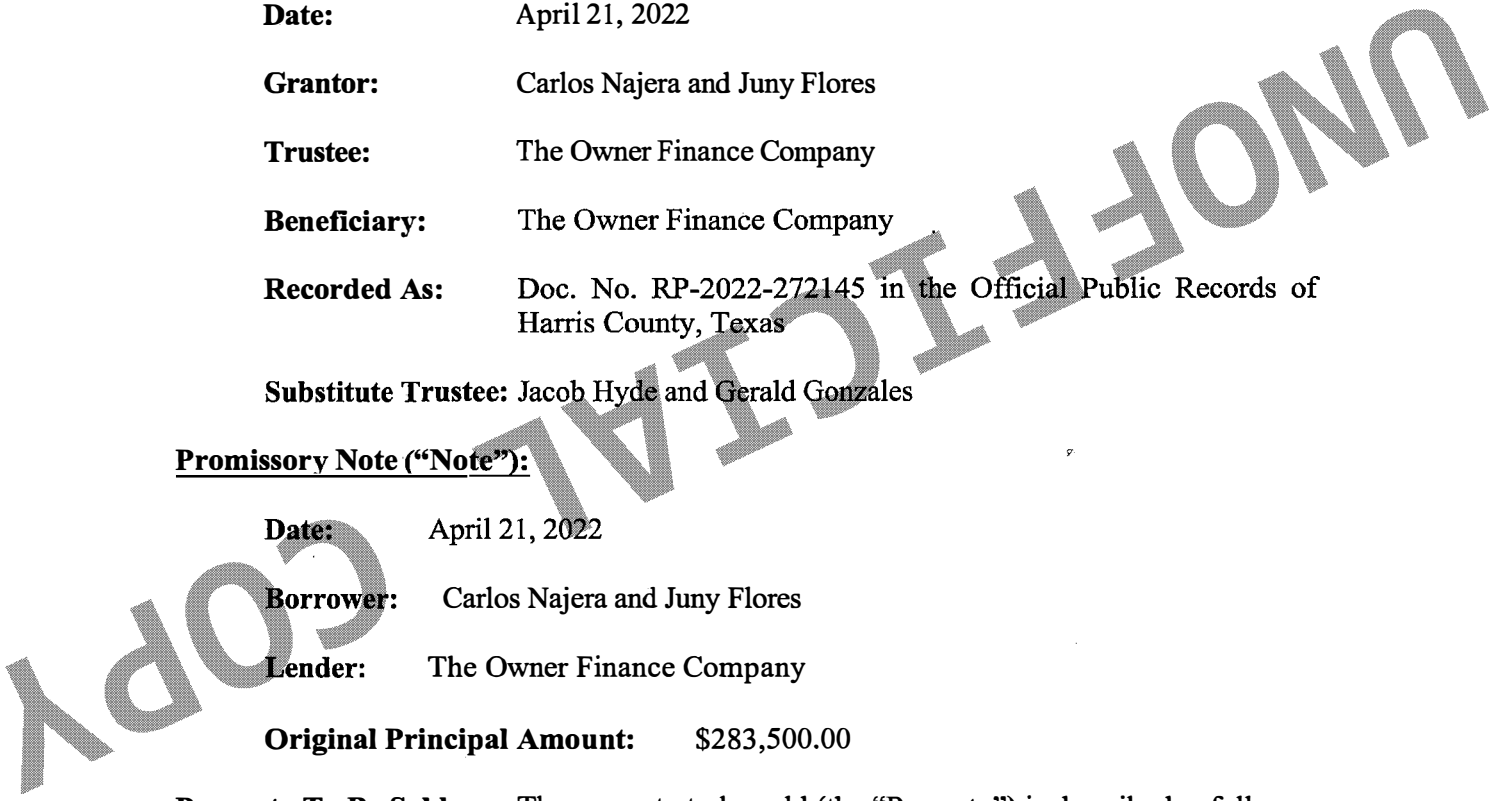
**Lender:** The Owner Finance Company

**Original Principal Amount:** \$283,500.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**LOT 33, IN BLOCK 2, OF RIVERSTONE RANCH, SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 497032, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH IS COMMONLY KNOWN AS 11126 RIVERBANK RIDGE LN, HOUSTON, TEXAS 77089 ("PROPERTY ADDRESS")**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:





**Date:** Tuesday, August 06, 2024

**Time:** The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

**Place:** Place designated by the Commissioner's Court of Harris County, Texas

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". 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.

**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

**DATED** July 15, 2024




---

Jacob Hyde, Substitute Trustee  
 Texas Bar No. 24074464  
 Gerald Gonzales, Substitute Trustee  
 100 E. Whitestone Blvd., Ste. 148-299  
 Cedar Park, TX 78613  
 Tel: (512) 992-8591  
 jacob.hyde.law@gmail.com

COPY

**NOTICE OF FORECLOSURE SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date:** July 15, 2024

**Deed of Trust ("Deed of Trust"):**

**Date:** December 5, 2022

**Grantor:** Julio Alberto Rodriguez Pulido and Julio Cesar Rodriguez Gonzalez

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2023-4939 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzalez

**Promissory Note ("Note"):**

**Date:** December 5, 2022

**Borrower:** Julio Alberto Rodriguez Pulido and Julio Cesar Rodriguez Gonzalez

**Lender:** The Owner Finance Company

**Original Principal Amount:** \$237,915.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**LOT 18, IN BLOCK 10, OF RE-PLAT OF HUNTERWOOD VILLAGE SUBDIVISION, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 308, PAGE 74, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH IS COMMONLY KNOWN AS 13307 CRIM RD, HOUSTON, TEXAS 77049 ("PROPERTY ADDRESS")**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday, August 06, 2024

**Time:** The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

**Place:** Place designated by the Commissioner’s Court of Harris County, Texas

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, “AS IS”. 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.

**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

**DATED** July 15, 2024




---

Jacob Hyde, Substitute Trustee  
 Texas Bar No. 24074464  
 Gerald Gonzales, Substitute Trustee  
 100 E. Whitestone Blvd., Ste. 148-299  
 Cedar Park, TX 78613  
 Tel: (512) 992-8591  
 jacob.hyde.law@gmail.com

**NOTICE OF FORECLOSURE SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date:** July 15, 2024

**Deed of Trust ("Deed of Trust"):**

**Date:** September 14, 2020

**Grantor:** Sean McCarthy and Regina McCarthy

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2020-636784 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzales

**Promissory Note ("Note"):**

**Date:** September 14, 2020

**Borrower:** Sean McCarthy and Regina McCarthy

**Lender:** The Owner Finance Company

**Original Principal Amount:** \$263,500.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**LOT THREE HUNDRED FORTY-NINE (349), IN BLOCK ELEVEN (11), OF TERRANOVA WEST, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 309, PAGE 121 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 17715 TREELOCH LANE, SPRING, TEXAS 77379 ("PROPERTY ADDRESS").**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

FRCL-2024-4156  
FILED 7/16/2024 12:53:07 PM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**Date:** Tuesday, August 06, 2024

**Time:** The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

**Place:** Place designated by the Commissioner's Court of Harris County, Texas

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". 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.

**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

**DATED** July 15, 2024

  
\_\_\_\_\_  
Jacob Hyde, Substitute Trustee  
Texas Bar No. 24074464  
Gerald Gonzales, Substitute Trustee  
100 E. Whitestone Blvd., Ste. 148-299  
Cedar Park, TX 78613  
Tel: (512) 992-8591  
jacob.hyde.law@gmail.com

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4157  
FILED 7/16/2024 12:59:33 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS           \*  
  \*  
COUNTY OF HARRIS           \*

**NOTICE PURSAUNT TO TEX. PROP. CODE SEC. 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY: MARTIN M. HOKANSON, 22503 KATY FREEWAY, KATY, TEXAS 77450.**

By Wraparound Lien Deed of Trust (“Deed of Trust”) dated February 24, 2017, Juan Carlos Palma and wife, Maria Coronel, as Grantors, conveyed to Theresa Beard, Trustee, for the benefit of the Spivey Trust, certain real property located at 5926 Painted Trail Drive, Houston, Texas 77084 in Harris County, Texas, which Deed of Trust was recorded on September 14, 2017 under Clerk's File Number RP-2017-406821 in the Official Public Records of Real Property of Harris County, Texas described as follows:

**LOT TWENTY FOUR (24), IN BLOCK ONE (1), SAVANNAH ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NUMBER 386050 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

The Deed of Trust was given to secure payment of a Wraparound Real Estate Note (“Note”) from Juan Carlos Palma and wife, Maria Coronel to the Spivey Trust, described in that Deed of Trust.

Borrowers defaulted in the payment of such obligations of the Note and Deed of Trust. The owner of the Note and beneficiary in the Deed of Trust appointed me to act as Trustee in the place of Theresa Beard, Trustee to act under the powers of the Deed of Trust and instructed me to conduct and direct the execution of the remedies to it therein.

Notice is given that on Tuesday, August 6, 2024 at 1:00 p.m. or within three hours thereafter, at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, being the area designated by the Harris County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.

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 that the same are still in effect. The Substitute Trustee shall convey no warranties except the Grantor's warranties specifically authorized by the Grantors in the Deed of Trust.

DATED: July 16, 2024

Martin M. Hokanson

Martin M. Hokanson  
Substitute Trustee

COPY UNOFFICIAL

**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 military duty services to the sender of this notice immediately.**

**DATED:** July 16, 2024

**DEED OF TRUST:**

**DATE:** November 30, 2022

**GRANTORS:** Phuong Thuy Dang

**GRANTORS' ADDRESS:** 19538 Cabra Ct.  
Katy, Texas 77449

**BENEFICIARY:** Alpha Lending, LLC a Texas limited liability company

**ORIGINAL TRUSTEE:** Khanh T. Pham

**RECORDING INFORMATION:** Clerk's File No. RP-2022-581109

**PROPERTY:** Lot 82, Block 1, Bear Creek Meadows, Section 1, a subdivision in Harris County, Texas, according to the Map or Plat thereof Recorded at Film Code No. 519292 of the Map Records of Harris County, Texas. More commonly known as 19538 Cabra Ct., Katy, Texas 77449.

**NOTE SECURED BY DEED OF TRUST:**

**DATE:** November 30, 2022

**ORIGINAL AMOUNT:** Two Hundred and Two Thousand Five Hundred and No/100 Dollars (\$202,500.00)

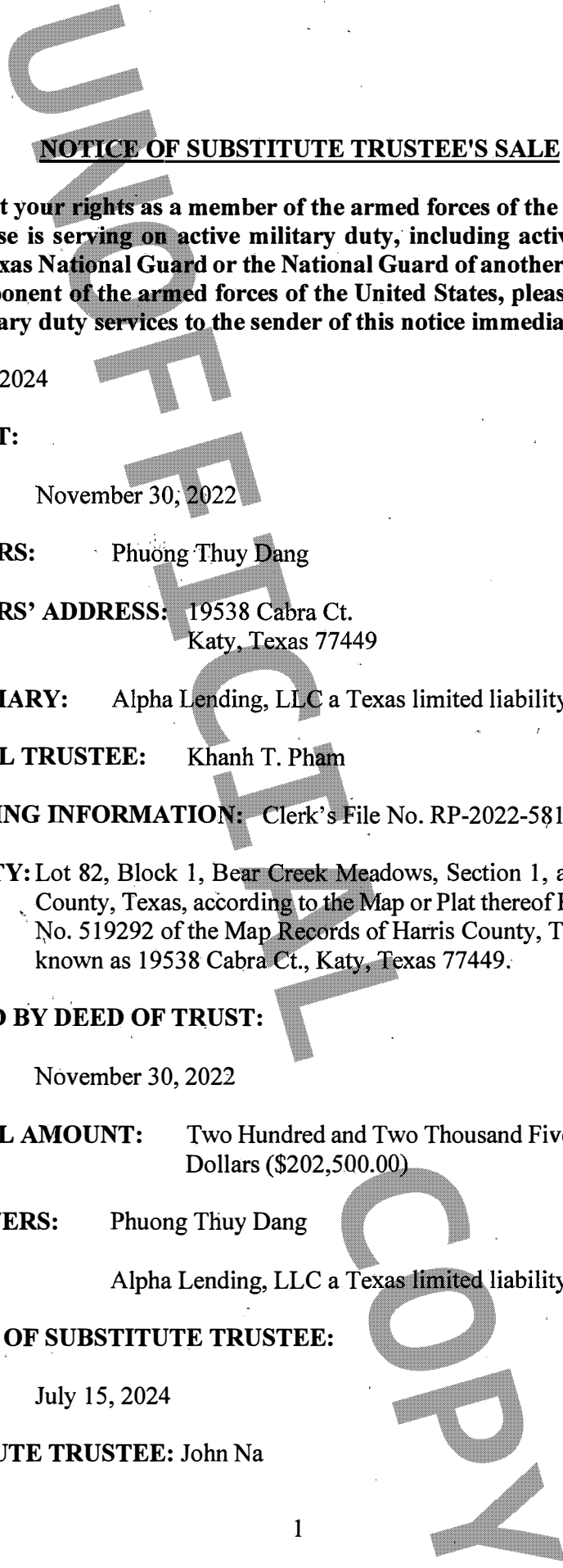
**BORROWERS:** Phuong Thuy Dang

**HOLDER:** Alpha Lending, LLC a Texas limited liability company

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

**DATE:** July 15, 2024

**SUBSTITUTE TRUSTEE:** John Na





**RECORDING INFORMATION:** Clerk's File No. RP-2024-254799

**DATE OF SALE OF PROPERTY:** Tuesday, August 6, 2024

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

**PLACE OF SALE OF PROPERTY:** Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045

Because of default in performance of obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

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 OF 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, OPERATIONS, 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).

Questions concerning the sale may be directed to the attorney for the beneficiary:

John Na  
Mai & Na PLLC  
9999 Bellaire Blvd., Ste. 508  
Houston, Texas 77036  
Telephone: (713) 505-1637  
Facsimile: (832) 553-2689

/s/ John Na  
JOHN NA, Substitute Trustee

**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 military duty services to the sender of this notice immediately.**

**DATED:** July 16, 2024

**DEED OF TRUST:**

**DATE:** November 16, 2022

**GRANTORS:** Phuong Thuy Dang

**GRANTORS' ADDRESS:** 9419 Riverside Lodge Drive  
Houston, Texas 77083

**BENEFICIARY:** Alpha Lending, LLC a Texas limited liability company

**ORIGINAL TRUSTEE:** John Q. Truong

**RECORDING INFORMATION:** Clerk's File No. RP-2022-560733

**PROPERTY:** LOT 50, IN BLOCK 19 OF KEEGANS WOOD SECTION ONE, 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. More commonly known as 9419 Riverside Lodge Drive, Houston, Texas 77083.

**NOTE SECURED BY DEED OF TRUST:**

**DATE:** November 16, 2022

**ORIGINAL AMOUNT:** One Hundred and Eighty-Seven Thousand Five Hundred and No/100 Dollars (\$187,500.00)

**BORROWERS:** Phuong Thuy Dang

**HOLDER:** Alpha Lending, LLC a Texas limited liability company

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

FILED 7/16/2024 1:03:11 PM FRCL-2024-4159 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**DATE:** July 15, 2024

**SUBSTITUTE TRUSTEE:** John Na

**RECORDING INFORMATION:** Clerk's File No. RP-2024-254798

**DATE OF SALE OF PROPERTY:** Tuesday, August 6, 2024

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

**PLACE OF SALE OF PROPERTY:** Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045

Because of default in performance of obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

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 OF 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, OPERATIONS, 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).

Questions concerning the sale may be directed to the attorney for the beneficiary:

John Na  
Mai & Na PLLC  
9999 Bellaire Blvd., Ste. 508  
Houston, Texas 77036  
Telephone: (713) 505-1637  
Facsimile: (832) 553-2689

/s/ John Na  
JOHN NA, Substitute Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4160  
FILED 7/16/2024 1:07:21 PM

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RF-2024-255557  
07/16/2024 RP1 \$45.00

✓✓ After Recording Return to:  
Weycer, Kaplan, Pulaski & Zuber, P.C.  
24 Greenway Plaza, Suite 2050  
Houston, Texas 77046  
Attention: Ethan C. Hughes

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 SALE**

STATE OF TEXAS  
COUNTY OF HARRIS

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KNOW ALL MEN BY THESE PRESENTS

UNOFFICIAL COPY

**NOTICE IS HEREBY GIVEN** that on and at the date, time and place of sale described below, Trustee (hereinafter defined) will sell the Property (hereinafter defined) by public sale to the highest bidder for cash in accordance with the Security Instrument (hereinafter defined) and the terms of sale described below.

1. **Date, Time, Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

- Date:** Tuesday, August 6, 2024
- Time:** The sale of the Property ("**Foreclosure Sale**") will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. The sale will be conducted within three hours thereafter and shall be completed by no later than 4:00 p.m.
- Place:** Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 in the area designated by the County Commissioners Court or as otherwise designated by the County Commissioners Court of Harris County, Texas

2. **Security Instrument To Be Foreclosed.** The security instrument to be foreclosed is that certain Deed of Trust, Security Agreement and Fixture Filing dated as of December 7, 2018, as subsequently amended and assigned (the "**Security Instrument**") as further described below:

**Grantor:** SVEA-CAMERON ESPERSON OWNER, L.P., a Delaware limited partnership f/k/a CCM-CAMERON ESPERSON OWNER, L.P., a Delaware limited partnership

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**Beneficiary:** INTERRA ESPERSON, LP, a Texas limited partnership, as successor in interest to METLIFE COMMERCIAL MORTGAGE ORIGINATOR, LLC, a Delaware limited liability company

**Trustee:** ETHAN C. HUGHES as successor trustee to DOUG WINGO, ESQ. pursuant to that certain Appointment of Substitute Trustee filed in the official public records of Harris County, Texas as of even date herewith

**Recorded in:** INSTRUMENT NO. RP-2018-549787 in the official public records of Harris County, Texas; as subsequently amended by that certain First Amendment to Deed of Trust, Security Agreement and Fixture Filing and First Amendment to Assignment of Leases recorded as INSTRUMENT NO. RP-2022-63807 in the official public records of Harris County, Texas; and as assigned by that certain Assignment of Security Instrument recorded as INSTRUMENT NO. RP-2024-110706 in the official public records of Harris County, Texas

**Secures:** That certain Promissory Note dated December 7, 2018, in the original principal amount of FIFTY-TWO MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$52,800,000.00), as subsequently reduced via amendment to FORTY-ONE MILLION AND NO/100 DOLLARS (\$41,000,000.00) (the "Note")

**Property:** Grantor's interest in the real property (the "Real Property") described in Exhibit A, attached hereto and incorporated herein for all purposes, and such other appurtenant rights, privileges, easements and amenities located on or appertaining to the Real Property, all as more specifically described in the Security Instrument as the "Property"

In addition to the foregoing, the term "Property," to be sold at the Foreclosure Sale, shall also include all property pledged by Grantor pursuant to those certain documents and instruments Grantor executed and delivered to Beneficiary in connection with the Loan (as defined in the Security Instrument), including but not limited to:

- a. that certain UCC-1 Financing Statement filed December 7, 2018 as Filing No. 2018-84864850 with the Delaware Secretary of State, as amended by UCC Financing Statement Amendment filed April 13, 2022 as Filing No. 2022-3121712 with the Delaware Secretary of State, as affected by UCC Financing Statement Amendment filed November 2, 2023 as Filing No. 2023-7454365 with the Delaware Secretary of State, as affected by UCC Financing Statement Amendment filed April 1, 2024 as Filing No. 2024-2144937 with the Delaware Secretary of State;
- b. that certain UCC-1 Financing Statement recorded December 7, 2018 as Instrument No. RP-2018-549789 in the official public records of Harris County, Texas, as amended by UCC Financing Statement Amendment recorded April 18, 2022 as Instrument No. RP-2022-199929 in the official public records of Harris County, Texas, and as continued by UCC Financing Statement Amendment recorded November 2, 2023 as Instrument No. RP-2023-420039 in the official public records of Harris County, Texas, as affected by UCC Financing Statement

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4160  
FILED 7/16/2024 1:07:21 PM

Amendment recorded April 1, 2024 as **Instrument No. RP-2024-113212** in the official public records of Harris County, Texas; and

- c. that certain Assignment of Leases by Borrower to Prior Lender, recorded as **Instrument No. RP-2018-549788** in the official public records of Harris County, Texas, as amended by that certain First Amendment to Deed of Trust, Security Agreement and Fixture Filing and First Amendment to Assignment of Leases recorded as **INSTRUMENT NO. RP-2022-63807** in the official public records of Harris County, Texas, and as assigned by that certain Assignment of Assignment of Leases dated as of March 28, 2024 as **Instrument No. RP-2024-110707** in the official public records of Harris County, Texas.

3. *Terms of Sale:*

- a. The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Security Instrument.

- b. **PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY AS THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE OR BENEFICIARY, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PUPOSED BEING EXPRESSLY DISCLAIMED, NEITHER THE BENEFICIARY NOR THE TRUSTEE MAKES ANY REPRESENTATIONS AS TO WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENT, 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).**

- c. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

- d. If the Beneficiary postpones, withdraws, or reschedules the sale for another day, in that case, the Trustee under the Security Instrument 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 Foreclosure Sale.

- e. The Foreclosure Sale will be made expressly subject to any title matters set forth in the Security Instrument, 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 Loan. 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 Security Instrument or the other Loan Documents (as defined in the Security Instrument). Prospective bidders are strongly urged to examine the applicable property records and financing statement filings to determine the nature and extent of such matters, if any.

f. 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 Security Instrument. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

g. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the Foreclosure Sale.

4. *Additional Information.*

a. Several Events of Default (as defined in the Security Instrument) have occurred in the payment of the Note and in the performance of Grantor's obligations pursuant to the Security Instrument and the other Loan Documents. Because of such Events of Default, Beneficiary, the owner and holder of the Note has requested Trustee to sell the Property.

b. The Security Instrument and other Loan Documents may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Security Instrument and the other Loan Documents in accordance with its rights and remedies under the Security Instrument, the other Loan Documents, the Delaware Uniform Commercial Code, and applicable Texas law.

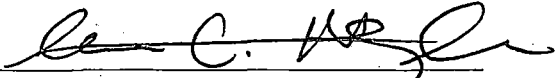
c. Notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Security Instrument, the other Loan Documents, the Delaware Uniform Commercial Code, and applicable Texas law.

d. Notice is given that before the Foreclosure Sale, Beneficiary may appoint another person as substitute trustee to conduct the Foreclosure Sale.

e. Questions concerning the sale may be directed to the undersigned Trustee for Beneficiary at ETHAN C. HUGHES, whose mailing address is 24 Greenway Plaza, Suite 2050, Houston, Texas 77046, Telephone No. 713-961-9045.

[SIGNATURE PAGE FOLLOWS]

This Notice of Sale is executed this 16<sup>th</sup> day of July, 2024.

By:   
Ethan C. Hughes, Trustee

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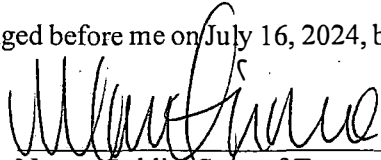
STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me on July 16, 2024, by Ethan C. Hughes, in the capacity stated above.



  
Notary Public, State of Texas  
My Commission expires: 03/25/27

COPY UNOFFICIAL



**EXHIBIT A**  
**Legal Description of the Real Property**

**TRACT 1:**

1.4469 acres of land situated in the John Austin Survey, Abstract Number 1, City of Houston, Harris County, Texas, being all of that certain Block 91 of South Side Buffalo Bayou and being all of that certain called 1.4469 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20120315673, said 1.4469 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in a concrete sidewalk at the intersection of the Southeasterly right-of-way line of Milam Street (80 foot right-of-way) with the Southwesterly right-of-way line of Rusk Avenue (80 foot right-of-way), for the Northerly corner of said Block 91, from which a found "X" in concrete bears N 73°32'08"E, 0.31 feet and from which a found "X" in concrete bears S 67°49'47"W, 0.23 feet;

Thence, S 57°07'34"E, along the Southwesterly right-of-way line of said Rusk Avenue, a distance of 252.00 feet to a point at the Southeasterly face of the Niels Esperson Building, for the Easterly corner of said Block 91 at the intersection of the Southwesterly right-of-way line of said Rusk Avenue with the Northwesterly right-of-way line of Travis Street (80 foot right-of-way), from which a corner of the Niels Esperson Building bears N 32°04'47"E, a distance of 3.07 feet;

Thence, S 32°54'13"W, along the Northwesterly right-of-way line of said Travis Street, a distance of 250.08 feet to an "X" found in a concrete sidewalk, for the Southerly corner of said Block 91 at the intersection of the Northwesterly right-of-way line of said Travis Street with the Northeasterly right-of-way line of Walker Avenue (80.6 foot right-of-way), from which a corner of the Mellie Esperson Building bears N 66°08'14"W, a distance of 0.18 feet;

Thence, N 57°08'12"W, along the Northeasterly right-of-way line of said Walker Avenue, a distance of 252.00 feet to an "X" found in a concrete sidewalk, for the Westerly corner of said Block 91 at the intersection of the Northeasterly right-of-way line of said Walker Avenue with the Southeasterly right-of-way line of said Milam Street, from which a corner of the Mellie Esperson Building bears N 20° 36' 46" W, a distance of 0.19 feet;

Thence, N 32°54'13"E, along the Southeasterly right-of-way line of said Milam Street, a distance of 250.12 feet to the POINT OF BEGINNING and containing 1.4469 acres of land.

**TRACT 2: (Rights Created in the Following):**

All rights, titles, and interests created under Permit for Use and Occupancy of a portion of the City's Right of Way recorded under Harris County Clerk's File No(s) X242194.

All rights, titles and interests created under Permit for Use and Occupancy of a portion of the City's Right of Way filed under Harris County Clerk's File No(s) X571539.

All rights, titles and interests created under Encroachment Permit and Permit for Use and Occupancy of a portion of the City's Right of Way recorded under Harris County Clerk's File No. 20090448562.

FILED FOR RECORD

12:55:56 PM

Tuesday, July 16, 2024

*Tenesia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, July 16, 2024

*Tenesia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



**Notice of Foreclosure Sale**

July 15, 2024

Deed of Trust ("Deed of Trust"):

Dated: August 15, 2023

Grantor: Jimmy Nathan Zarate LLC

Original Trustee: Steven S. Newsom

Lender and Mortgagee: Capital Partners of Texas LLC

Recorded in: RP-2023-314248 of the real property records of Harris County, Texas

Legal Description: Lot Eleven (11), Block Seven (7), of the Replat of MEMORIAL NORTHWEST SECTION TWO (2), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 180, Page 47, of the Map Records of Harris County, Texas

Address: 8006 Lichen Lane, Spring, Texas 77379

Secures: Balloon Note ("Note") in the original principal amount of \$300,000.00, executed by Jimmy Nathan Zarate LLC ("Borrower") and payable to the order of Lender

Guaranty: The Note is guaranteed by a guaranty dated August 15, 2023, and executed by Jimmy Nathan Zarate in favor of Lender

Substitute Trustee: Steven M. Smith, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, or Nicole Durrett

Substitute Trustee's Address: 710 North Post Oak Road, Suite 209, HOUSTON, TX, 77024

Foreclosure Sale:

Date: Tuesday, August 6, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the

Foreclosure Sale will begin is 10.00 a.m. and not later than three hours thereafter.

Place: That area designated by that certain Order of Commissioners Court of Harris County, Texas, adopted on October 27, 2015 and as filed for record on October 28, 2015, under Clerk's File No. 20150492828 of the Official Public Records of Real Property of Harris County, Texas and being generally described as that portion of the Bayou City Event Center (located at 9401 Knight Road, Houston, Texas 77045)

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 Capital Partners of Texas LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Capital Partners of Texas LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

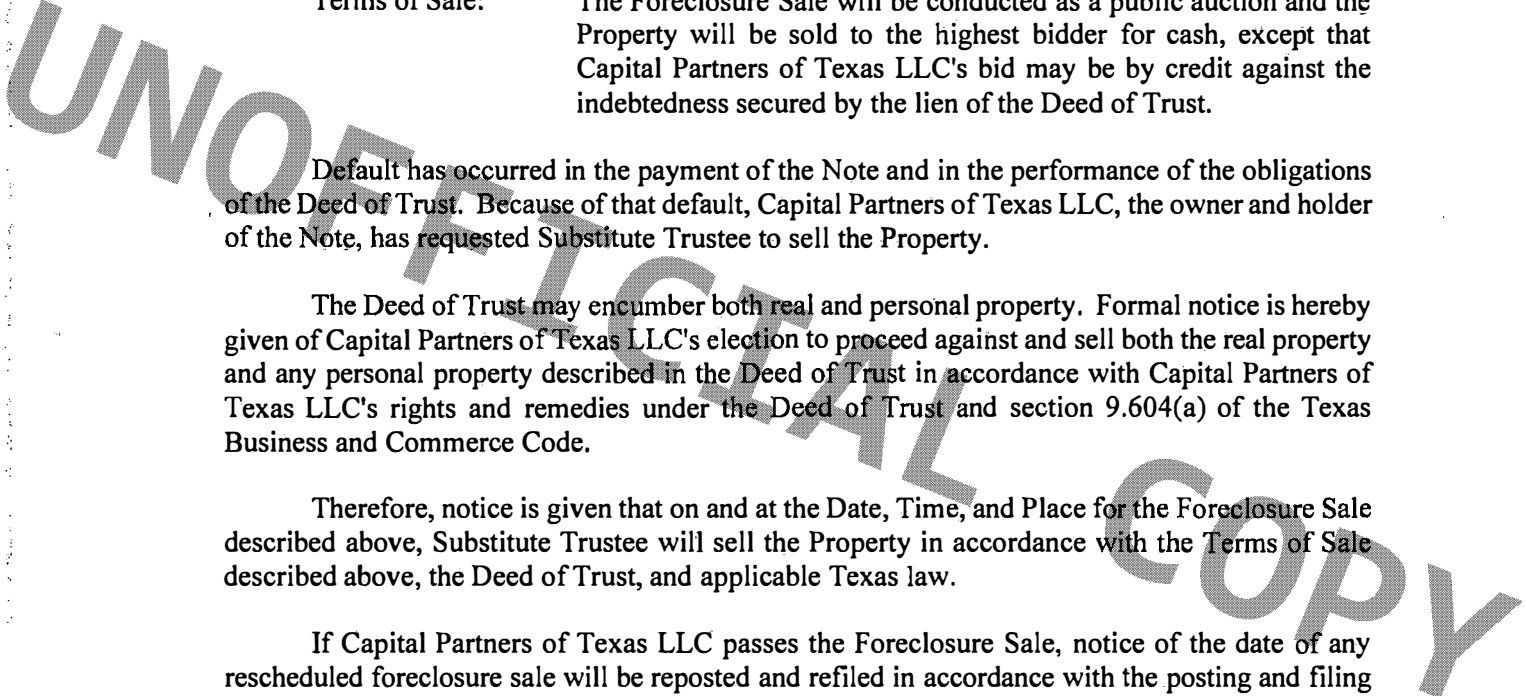
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Capital Partners of Texas LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Capital Partners of Texas LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Capital Partners of Texas LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Capital Partners of Texas LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided



**for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

*/S/ Steven M. Smith*

\_\_\_\_\_  
Steven M. Smith  
Attorney for Mortgagee

*/S/ Steven M. Smith*

*Sandy Dasigenis*  
\_\_\_\_\_  
Steven M. Smith, Steven M. Smith, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, or Nicole Durrett  
710 North Post Oak Road, Suite 209  
HOUSTON, TX 77024  
Telephone (713) 355-5600  
Telecopier (713) 355-5606

COPY

**Notice of Foreclosure Sale**

July 15, 2024

Deed of Trust ("Deed of Trust"):

Dated: January 4, 2024

Grantor: Sin Miedo Investments, LLC

Original Trustee: Steven S. Newsom

Lender: Quest Trust Company FBO Lakshmi Rajyam Anantaneni IRA # 2632311

Recorded in: RP 2024-11988 of the real property records of Harris County, Texas

Legal Description: Lots 11, 12, 13, and 14, in Block 3, of MARTIN ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 11, Page 6, of the Map Records of Harris County, Texas.  
Street Address: 310 & 312 Gaillard Street, Baytown, TX 77520

Secures: Balloon Note ("Note") in the original principal amount of \$120,000, executed by Sin Miedo Investments, LLC ("Borrower") and payable to the order of Lender

Guaranty: The Note is guaranteed by a guaranty dated January 4, 2024, and executed by Michael Carbajal in favor of Lender

Substitute Trustee: Steven M. Smith, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, or Nicole Durrett

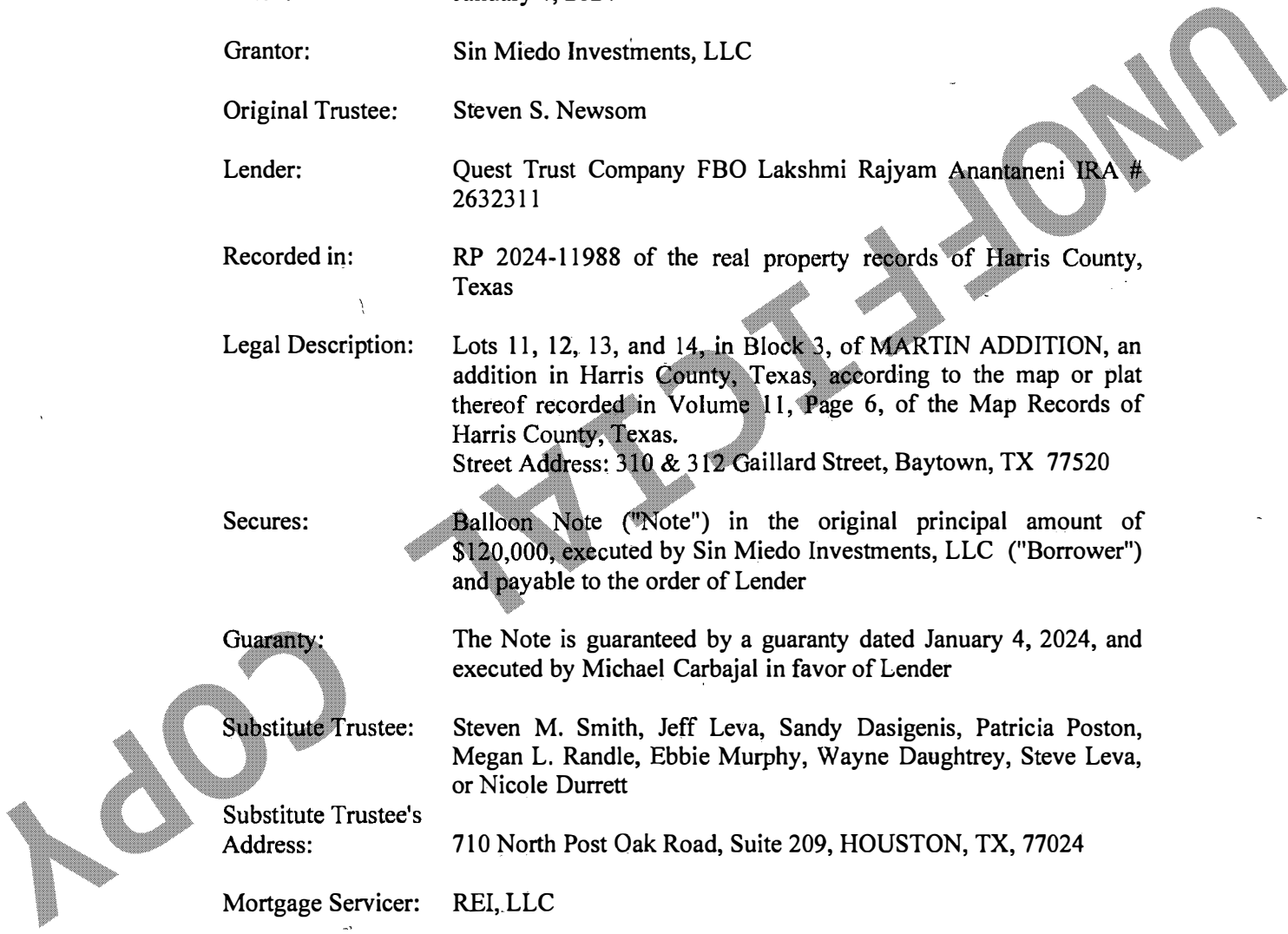
Substitute Trustee's Address: 710 North Post Oak Road, Suite 209, HOUSTON, TX, 77024

Mortgage Servicer: REI, LLC

Mortgage Servicer's Address: PO Box 496644, Garland, TX, 75049

Foreclosure Sale:

Date: Tuesday, August 6, 2024



- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 a.m.. and not later than three hours thereafter.
- Place:** That area designated by that certain Order of Commissioners Court of Harris County, Texas, adopted on October 27, 2015 and as filed for record on October 28, 2015, under Clerk's File No. 20150492828 of the Official Public Records of Real Property of Harris County, Texas and being generally described as that portion of the Bayou City Event Center (located at 9401 Knight Road, Houston, Texas 77045)
- 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 Quest Trust Company FBO Lakshmi Rajyam Anantaneni IRA # 2632311's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Quest Trust Company FBO Lakshmi Rajyam Anantaneni IRA # 2632311, 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 Quest Trust Company FBO Lakshmi Rajyam Anantaneni IRA # 2632311's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Quest Trust Company FBO Lakshmi Rajyam Anantaneni IRA # 2632311'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 Quest Trust Company FBO Lakshmi Rajyam Anantaneni IRA # 2632311 in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Quest Trust Company FBO Lakshmi Rajyam Anantaneni IRA # 2632311. 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 Quest Trust Company FBO Lakshmi Rajyam Anantaneni IRA # 2632311 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 Quest Trust Company FBO Lakshmi Rajyam Anantaneni IRA # 2632311. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

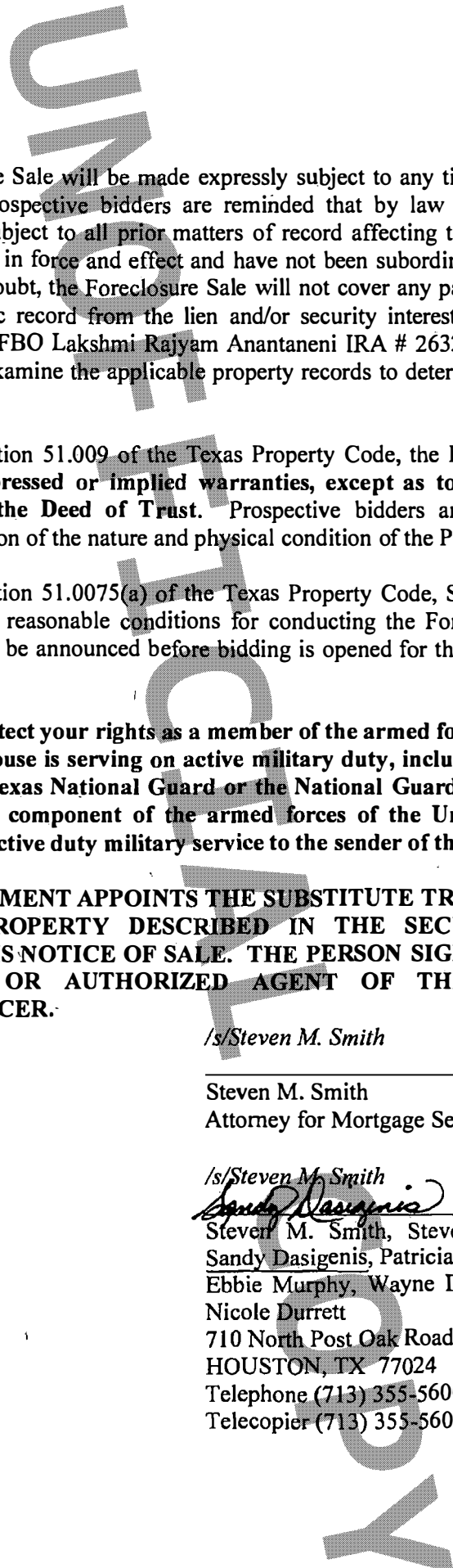
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

*/s/Steven M. Smith*

\_\_\_\_\_  
Steven M. Smith  
Attorney for Mortgage Servicer

*/s/Steven M. Smith*

*Sandy Dasigenis*  
\_\_\_\_\_  
Steven M. Smith, Steven M. Smith, Jeff Leva,  
Sandy Dasigenis, Patricia Poston, Megan L. Randle,  
Ebbie Murphy, Wayne Daughtrey, Steve Leva, or  
Nicole Durrett  
710 North Post Oak Road, Suite 209  
HOUSTON, TX 77024  
Telephone (713) 355-5600  
Telecopier (713) 355-5606





### Notice of Foreclosure Sale

July 16, 2024

Deed of Trust (“Deed of Trust”):

Dated: December 21, 2022

Grantor/Trustor: Ravin Porter, a single person

Trustee: Gregory S. Graham

Lender: American Financial Network, Inc.

Recorded in: RP-2022-60033 of the real property records of Harris County, Texas

Secures: Promissory Note (“Note”) in the original principal amount of \$712,500.00, executed by Ravin Porter (“Borrower”) and payable to the order of Lender

Modifications and Renewals: N/A

Property to be Foreclosed: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, more particularly described on attached Exhibit A.

Substitute Trustee: Charles “Danny” Brooks

Substitute Trustee’s Address: 3200 Southwest Freeway, Suite 3200, Houston, TX 77027

Foreclosure Sale:

Date: August 6, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place: Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045 in the Magnolia South Ballroom or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner’s Court pursuant to Section 51.002 of the Texas Property Code.

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 payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust 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, 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 51.009 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.**

FERGUSON BRASWELL FRASER KUBASTA PC

By:   
Charles "Danny" Brooks  
State Bar No. 24126064  
3200 Southwest Freeway, Suite 3200  
Houston, Texas 77027  
Telephone: 713-403-4200  
Email: [dbrooks@fbfk.law](mailto:dbrooks@fbfk.law)

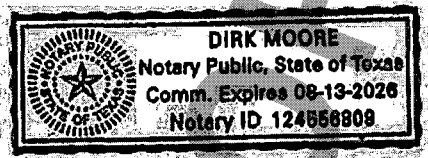
ATTORNEY FOR AMERICAN FINANCIAL NETWORK,  
INC.

STATE OF TEXAS §  
COUNTY OF HARRIS §

Before me, the undersigned notary public, on this day personally appeared Charles "Danny" Brooks, known to me 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 16th day of July 2024.

  
Notary Public in and for the State of Texas



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4161  
FILED 7/16/2024 1:30:27 PM

**EXHIBIT "A"**

A certain tract or parcel of land containing 3,263 square feet and being out of and a part of Building Site "B" of PARTIAL REPLAT OF LAKE VARGO SUBDIVISION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 271, Page 235 of the Harris County Map Records; said tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a point for the intersection of the easterly boundary line of Partial Replat of Lake Vargo Subdivision and the northerly right-of-way line of Woodway Drive (60.00 feet wide);

**THENCE** North 01 deg. 52 min. 40 sec. West along the easterly boundary line of Partial Replat of Lake Vargo Subdivision for a distance of 134.50 feet to a point;

**THENCE** South 87 deg. 30 min. 33 sec. West for a distance of 85.25 feet to a point;

**THENCE** South 43 deg. 07 min. 20 sec. West a distance of 1.82 feet to the POINT OF BEGINNING of the herein described tract;

**THENCE** following along the building walls and wood deck for the following courses and distances:

- N. 46 deg. 52 min. 40 sec. W. - 43.93'
- S. 43 deg. 07 min. 20 sec. W. - 1.30'
- N. 46 deg. 52 min. 43 sec. W. - 7.00'
- N. 43 deg. 07 min. 20 sec. E. - 1.30'
- N. 46 deg. 52 min 40 sec. W. - 16.60'
- N. 03 deg. 20 min. 48 sec. W. - 16.00'
- N. 43 deg. 07 min. 20 sec. E. - 25.23'
- S. 46 deg. 52 min. 40 sec. E. - 13.65'
- S. 43 deg. 07 min. 20 sec. W. - 2.55'
- S. 46 deg. 52 min. 40 sec. E. - 5.95'
- N. 43 deg. 07 min. 40 sec. E. - 2.05'
- S. 46 deg. 52 min. 40 sec. E. - 20.10'
- S. 43 deg. 07 min. 20 sec. E. - 12.55'

**THENCE** South 46 deg. 52 min. 40 sec. East a distance of 39.43 feet to the POINT OF BEGINNING.

### NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. July 16, 2024
2. Trustee. Melina B. Cain, 416 Westheimer, Houston, Texas 77006; Phone (713) 623-8200
3. Payee. WMI Investments, LLC, a Texas limited liability company, as the present Payee and current holder of the Note and present Beneficiary under the Deed of Trust.
4. Property To Be Sold. The property to be sold is the improved real property with a street address and commonly known as 710 E. Belmont Street, Houston, Texas 77506 more particularly described in that certain Deed of Trust dated February 18, 2021 which is recorded under Harris County Clerk's file No. RP-2021-91042 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Promissory Note dated February 18, 2021 in the original principal amount of \$163,085.00 (the "Note"), and executed by Roberto Delgado Gonzalez and Marisol Izaguirre Olvera as Makers (collectively, the "Maker"), and currently payable to the order of WMI Investments, LLC, a Texas limited liability company (the "Payee"), the indebtedness under which Note, together with all expenses and any other and future amounts that the Maker may owe the Payee (the "Indebtedness"), is secured by that certain Deed of Trust dated effective as of even date with the Note and executed by Maker as Grantor and Payee as Beneficiary and is recorded under Harris County Clerk's file number RP-2021-91042.
6. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:  

Date (First Tuesday of Month): August 6, 2024

Time: The sale shall begin no earlier than 11:00 a.m. or no later than four hours thereafter. The sale must be completed and all consideration paid in cash or certified funds on or before 4:00 P.M.

Place: 9401 Knight Rd., Houston, Harris County, Texas 77045, or other area as may be designated by order of Commissioner's Court.
7. Non-Judicial Foreclosure Sale. The sale will be non-judicial foreclosure sale of the Property. This sale is being noticed and made pursuant to the terms of the Note and Deed of Trust.
8. Terms of Sale. THE SALE WILL BE CONDUCTED AS A PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, subject to the rights of the Payee to bid at the time of sale. Those desiring to purchase the Property will need to demonstrate their ability to pay cash before 4:00 pm on the day the Property is sold.

9. New Trustee May Be Appointed. Before the sale, the Payee may appoint a different trustee to conduct the sale and will not necessarily notify the Maker of such appointment. Notwithstanding the appointment of any additional substitute trustee, the Maker can contact the Payee and/or the Trustee named below before the date of the sale with additional details about the Property and the sale noticed hereby.

10. Current Obligations. The Maker did not perform its obligations to the Payee under the Note and Deed of Trust. Specifically, the Maker has not performed its obligations to make timely payments on the Property or to pay taxes which has caused liens to be threatened against the Property. In addition, the Maker now owes the Beneficiary (i) the accelerated loan balance; (ii) all amounts to pay property taxes and insurance on the property if such items have not been paid before the date of posting for foreclosure; (iii) attorney's fees of \$750.00 to prepare this Notice and post the Property for foreclosure; (iv) any additional attorney's fees and expenses incurred after the date of this Notice in connection with posting the Property for foreclosure and conducting the sale and/or as may be incurred to protect and/or foreclose the liens against the Property in favor of the Beneficiary; and (v) if the Property is sold at foreclosure, a trustee's fee as may be provided by the Note or Deed of Trust. **Contact the Trustee and/or the Payee to get the exact amount due before the sale.**

11. Questions. Questions concerning the sale must be directed to the Trustee, or to the Payee at the following addresses and phone numbers:

If to Trustee:

Melina B. Cain, 416 Westheimer Rd., Houston, Harris County, Texas 77006; Telephone: (713) 623-8200; E-mail: [melina@houstonlegal.services](mailto:melina@houstonlegal.services)

If to Payee:

WMI Investments, LLC, a Texas limited liability company, 1925 Southwest Freeway, Houston, Harris County, Texas 77098; Telephone: (713) 524-0401. Attn: Staci Watson

12. Default and Request to Act. Default has occurred under the Deed of Trust, and the Payee has requested the Trustee to conduct this sale. **NOTE: To prevent foreclosure, all attorney's fees must be paid directly to the Trustee.**

13. Notice of Military Rights. Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on any active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

14. Sale Subject to all Prior Matter of Records. Except as is unambiguously required by applicable law, this sale will be expressly subject to the Deed of Trust and to any title matters of record as of the date of the Deed of Trust, if any, to the extent that they remain in force and effect, and to all title matters and encumbrances as of the date of the sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

15. Limitation of Warranties. THE SALE OF THE PROPERTY WILL BE MADE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, BY THE PAYEE, CURRENT HOLDER, TRUSTEE OR THEIR RESPECTIVE ATTORNEYS, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE PAYEE, THE BENEFICIARY OR THE TRUSTEE OR THEIR RESPECTIVE AGENTS AND/OR ATTORNEYS MAKE ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO THE CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION OF THE PROPERTY OR THE IMPROVEMENTS THERETO, INCLUDING THE EXISTENCE OF ANY LATENT DEFECTS, COMPLIANCE WITH APPLICABLE LAWS OR THE EXISTENCE OF OTHER FAULTS WITH THE PROPERTY. THE PAYEE, TRUSTEE AND/OR THE CURRENT HOLDER EXPRESSLY DISCLAIM ALL WARRANTIES, AND ANY BIDDER TO PURCHASE (OR ANY PURCHASER OF) THE PROPERTY EXPRESSLY WAIVES AND RELEASES ANY AND ALL CLAIMS AGAINST THE PAYEE, TRUSTEE AND/OR CURRENT HOLDER (AND THEIR RESPECTIVE AGENTS AND/OR ATTORNEYS) IN CONNECTION WITH THE PROPERTY, THE NOTE, THE DEED OF TRUST OR THE ACTIONS OF THE PAYEE, CURRENT HOLDER AND/OR TRUSTEE.

Executed in Multiple Originals this 16th day of July, 2024.

WMI INVESTMENTS, LLC

By: 

Melina B. Cain, Trustee  
416 Westheimer  
Houston, Texas 77006  
Telephone: 713-623-8200

COPY

EXHIBIT A

LOT FIVE (5), BLOCK ONE (1), SAN JACINTO TERRACE ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1163, PAGE 208, DEED OF RECORDS OF HARRIS COUNTY, TEXAS A/K/A 710 E. BELMONT STREET, PASADENA TEXAS 77506

UNOFFICIAL COPY



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

IDENTIFICATION OF TERMS

PROMISSORY NOTE ("NOTE"), DEED OF TRUST AND SECURITY AGREEMENT ("DEED OF TRUST")

Date: JUNE 14, 2021

Original Principal Amount: \$55,000.00

Maker, Grantor and Debtor: AGGIELAND INFINITY REAL ESTATE MANAGEMENT, INC.  
d/b/a AIRE MANAGEMENT

Payee and Beneficiary: ZARIFA ALIYEVA

Trustee: DOUGLAS K. WATSON, II

Recording Information: Official Public Records of Real Property of Harris County, Texas, under Harris County Clerk's File No. RP-2021-336782

Property (including any improvements thereon and appurtenances thereto):

Condominium Unit Number 37, in Building "H" (8), and the space encompassed by the boundaries thereof, the limited common elements appurtenant thereto, together with an undivided interest in the general common elements located in and being part of Hearthwood II, a condominium project in the City of Houston, Harris County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration for Hearthwood II, together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in Volume 109, Page 115, Volume 113, Page 104, Volume 130, Page 104, Volume 130, Page 111, Volume 134, Page 76, Volume 135, Page 118 and Volume 150, Page 56, and Film Code No. 167119, 168115, 171119, 190199, 207106, 210206 and 210207 all of the Condominium Records of Harris County, Texas.

Additional Security: Vendor's Lien retained in Deed, dated June 14, 2021, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. RP-2021-336781

Holder: ZARIFA ALIYEVA

Address of Holder: 1214 WESTSHORE DRIVE, HOUSTON, TEXAS 77094

Substitute Trustee: THOMAS F. JONES III

ADVERTISEMENT AND SALE

County of Property Location: Harris

Posting Date: JULY 15, 2024

Date of Sale: AUGUST 6, 2024

Designated Time: 1:00 p.m. on the Date of Sale or within three (3) hours thereafter.

Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioner's Office or in the area designated by the Commissioner's Court, pursuant to §51.002 of the Texas Property Code.

Because of a default in the performance of the obligations of the Deed of Trust, and at the request of the Holder of the Indebtedness secured by the Deed of Trust, the undersigned, as Substitute Trustee pursuant to authority conferred upon me by said Deed of Trust, will sell the Property by public auction between the hours of 10:00 a.m. and 4:00 p.m., and within the Designated Time, on the Date of Sale at the Place of Sale to the highest bidder for cash to satisfy the debt secured by the Deed of Trust and the Security Agreement.

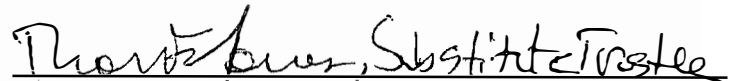
Pursuant to §51.009 of the Texas Property Code, the Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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 funds paid. The purchaser shall have no further recourse against the Maker, the Holder, the Substitute Trustee or the Holder's attorney.

**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 of the National Guard of another state or as a member of a reserve component of 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)**

WITNESS MY HAND on the Posting Date set forth above.

  
Thomas F. Jones III, Substitute Trustee  
P.O. Box 570783  
Houston, Texas 77257  
Phone: (832) 398-6182  
Facsimile: (832) 200-3524  
E-mail: tfjonesiii@gmail.com

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4163  
FILED 7/16/2024 1:56:12 PM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4164

FILED 7/16/2024 2:16:14 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: **July 11, 2024**  
Substitute Trustee: **DIEGO COVARRUBIAS**  
Substitute Trustee's Address: **P.O. Box 365  
La Blanca, Texas 78558**  
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**  
Note: **SIXTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$67,000.00)**  
Deed of Trust  
Date: **January 8, 2024**  
Grantor: **DWIGHT MENELEE AND COREY WAYNE JR NELSON**  
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**


Recording information: A Special Warranty Deed with Vendor's Lien dated January 8, 2024, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership DWIGHT MENELEE AND COREY WAYNE JR NELSON, recorded under Clerk's Document No. 0 Official Records, HARRIS County, Texas, and being further secured by Deed of Trust of even date therewith DWIGHT MENELEE AND COREY WAYNE JR NELSON, to JORGE JIMENEZ JR., Trustee, recorded under Clerk's Document No. RP-2024-67570 Official Records, HARRIS County, Texas.

Property: (including any improvements), All of Lot 03, Block 9, LOS PINOS SEC 1, Harris County, Texas, according to the map recorded under Document Number RP-2023-39168, in the Map Records of Harris County, Texas.

County: **HARRIS**  
Date of Sale (first Tuesday of month): **August 6, 2024**  
Time of Sale: **10:00 a.m.**  
Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

DIEGO COVARRUBIAS is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

  
DIEGO COVARRUBIAS, Substitute Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: **July 11, 2024**

Substitute Trustee: **DIEGO COVARRUBIAS**

Substitute Trustee's Address: **P.O. Box 365  
La Blanca, Texas 78558**

Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**

Note: **SIXTY-SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS  
(\$66,500.00)**

**Deed of Trust**

Date: **September 18, 2023**

Grantor: **GERARDO MARTINEZ**

Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated September 18, 2023, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership GERARDO MARTINEZ, recorded under Clerk's Document No. 0 Official Records, HARRIS County, Texas, and being further secured by Deed of Trust of even date therewith GERARDO MARTINEZ, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2023-384496 Official Records, HARRIS County, Texas.**

Property: **(including any improvements), All of Lot 18, Block 7, LOS PINOS SEC 1, Harris County, Texas, according to the map recorded under Document Number RP-2023-39168, in the Map Records of Harris County, Texas.**

County: **HARRIS**

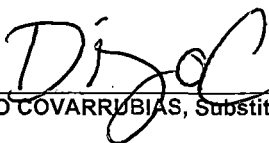
Date of Sale (first Tuesday of month): **August 6, 2024**

Time of Sale: **10:00 a.m.**

Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

DIEGO COVARRUBIAS is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

  
 \_\_\_\_\_  
 DIEGO COVARRUBIAS, Substitute Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4166

FILED 7/16/2024 2:16:16 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: **July 11, 2024**  
Substitute Trustee: **DIEGO COVARRUBIAS**  
Substitute Trustee's Address: **P.O. Box 365  
La Blanca, Texas 78558**  
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**  
Note: **SIXTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$67,000.00)**

**Deed of Trust**

Date: **January 8, 2024**  
Grantor: **EMMANUEL RUIZ QUINTERO**  
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**

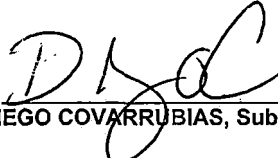
Recording information: A Special Warranty Deed with Vendor's Lien dated January 8, 2024, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership EMMANUEL RUIZ QUINTERO, recorded under Clerk's Document No. 0 Official Records, HARRIS County, Texas, and being further secured by Deed of Trust of even date therewith EMMANUEL RUIZ QUINTERO, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2024-45081 Official Records, HARRIS County, Texas.

Property: (including any improvements), All of Lot 35, Block 2, LOS PINOS SEC 1, Harris County, Texas, according to the map recorded under Document Number RP-2023-39168, in the Map Records of Harris County, Texas.

County: **HARRIS**  
Date of Sale (first Tuesday of month): **August 6, 2024**  
Time of Sale: **10:00 a.m.**  
Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

DIEGO COVARRUBIAS is Substitute Trustee under the Deed of Trust. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

  
DIEGO COVARRUBIAS, Substitute Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4167

FILED 7/16/2024 2:33:25 PM

**Notice of Substitute Trustee's Sale**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

WHEREAS, by the Deed of Trust And Security Agreement, dated September 5, 2023 (the "DOT"), executed by Innovative Exclusive Property Concepts, LLC a Texas limited liability company ("IEPC" and/or "Grantor"), and recorded under Clerk's File No. RP-2023-348430 in the Real Property Records of Harris County, Texas on September, 11, 2023 (the "Deed of Trust"), to which Deed of Trust and the record thereof reference is here made for all purposes, IEPC as Grantor, originally conveyed to Christopher Matulis, as Trustee to secure that one Promissory Note, dated September 5, 2023, executed by IEPC, payable to the order of Silver City Funding, LLC, a Texas limited liability company ("SCF" and/or "Beneficiary") (the "Note"), certain real property being described as follows:

**See Exhibit "A" attached hereto and made a part hereof.**

(the "Land" or "Property") together with all Improvements thereon and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, all right, title, and interest of Grantor in and to adjacent streets, alleys, easements, and rights-or-way, any strips or gores of real property between such real property and abutting or adjacent properties, all water and water rights, timber and crops pertaining to such real estate, and all reversions and remainders in or to such real property.

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Whitfield has failed, and continues to fail, to pay the Note, SCF as the owner and holder of the Note, and Beneficiary of the Deed of Trust, requested the undersigned, or other designated substitute trustees, to sell the Property to satisfy the indebtedness; and,

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that after posting and filing this Notice at the place or places, and in the time required by law and by the Deed of Trust, I, or other designated substitute trustees, will sell, for cash or cash equivalent, to the highest bidder, at the Grand Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, TX 77045, in the City of Houston per order recorded in Clerk's File No. 20150492828 or such other location as may be designated after the sending of this notice and before the time of the sale, in which the Property is situated, to the highest bidder on **Tuesday, the 6<sup>th</sup> day of August 2024, which sale shall begin at 10:00 a.m. or not later than three hours thereafter.**

The sale noticed herein shall include the interest of IEPC in all real property, fixture and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, SCF, having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and property pursuant to rights granted to SCF, under Section 9.50(d) of the Texas Business and Commerce Code.

**THE SALE OF THE PROPERTY DESCRIBED HEREIN IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.**

**Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. No representations of warranty are being made (express or implied) regarding the title to or the condition of the Property.**

UNRECORDED COPY

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES. PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

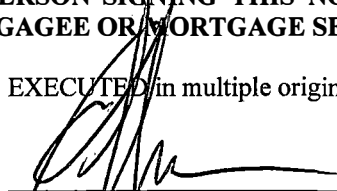
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or the Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposed 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.

The contact information for the Substitute Trustee is:

Christopher M. Thornhill  
The Thornhill Law Firm, P.C.  
2525 N. Loop West, Ste. 250  
Houston, Harris County, Texas 77008  
Tel: (281) 968-8105  
Email CTHORNHILL@THORNHILLLAWFIRM.NET

**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.**

EXECUTED in multiple originals this 16<sup>th</sup> day of July, 2024.

  
\_\_\_\_\_  
Christopher M. Thornhill  
Substitute Trustee

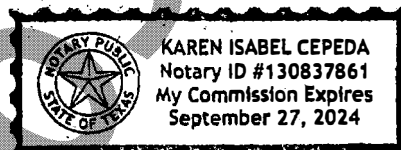
THE STATE OF TEXAS


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COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Christopher M. Thornhill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Substitute Trustee for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16<sup>th</sup> day of July, 2024.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires: 09/27/2024

After recording return to:  
The Thornhill Law Firm, P.C.  
2525 N. Loop West, Ste. 250  
Houston, Harris County, Texas 77008

FRCL-2024-4167  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 7/16/2024 2:33:25 PM

EXHIBIT "A"

REFERRED TO AS Lot 19, Block 286, Houston Heights Addition to the City of Houston, Harris County, Texas, according to the plat thereof in Volume 1-A, Page 114, Map Records, Harris County, Texas.

Address known as 528 Columbia St., Houston, Texas 77007

COPY UNOFFICIAL



**Notice of Foreclosure Sale**

07/16/2024

8419 Laurel Trails Drive, Houston, Texas 77095, ("Deed of Trust"):

Dated: 05/17/2024

Grantor: VB BUMBLE BEE HOLDINGS, LLC

Trustee: Bob Droubi

Lender: RMBD, a Texas limited liability company

Recorded in: File # RP-2024-186503 of the real property records of Harris County, Texas.

Legal Description: **LT 46 BLK 57 COPPERFIELD MIDDLEGATE VILLAGE SEC 4**

Otherwise known as:  
8419 Laurel Trails Drive  
Houston, TX 77095

Secures: The Deed of Trust (File # RP-2024-186503) and the Promissory Note ("Note") in the original principal amount of \$228,000.00, executed by VB BUMBLE BEE HOLDINGS, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 6<sup>th</sup>, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am and not later than three hours thereafter.

Place: Bayou City Event Center  
9401 Knight Road  
Houston, Texas 77045

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

RMBD's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, RMBD, 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 RMBD's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with RMBD'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.

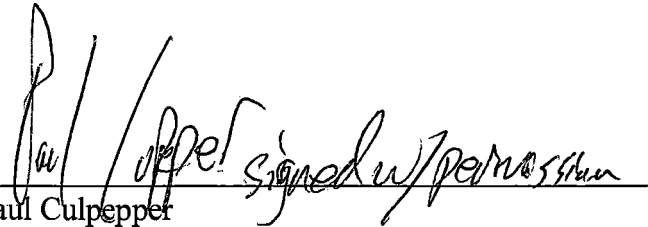
If RMBD passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 RMBD. 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.**

  
Paul Culpepper  
10701 Corporate Dr. Suite 360  
Stafford, Texas 77477  
Tel: 281-4941030

COPY UNOFFICIAL

**NOTICE OF FORECLOSURE SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

STATE OF TEXAS

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COUNTY OF HARRIS

WHEREAS, Texas Direct Auto Group LLC is the Owner of the following described property (hereinafter referred to as the "Property"), to wit:

Unit Number 204, Floor 2, in Building "A", along with the Limited Common Elements and other appurtenances and the spaces encompassed by the boundaries thereof, together with an undivided percentage ownership interest in and to the Common Elements, located in and being a part of Lamar Tower, a condominium regime in the A. C. Reynolds Survey, Abstract 61, in the City of Houston, Harris County, Texas, as more fully described, defined and delineated in the Condominium Declaration for said Lamar Tower, together with the Survey Plats, Bylaws and Exhibits attached thereto, as recorded in Volume 102, Page 116, Volume 103, Page 96, Volume 113, Page 152, Volume 115, Page 139, Volume 118, Page 144, Volume 124, Page 5, Volume 124, Page 52, Volume 126, Page 11, Volume 162, Page 117, and all amendments thereto, of the Condominium Records of Harris County, Texas.

WHEREAS, the Property is located within the jurisdiction of The Lamar Council of Co-Owners (hereinafter referred to as the "Association");

WHEREAS, the Property is subject to the following deed restrictions:

Declaration of Covenants, Conditions and Restrictions for the Lamar Council of Co-Owners, Inc., recorded with the Harris County Condominium Records in Volume 102, Page 116, and all amendments and supplements thereto;

COPY

WHEREAS, the Property is subject to Chapter 81 and/or portions of Chapter 82 of the Texas Property Code, hereinafter referred to collectively as the "Uniform Condominium Act";

WHEREAS, the referenced deed restrictions and the Uniform Condominium Act provide that all sums assessed by the Association that remain unpaid constitute a lien against the Property;

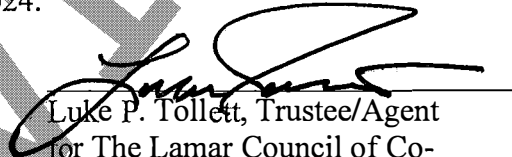
WHEREAS, the Owner has defaulted on the payment of sums assessed by the Association against the Property;

WHEREAS, the Association has a Power of Sale to foreclose the said lien; and

WHEREAS, the Association has appointed the undersigned as Trustee/Agent for the Association to enforce the said lien and sell the Property.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that because of the Owner's default in performance of obligations established by the referenced deed restrictions and the Uniform Condominium Act, the Trustee/Agent will sell the Property by public auction to the highest bidder for cash on August 6, 2024 at 10:00 a.m. or within three (3) hours thereafter. The sale will be held where sales are to take place as designated by the Commissioners Court of the County in which the Property is located. If no area is designated by the Commissioners Court, the sale will be conducted at Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045.

SIGNED this 15th day of July, 2024.



Luke P. Tollett, Trustee/Agent  
for The Lamar Council of Co-  
Owners  
c/o: HoltTollett, P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024  
Phone: (713) 510-1000  
Fax: (713) 510-1001

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4169  
FILED 7/16/2024 3:10:03 PM

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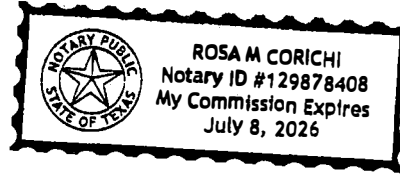
STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 15th day of July, 2024, by Luke P. Tollett in his capacity as Trustee/Agent.

*Rosa M. Corichi*  
Notary Public in and for  
The State of Texas



WHEN RECORDED RETURN TO:

HoltTollett, P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4169

FILED 7/16/2024 3:10:03 PM

22400820

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: June 13, 2024

Lien for Unpaid Assessments

Owner(s): SAUL A. DOMINGUEZ

Property: LOT FORTY-FIVE (45), IN BLOCK ONE (1), OF WINDFERN TRACE SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN FILM CODE 552188 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 10919 WINDFERN LAKES STREET, HOUSTON, TEXAS 77064 (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded on March 17, 2004 under County Clerk's File No. X467009, with all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas (the "Declaration"), WINDFERN TRACE OWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

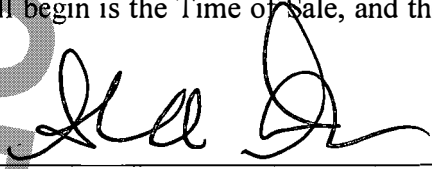
Date of Sale: (first Tuesday of month) Tuesday, August 6, 2024.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

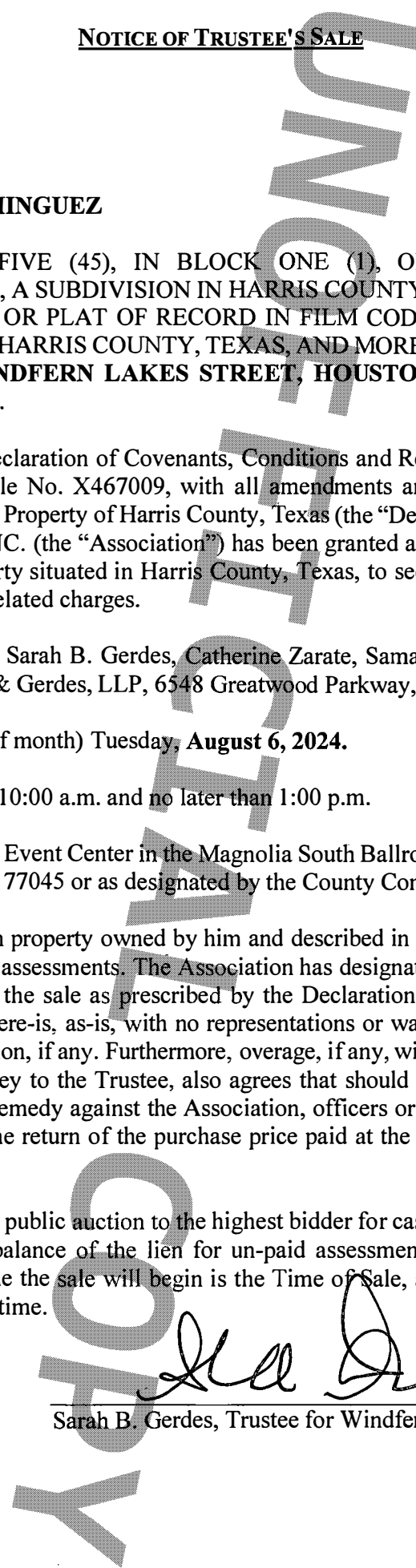
SAUL A. DOMINGUEZ upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Windfern Trace Owners Association, Inc.

FILED 7/16/2024 3:23:55 PM FRCL-2024-4170 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



**NOTICE OF TRUSTEE'S SALE**

Date: July 16, 2024

Lien for Unpaid Assessments

Owner: **IAN GOLAN**

Property: **UNIT NO. 117, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF 3525 SAGE, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN, AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR 3525 SAGE, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 154, PAGE 114 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3525 SAGE ROAD, UNIT 117, HOUSTON, TEXAS 77056 (THE "PROPERTY").**

Recording Information: By that certain Declaration of Condominium recorded on October 23, 1986 in Volume 154, Page 114 and under Clerk's File No. K800629, with all amendments and/or supplements thereto, in the Condominium Records of Harris County, Texas, 3525 SAGE COUNCIL OF CO-OWNERS ("The Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

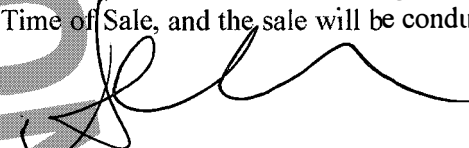
Date of Sale (first Tuesday of month): **Tuesday, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**IAN GOLAN**, 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. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

  
\_\_\_\_\_  
Sarah B. Gerdes, Trustee for 3525 Sage Council of Co-Owners



**NOTICE OF TRUSTEE'S SALE**

Date: July 12, 2024

Lien for Unpaid Assessments

Owners: **SUMANTH V. PEDDAMATHAM**

Property: **CONDOMINIUM UNIT NUMBER 11426, AN THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF RISE CONDOMINIUM, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF RISE CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS AND EXHIBITS ATTACHED THERETO, RECORDED IN FILM CODE NO. 194295 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 2000 BAGBY STREET, UNIT #11426, HOUSTON, TEXAS 77002 (THE "PROPERTY").**

Recording Information: By Condominium Declaration recorded on March 20, 2006 under County Clerk's File No. Z168116 in the Condominium Records of Harris County, Texas, with all amendments and/or supplements thereto (the "Declaration"), RISE CONDOMINIUM ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

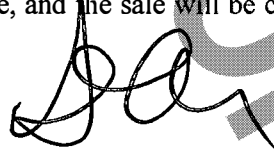
Date of Sale (first Tuesday of month): **Tuesday, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**SUMANTH V. PEDDAMATHAM**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



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Sarah B. Gerdes, Trustee for Rise Condominium Association, Inc.

**NOTICE OF TRUSTEE'S SALE**

Date: July 12, 2024

Lien for Unpaid Assessments

Owners: **LARRY DONALD HOLLOWAY MCAFEE**

Property: **CONDOMINIUM UNIT NUMBER 5416, OF THE RISE, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 194, PAGE 295 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 2000 BAGBY STREET, UNIT #5416, HOUSTON, TEXAS 77002 (THE "PROPERTY").**

**Recording Information:** By Condominium Declaration recorded on March 20, 2006 under County Clerk's File No. Z168116 in the Condominium Records of Harris County, Texas, with all amendments and/or supplements thereto (the "Declaration"), RISE CONDOMINIUM ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

**Trustees:** Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

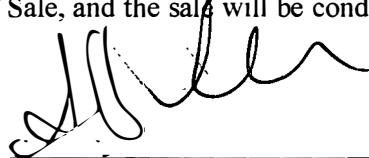
**Date of Sale** (first Tuesday of month): **Tuesday, August 6, 2024.**

**Time of Sale:** No earlier than 10:00 a.m. and no later than 1:00 p.m.

**Place of Sale:** The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**LARRY DONALD HOLLOWAY MCAFEE**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



\_\_\_\_\_  
Sarah B. Gerdes, Trustee for Rise Condominium Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4173  
FILED 7/16/2024 3:23:58 PM

**NOTICE OF TRUSTEE'S SALE**

Date: July 12, 2024

Lien for Unpaid Assessments

Owner(s): **LATOYA NICOLE CAMPBELL**

Property: LOT TWELVE (12), IN BLOCK THREE (3), OF BRIDGESTONE LAKES, SEC. 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 597264 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **4502 BRIDGESTONE VALLEY DRIVE, SPRING, TX 77388**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions, Restrictions and Easements recorded under Harris County Clerk's File Number W608699 and filed on April 24, 2003 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), BRIDGESTONE LAKES COMMUNITY IMPROVEMENT ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

Date of Sale: (first Tuesday of month) **Tuesday, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**LATOYA NICOLE CAMPBELL**, 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 Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Bridgestone Lakes Community Improvement Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4174  
FILED 7/16/2024 3:23:59 PM

**NOTICE OF TRUSTEE'S SALE**

Date: July 11, 2024

Lien for Unpaid Assessments

Owner (s): **AGHAEI HOLDINGS, LLC**

Property: **UNIT 15, IN BUILDING A, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF YORKTOWN TOWNHOMES, A CONDOMINIUM REGIME IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, RECORDED IN/UNDER VOLUME 34, PAGE 133, AND VOLUME 35, PAGE 34 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE COMMONLY KNOWN AS 3300 YORKTOWN STREET, UNIT #15, HOUSTON, TEXAS 77056 (THE "PROPERTY")**

Recording information: By the certain Condominium Declaration for YORKTOWN TOWNHOMES ASSOCIATION, (the "Association") dated March 4, 1977, filed in the office of the county clerk of Harris County, Texas, under Clerk's File Number F063049 and recorded under Volume 34, Page 133 et. seq. of the Condominium Records of Harris County, Texas, the Association has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

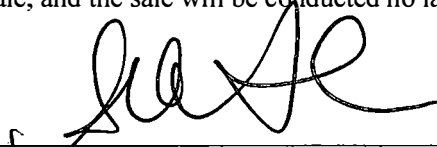
Date of Sale (first Tuesday of month): **Tuesday, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**AGHAEI HOLDINGS, LLC**, upon property owned by it and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



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Sarah B. Gerdes, Trustee for Yorktown Townhomes Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4175  
FILED 7/16/2024 3:24:00 PM

**NOTICE OF TRUSTEE'S SALE**

Date: July 11, 2024

Lien for Unpaid Assessments

Owner: **MICHAEL ANTHONY ROWE**

Property: **CONDOMINIUM UNIT NO. 316, IN BUILDING "K", OF TERRA COURTYARD CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 110, PAGE 124, AND AMENDED IN VOLUME 112, PAGE 26 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3130 WALNUT BEND LANE, UNIT #316, HOUSTON, TEXAS 77042 (THE "PROPERTY").**

Recording Information: By Declaration of Condominium recorded on August 8, 1980 under County Clerk's File No. G633349 in the Condominium Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), TERRA COUNCIL OF CO-OWNERS, (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris 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, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioner's office.

**MICHAEL ANTHONY ROWE**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Terra Council of Co-Owners

**NOTICE OF TRUSTEE'S SALE**

Date: July 11, 2024

Lien for Unpaid Assessments

Owner (s): **SNAP LENDING, LLC**

Property: **UNIT 14, IN BUILDING C, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF YORKTOWN TOWNHOMES, A CONDOMINIUM REGIME IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, RECORDED IN/UNDER VOLUME 34, PAGE 133, AND VOLUME 35, PAGE 34 AND IN VOLUME 122, PAGE 106 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE COMMONLY KNOWN AS 3300 YORKTOWN STREET, UNIT #14, HOUSTON, TEXAS 77056 (THE "PROPERTY")**

Recording information: By the certain Condominium Declaration for YORKTOWN TOWNHOMES ASSOCIATION, (the "Association") dated March 4, 1977, filed in the office of the county clerk of Harris County, Texas, under Clerk's File Number F063049 and recorded under Volume 34, Page 133 et. seq. of the Condominium Records of Harris County, Texas, the Association has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

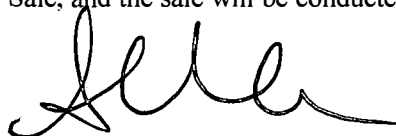
Date of Sale (first Tuesday of month): **Tuesday, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**SNAP LENDING, LLC**, upon property owned by it and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Yorktown Townhomes Association

NOTICE OF TRUSTEE'S SALE

Date: July 3, 2024

Lien for Unpaid Assessments

Owner(s): **RUTHIE M. QUIJANO-PIERRE**

Property: LOT 21, BLOCK 2, CARPENTERS LANDING, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 611024, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **15834 MOUNTAIN MIST TRAIL, HOUSTON, TEXAS 77049**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Carpenters Landing, Section One filed May 31, 2006, and recorded under County Clerk's File No. Z336291, of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), CARPENTERS LANDING HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris 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, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

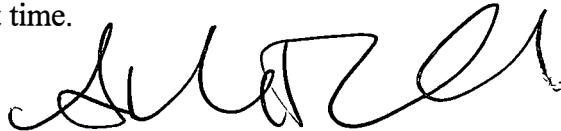
Date of Sale: (first Tuesday of month) Tuesday, **August 6, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**RUTHIE M. QUIJANO-PIERRE**, 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 Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Carpenters Landing Homeowners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4178  
FILED 7/16/2024 3:24:03 PM

**NOTICE OF TRUSTEE'S SALE**

Date: July 3, 2024

Lien for Unpaid Assessments

Owner(s): **ERIC D. TART AND TANGEE R. TART**

Property: LOT SEVENTEEN (17), IN BLOCK TWO (2), OF SILVERGLEN, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 377080 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **2507 SILVERMEADOW DRIVE, HOUSTON, TEXAS 77014**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Silverglen Section 1 recorded under Harris County Clerk's File Number S103671 and filed on September 5, 1996; Supplemental Declaration of Covenants, Conditions and Restrictions Annexing Silverglen, Sections 3 and 4, recorded under Harris County Clerk's File Number S491675 and filed on June 11, 1997; Amended and Restated Declaration of Covenants, Conditions and Restrictions for Silverglen, Sections 1, 2, 3, and 4 recorded under Harris County Clerk's File Number S521815 and filed on July 1, 1997; Supplemental Declaration Annexing Silverglen Section 5 recorded under Harris County Clerk's File Number V125510 and filed on June 21, 2001 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), SILVERGLEN PROPERTY OWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Harris 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, Samantha Sears and Chanta'I Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

Date of Sale: (first Tuesday of month) Tuesday, **August 6, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**ERIC D. TART AND TANGEE R. TART**, upon property owned by them and described in said Declaration, has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Silverglen Property Owners Association, Inc.



**NOTICE OF TRUSTEE'S SALE**

Date: July 2, 2024

Lien for Unpaid Assessments

Owner (s): **JAMES R. SHARP AND KIMBERLY SHARP**

Property: LOT THIRTY-TWO (32), IN BLOCK ONE (1), OF NORTHCREST VILLAGE, SECTION SEVEN (7), PARTIAL REPLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 640241, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **21622 TATTON CREST COURT, SPRING, TEXAS 77388, (THE "PROPERTY")**.

**Recording Information:** By Declaration of Covenants, Conditions and Restrictions recorded on October 13, 2005, under Clerk's File Number Y826772, Declarations of Annexation recorded under Clerk's File Numbers Y829770, 20060063629, and 20070637183, and First Amendment to the Declaration of Covenants, Conditions and Restrictions recorded under Clerk's File No. 20090207435, all in the Official Public Records of Real Property of Harris County, Texas, NORTHCREST VILLAGE COMMUNITY ASSOCIATION, INC. ("The Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

**Trustee:** Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

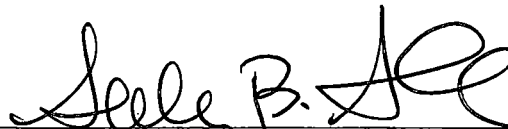
**Date of Sale** (first Tuesday of month): **Tuesday, August 6, 2024.**

**Time of Sale:** No earlier than 10:00 a.m. and no later than 1:00 p.m.

**Place of Sale:** The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, TX 77045 or as designated by the County Commissioners Court.

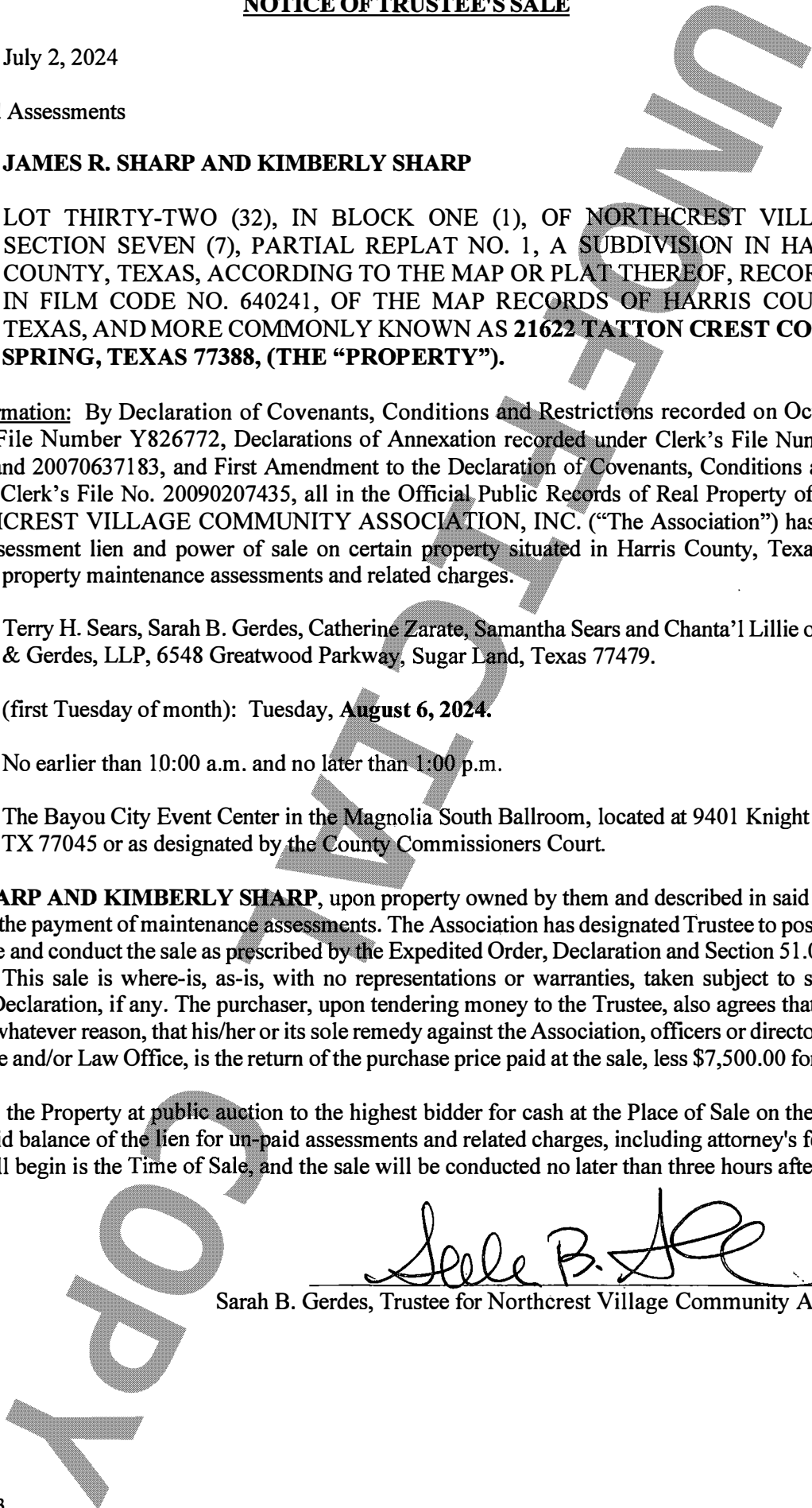
**JAMES R. SHARP AND KIMBERLY SHARP**, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, 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 \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Northcrest Village Community Association, Inc.

FILED 7/16/2024 3:24:05 PM FRCL-2024-4180 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



NOTICE OF TRUSTEE'S SALE

Date: July 3, 2024

Lien for Unpaid Assessments

Owner(s): **SANTOS WILLBERTO CHEVEZ**

Property: LOT 10, IN BLOCK 9, OF BELLAIRE WEST, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 155, PAGE 62, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **11315 HENDON LANE, HOUSTON, TEXAS 77072** (THE "PROPERTY").

Recording Information: By Restated and Amended Declaration of Covenants, Conditions and Restrictions for Bellaire West, Sections One (1) through Eight (8), recorded on August 10, 2004 and August 27, 2004 under County Clerk File Numbers X834620 and X875552, in the Deed Records of Harris County, Texas, BELLAIRE WEST COMMUNITY IMPROVEMENT ASSOCIATION (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 Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie, of Sears, Bennett, Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

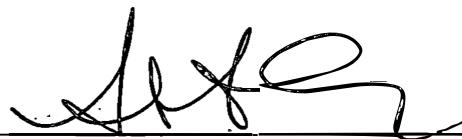
Date of Sale: (first Tuesday of month) Tuesday, **August 6, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**SANTOS WILLBERTO CHEVEZ**, 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 owners. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Bellaire West Community Improvement Association

NOTICE OF TRUSTEE'S SALE

Date: June 27, 2024

Lien for Unpaid Assessments

Owner(s): **GREGORY PALMER**

Property: **UNIT NO. 10865, IN BUILDING "J", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, AND AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENT OF THE CONDOMINIUM PROJECT KNOWN AS CREEKBEND TOWNHOMES, ACCORDING TO THE DECLARATION AND MAPS RECORDED IN VOLUME 152, PAGE 1 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND ALL AMENDMENTS THERETO; MORE COMMONLY KNOWN AS 10865 BRAES BEND DRIVE, HOUSTON, TEXAS 77071 (THE "PROPERTY").**

Recording Information: By Condominium Declaration dated May 9, 1985 and recorded under Clerk's File Number K014194, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, BRAES BEND HOMEOWNERS ASSOCIATION, INC., has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

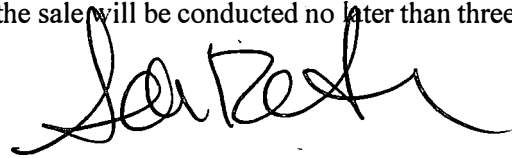
Date of Sale: (first Tuesday of month): **Tuesday, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by County Commissioners Court.

**GREGORY PALMER**, 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. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Braes Bend Homeowners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4182  
FILED 7/16/2024 3:24:07 PM

**NOTICE OF TRUSTEE'S SALE**

Date: June 25, 2024

Lien for Unpaid Assessments

Owner(s): **KENNEDY NWABUOKU**

Property: LOT ONE (1), BLOCK THREE (3), OF WESTFIELD SECTION TEN, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 458091, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **3842 FLATWOOD DRIVE, KATY, TEXAS 77449**, (the "PROPERTY").

Recording Information: By First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections I, III and IV recorded July 18, 1994 and filed under Clerk's File No. P964887; Declaration of Covenants, Conditions, and Restrictions for Section VI, recorded December 6, 1996 and filed under Clerk's File No. S235771; Declaration of Covenants, Conditions, and Restrictions for Section VII, recorded November 3, 1998 and filed under Clerk's File No. T360301; Declaration of Covenants, Conditions, and Restrictions for Section VIII, recorded November 3, 1998 and filed under Clerk's File No. T360302; Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections IX, X, XI recorded April 2, 2001 and filed under Clerk's File No. U961781; Declaration of Covenants, Conditions, and Restrictions, for Westfield, Sections XII & XIV recorded December 30, 2002 and filed under Clerk's File No. W320644; Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections XVI, XVII, XX recorded January 15, 2004 and filed under Clerk's File No. X330597; Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections XVIII recorded September 4, 2002 and filed under Clerk's File No. W055870; and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Section XIX recorded February 11, 2003, filed under Clerk's File No. W422338 of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"); WESTFIELD HOMEOWNERS ASSOCIATION (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 Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

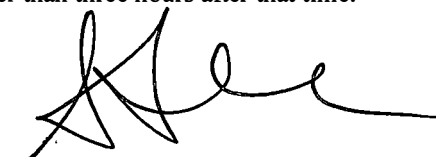
Date of Sale: (first Tuesday of month) Tuesday, **August 6, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**KENNEDY NWABUOKU**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Westfield Homeowners Association

FILED 7/16/2024 3:24:08 PM FRCL-2024-4183 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: June 20, 2024

Lien for Unpaid Assessments

Owner(s): **ESTATE OF ROSALEE B. SISSON**

Property: **UNIT NO. 1703, IN BUILDING "Q", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS OF LYNBROOK MANOR PHASE TWO (2), THAT PART OF THE LIMITED COMMON ELEMENTS OF LYNBROOK MANOR, PHASE TWO (2), BEING PARKING SPACE(S) NO(S). 1703, TOGETHER WITH THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND THAT PART OF THE LIMITED COMMON ELEMENTS OF LYNBROOK MANOR, PHASE TWO (2), BEING PATIO/BALCONY SPACE(S) NO(S). P-1703, TOGETHER WITH THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND AN UNDIVIDED 0.004895 PERCENT OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS LYNBROOK MANOR, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR LYNBROOK MANOR, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 122, PAGE 69; AMENDED UNDER VOLUME 123, PAGE 92; AND ANNEXATIONS UNDER VOLUME 125, PAGE 88; AND VOLUME 130, PAGE 106 ALL ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 1515 SANDY SPRINGS ROAD, UNIT 1703, HOUSTON, TEXAS 77042 (THE "PROPERTY").**

Recording Information: By Condominium Declaration filed January 11, 1982, under Clerk's File Number H288803, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, LYNBROOK MANOR OWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

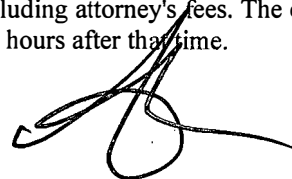
Date of Sale: (first Tuesday of month): **Tuesday, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**ESTATE OF ROSALEE B. SISSON**, upon property owned by it and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the 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 \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



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Sarah B. Gerdes, Trustee for Lynbrook Manor Owners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4184  
FILED 7/16/2024 3:24:09 PM

**NOTICE OF TRUSTEE'S SALE**

Date: June 20, 2024

Lien for Unpaid Assessments

Owner(s): **CHUN FU LUNG AND YENIFER ARELY RODRIGUEZ LUNG**

Property: **UNIT NO. 2103, IN BUILDING "U", OF LYNBROOK MANOR PHASE II, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 122, PAGE 69; VOLUME 123, PAGE 92; VOLUME 125, PAGE 88; AND VOLUME 130, PAGE 106 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 1515 SANDY SPRINGS ROAD, UNIT 2103, HOUSTON, TEXAS 77042 (THE "PROPERTY").**

Recording Information: By Condominium Declaration filed January 11, 1982, under Clerk's File Number H288803, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, LYNBROOK MANOR OWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

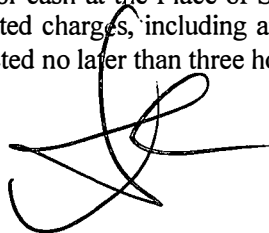
Date of Sale: (first Tuesday of month): **Tuesday, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**CHUN FU LUNG AND YENIFER ARELY RODRIGUEZ LUNG**, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



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Sarah B. Gerdes, Trustee for Lynbrook Manor Owners Association, Inc,

COPY

FILED 7/16/2024 3:24:10 PM FRCL-2024-4185 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

Date: June 20, 2024

Lien for Unpaid Assessments

Owner (s): **ERIC MCKNIGHT AND AMANDA SHAW**

Property: LOT 39, BLOCK 2, NORTHCREST VILLAGE, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 591236 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **21850 CATOOSA DRIVE, SPRING, TEXAS 77388**, (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded on October 13, 2005, under Clerk's File Number Y826772, Declarations of Annexation recorded under Clerk's File Numbers Y829770, 20060063629, and 20070637183, and First Amendment to the Declaration of Covenants, Conditions and Restrictions recorded under Clerk's File No. 20090207435, all in the Official Public Records of Real Property of Harris County, Texas, NORTHCREST VILLAGE COMMUNITY ASSOCIATION, INC. ("The Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustee: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate and Samantha Sears of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

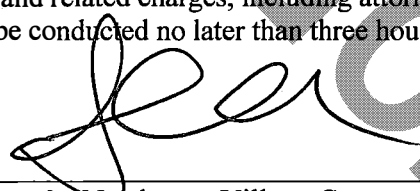
Date of Sale (first Tuesday of month): **Tuesday, August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, TX 77045 or as designated by the County Commissioners Court.

**ERIC MCKNIGHT AND AMANDA SHAW**, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the 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 \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Northcrest Village Community Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4186  
FILED 7/16/2024 3:24:11 PM

**NOTICE OF TRUSTEE'S SALE**

Date: June 14, 2024

Lien for Unpaid Assessments

Owner(s): **BRENDA SCHMIDT**

Property: LOT EIGHTEEN (18), IN BLOCK SIX (6), OF RANCH COUNTRY, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 261, PAGE 70 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **24206 BROKEN BOW LANE, HOCKLEY, TEXAS 77447**, (the "PROPERTY").

**Recording Information:** By Restrictions for Section One recorded under Harris County Clerk's File Number F448048 and filed on January 17, 1978; Restrictions for Section Two recorded under Harris County Clerk's File Number F448049 and filed on January 17, 1978; Restrictions for Section Three recorded under Harris County Clerk's File Number G864945 and filed on February 13, 1981; Restrictions for Section Four recorded under Harris County Clerk's File Number N168346 and filed on June 6, 1991; Restrictions for Section Five recorded under Harris County Clerk's File Number N186165 and filed on June 18, 1991; Restrictions for Section Six recorded under Harris County Clerk's File Number U994814 and filed on April 19, 2001; Covenants, Restrictions and Conditions for Section Seven recorded under Harris County Clerk's File Number H157407 and filed on September 24, 1981; and Covenants, Restrictions and Conditions for Section Eight recorded under Harris County Clerk's File Number H211776 and filed on November 3, 1981 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, RANCH COUNTRY ASSOCIATION (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 Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

**Trustees:** Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

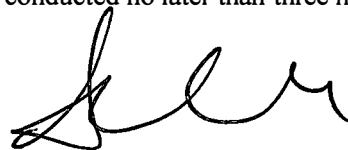
**Date of Sale:** (first Tuesday of month) Tuesday, **August 6, 2024.**

**Time of Sale:** No earlier than 10:00 a.m. and no later than 1:00 p.m.

**Place of Sale:** The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**BRENDA SCHMIDT**, 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 Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

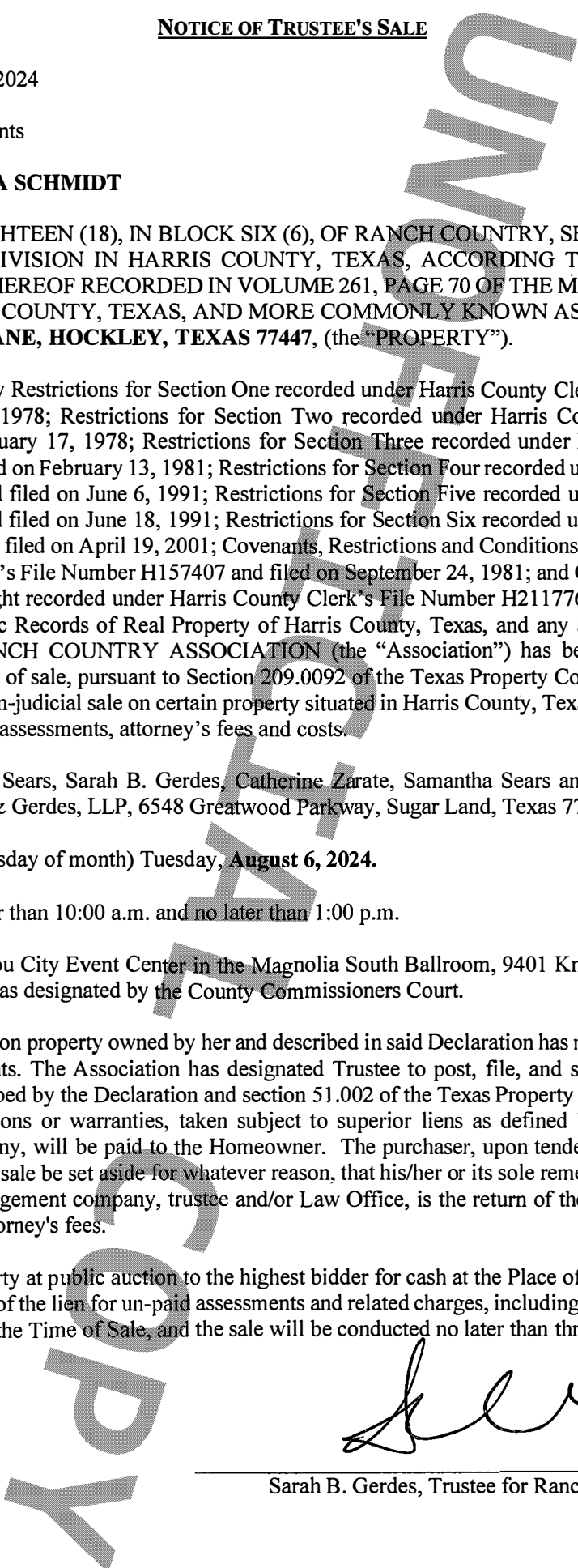


Sarah B. Gerdes, Trustee for Ranch Country Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4187

FILED 7/16/2024 3:24:12 PM





NOTICE OF TRUSTEE'S SALE

Date: June 14, 2024

Lien for Unpaid Assessments

Owner(s): **DORICELA MOLINA**

Property: LOT THREE (3), IN BLOCK FOUR (4), OF INWOOD FOREST VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN IN DEED RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **3818 STORM CREEK DRIVE, HOUSTON, TEXAS 77088**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number H169091 and filed on October 2, 1981, in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, INWOOD FOREST VILLAGE HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Harris County, Texas, to secure the payment of real property maintenance, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

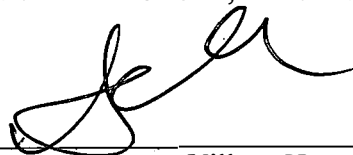
Date of Sale: (first Tuesday of month) Tuesday, **August 6, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**DORICELA MOLINA**, 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 Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Inwood Forest Village Homeowners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4188  
FILED 7/16/2024 3:24:13 PM

**NOTICE OF TRUSTEE'S SALE**

Date: June 14, 2024

Lien for Unpaid Assessments

Owner(s): **TORI KEITH**

Property: LOT FIFTEEN (15), IN BLOCK SEVEN (7), OF CYPRESSWOOD TRAILS, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 657216 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **17303 OSPREY FOREST DRIVE, HOCKLEY, TEXAS 77447**, (the "PROPERTY").

Recording Information: By Restrictions for Section One recorded under Harris County Clerk's File Number F448048 and filed on January 17, 1978; Restrictions for Section Two recorded under Harris County Clerk's File Number F448049 and filed on January 17, 1978; Restrictions for Section Three recorded under Harris County Clerk's File Number G864945 and filed on February 13, 1981; Restrictions for Section Four recorded under Harris County Clerk's File Number N168346 and filed on June 6, 1991; Restrictions for Section Five recorded under Harris County Clerk's File Number N186165 and filed on June 18, 1991; Restrictions for Section Six recorded under Harris County Clerk's File Number U994814 and filed on April 19, 2001; Covenants, Restrictions and Conditions for Section Seven recorded under Harris County Clerk's File Number H157407 and filed on September 24, 1981; and Covenants, Restrictions and Conditions for Section Eight recorded under Harris County Clerk's File Number H211776 and filed on November 3, 1981 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, RANCH COUNTRY ASSOCIATION (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 Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

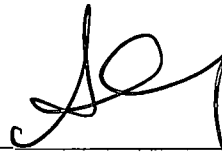
Date of Sale: (first Tuesday of month) Tuesday, August 6, 2024.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**TORI KEITH**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Ranch Country Association

**NOTICE OF TRUSTEE'S SALE**

Date: June 14, 2024

Lien for Unpaid Assessments

Owner(s): **KIRK GRAHAM VANDYKE**

Property: LOT TEN (10), IN BLOCK ONE (1), OF NEW FOREST WEST, SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 621186 OF THE MAP/PLAT RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **14906 HAVENVALE LANE, HOUSTON, TEXAS, 77049**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number 20080268296, and filed on May 23, 2008, in the Official Public Records of Real Property of Harris County, Texas, and any amendments or supplements thereto (the "Declaration"), NEW FOREST WEST TOWNHOMES HOMEOWNERS ASSOCIATION, INC. ("The Association"), has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and related charges.

Trustee: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas, 77479.

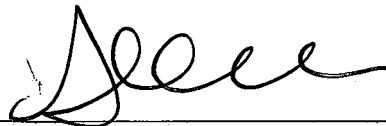
Date of Sale: (first Tuesday of month) Tuesday, **August 6, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**KIRK GRAHAM VANDYKE**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for New Forest West Townhomes Homeowners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4190  
FILED 7/16/2024 3:24:15 PM

**NOTICE OF TRUSTEE'S SALE**

Date: June 13, 2024

Lien for Unpaid Assessments

Owner(s): **GRACE BARTHOLOMEW**

Property: **CONDOMINIUM UNIT NO. 91, IN BUILDING "H" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF PIPER'S CROSSING, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR PIPER'S CROSSING, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 119, PAGE 75, VOLUME 122, PAGE 104, VOLUME 126, PAGE 108 AND VOLUME 129, PAGE 75 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS; AND MORE COMMONLY KNOWN AS 12500 SANDPIPER DRIVE, UNIT 91, HOUSTON, TEXAS, 77035 (the "PROPERTY").**

Recording Information: By Declaration dated August 21, 1981, and recorded in Harris County, Texas, having file number H108481, PIPER'S CROSSING OWNERS' ASSOCIATION, INC. ("The Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustee: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

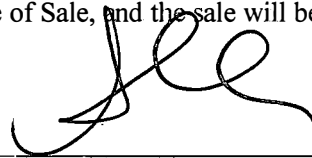
Date of Sale: (first Tuesday of month) Tuesday, August 6, 2024.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

**GRACE BARTHOLOMEW**, 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 Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Piper's Crossing Owners' Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4191  
FILED 7/16/2024 3:24:16 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 28<sup>th</sup> day of December, 2021, 0 JONES ROAD DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, executed a Construction Deed of Trust conveying to JAMES I. PERKINS, Trustee, the Real Estate hereinafter described, to secure CITIZENS 1<sup>ST</sup> BANK in the payment of a debt therein described, said Construction Deed of Trust being recorded in County Clerk's File No. RP-2022-5351, and extended in County Clerk's File No. RP-2023-270145, Official Public Records of Harris County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Construction Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of August, 2024, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045 or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Harris County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Harris County, Texas, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Harris, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 10<sup>th</sup> day of July, 2024.



KEARBY R. DICKESON, Substitute Trustee  
909 East Southeast Loop 323, Suite 400  
Tyler, TX 75701

COPY

Exhibit "A"

**Property** 1:  
Being a tract of land situated in the Samuel Everett Survey, Abstract No. 956 in Harris County, Texas, same being a portion of that tract of land conveyed to David S. McDonald, Trustee, by deed recorded in Document Number F672213, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for corner, said corner being in the West line of Jones Road (public right-of-way) and being the Northeast corner of that tract of land conveyed to Shiba Properties, LLC, by deed recorded in Instrument Number 20090341303, Official Public Records, Harris County, Texas;

**THENCE** North 89 degrees 46 minutes 57 seconds West, along the North line of said Shiba Properties tract, passing along that tract of land conveyed to Melgate Holding Company, LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 20070567857, Official Public Records, Harris County, Texas, passing along that tract of land conveyed to Houston Portfolio Joint Venture II, a California Limited Partnership, by deed recorded in Document Number M111856, Official Public Records, Harris County, Texas, a distance of 412.87 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Colombo Holdings LLC, a Texas Limited Liability Company, by deed recorded in Document Number RP-2018-8941, Official Public Records, Harris County, Texas;

**THENCE** North 00 degrees 31 minutes 01 seconds East, along the East line of said Colombo Holdings tract a distance of 226.18 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to The Allen and Dorothy Caine Living Trust, Allen Patrick Caine and Dorothy Marie Caine, co-trustees, by deed recorded in Document Number RP-2016-34101, Official Public Records, Harris County, Texas;

**THENCE** South 89 degrees 37 minutes 13 seconds East, along the South line of said The Allen and Dorothy Caine tract, a distance of 410.83 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said The Allen and Dorothy Caine tract and being in the West line of aforesaid Jones Road;

**THENCE** South, along the West line of said Jones Road, a distance of 225.01 feet to the **POINT OF BEGINNING** and containing 92,910 square feet or 2.13 acres of land.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

§

WHEREAS, SP SHEFFIELD, LP, a Texas limited partnership (the "Borrower"), executed that certain Deed of Trust, Security Agreement, Financing Statement, and Assignment of Leases and Rents, dated October 29, 2019, recorded under Clerk's File No. RP-2019-480429 in the Official Public Records of Harris County, Texas (the "Records"), to John M. Bonner, trustee (the "Original Trustee") for the benefit of FC-IP-SHEFFIELD, L.P., a Texas limited partnership ("Lender"), covering certain land ("Land") located in Harris County, Texas, as described in Exhibit A attached thereto and hereto (the "Original Deed of Trust"), as amended and modified by that certain Modification Agreement (Renewal and Extension) dated October 26, 2021, recorded under Clerk's File No. RP-2021-656984 in the Records (the "First Modification"); by that certain Second Modification Agreement (Renewal and Extension) dated October 28, 2022, as recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. RP-2022-533272 in the Records (the "Second Modification"); and by that certain Third Modification Agreement (Renewal and Extension) dated October 30, 2023, as recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. RP-2023-436470 in the Records (the "Third Modification") (as further amended or modified from time to time, collectively the "Security Instrument"), together with any and all personal property located thereon owned by Borrower and any and all buildings and improvements of every kind and character situated or placed thereon (including, but not limited to, any and all plumbing, electrical, heating, cooling and other fixtures, equipment and appliances), and all of Borrower's rights with respect to utility capacity, utilities and utility taps, wastewater capacity, proceeds arising from any claim pursuant to any policy of title insurance covering the Land and all singular the rights, privileges, hereditaments, appurtenances, rents, revenues, profits and income thereunto now or hereafter incident or belonging thereto, and all other personal property described therein (collectively, the "Property") and securing that certain Promissory Note dated October 29, 2019, in the stated principal amount of \$14,500,000.00 (as amended or modified by the First Modification, the Second Modification, and the Third Modification, and as further amended or modified from time to time, collectively the "Note") (the Note, together with all other indebtedness, liabilities, and obligations described in the Note, the Security Instrument and all other documents evidencing, securing, governing or otherwise pertaining to the loan evidenced by the Note hereinafter referred to as the "Indebtedness"); and

WHEREAS, in accordance with Texas Property Code Sec. 51.0076, the undersigned attorney or authorized agent for the Lender has named and appointed, and by these presents does name and appoint DAVID C. MARTIN, an individual with an address of 1000 Main Street, 36<sup>th</sup> Floor, Houston, Texas 77002-6336, KEVAN P. RICHARDS, an individual with an address of 1000 Main Street, 36<sup>th</sup> Floor, Houston, Texas 77002-6336, and JAMES L. FATHEREE, JR., an individual with an address of 5718 Westheimer Road, Suite 1450, Houston, Texas 77057, each of whom may act alone or together (each, an "Substitute Trustee") to act under and by virtue of said Security Instrument and to succeed to all of the rights, titles, powers, and estates granted and

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4193  
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delegated in the Security Instrument to the Original Trustee and any previously appointed substitute trustees; and

WHEREAS, Borrower has defaulted in certain obligations under the Security Instrument and the Note; and

WHEREAS, Lender has made demand upon Borrower cure the defaults under the Security Instrument and the Note but such defaults remain uncured; and

WHEREAS, Lender, as the owner of the Note and Indebtedness, has instructed the Substitute Trustee(s), acting singly or together, to post, file and mail appropriate notice and to sell the Property, in parcels or in whole, to satisfy, in whole or in part, the unpaid Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2024, no earlier than 10:00 a.m., or no later than three hours after that time, one of the Substitute Trustees will commence the sale of the Property, in parcels or as a whole, at public auction to the highest bidder for cash; such sale will be held at the Grand Ballroom of the Bayou City Event Center located at 9401 Knight Road, in the city of Houston, per Order recorded in Clerk's File No. 20150492828 or as designated for such sales by resolutions of the Commissioners' Court of Harris County, Texas; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the lien and security interest created by the Security Instrument.

To the extent that any of the Property has been released from the lien of the Security Instrument, by written instrument signed by Lender or its predecessor and filed for record in the Real Property Records of Harris County, Texas, this notice is not intended to and does not cover such property, and such property will not be part of the Property conveyed to the purchaser hereunder.

If such sale does not result in full satisfaction of all of the Indebtedness, the lien and security interest of the Security Instrument shall remain in full force and effect in respect of any of the Property not so sold and any and all other types of real and personal property covered by the Security Instrument and not described herein.

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(s) reserve(s) the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the Foreclosure Sale.

This Notice of Substitute Trustee's Sale is being sent by KEVAN P. RICHARDS, an individual with an address of 1000 Main Street, Houston, Texas 77002-6336.

**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 following language is set forth per requirement under Section 51.002(i) of the Texas Property Code, and applicable if debtor qualifies under such Section:

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

[The remainder of this page is intentionally left blank.]

UNRECORDED

IN WITNESS WHEREOF, the Authorized Agent and Substitute Trustee has signed this notice as of July 16, 2024.

**ATTORNEY OR AUTHORIZED AGENT:**

**SUBSTITUTE TRUSTEE:**

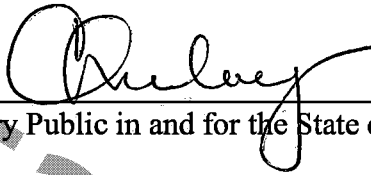
  
Name: Kevan P. Richards

  
Name: Kevan P. Richards

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument was ACKNOWLEDGED before me on July 16, 2024, by Kevan P. Richards, in the capacities therein stated.

[S E A L]

  
Notary Public in and for the State of Texas



FILED 7/16/2024 3:57:52 PM FRCL-2024-4193 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL

EXHIBIT ALand

## TRACT 1:

PARCEL A BEING A 9.512-ACRE (414,347 SQUARE FOOT) TRACT OF LAND SITUATED IN THE WILLIAM HARDIN SURVEY, A- 24, HOUSTON, HARRIS COUNTY, TEXAS. SAID 9.512-ACRE TRACT OF LAND BEING THAT SAME TRACT OF LAND CONVEYED TO AH APARTMENTS, LIMITED PARTNERSHIP AND REFERRED TO AS "TRACT I" IN A DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) S703776, FILM CODE NO. 515-39-1229 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WITH THE BASIS OF BEARINGS BEING THE NORTH RIGHT-OF-WAY LINE OF PERTSHIRE ROAD (60 FEET WIDE) AS DEDICATED BY MAP OR PLAT IN VOLUME 153, PAGE 106 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS):

BEGINNING AT POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD FOR THE NORTHWEST CORNER OF WESTCHESTER SUBDIVISION, SECTION 3 AS RECORDED IN VOLUME 153, PAGE 106 OF THE HARRIS COUNTY MAP RECORDS, THE SOUTHEAST CORNER OF BLOCK 7, THORNWOOD SUBDIVISION, SECTION 1 AS RECORDED IN VOLUME 143, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 02 DEGREES 43 MINUTES 41 SECONDS EAST, 4.06 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 7 THORNWOOD SUBDIVISION, A DISTANCE OF 148.37 FEET TO AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 22 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 7, THORNWOOD SUBDIVISION AND THE EAST LINE OF THORNBRANCH DRIVE (VARIABLE WIDTH) AS DEDICATED BY MAP OR PLAT IN VOLUME 143, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 547.79 FEET TO THE INTERSECTION OF A EAST RIGHT-OF-WAY LINE OF SAID THORNBRANCH DRIVE AND THE SOUTH RIGHT OF WAY LINE OF SAID THORNBRANCH DRIVE FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS NORTH 06 DEGREES 45 MINUTES EAST, 2.24 FEET;

THENCE SOUTH 89 DEGREES 21 MINUTES 48 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID THORNBRANCH DRIVE, PASSING AT A DISTANCE OF 185.62 FEET AN EASTERLY RIGHT-OF-WAY LINE OF SAID THORNBRANCH DRIVE AND THE SOUTHWEST CORNER OF BLOCK 2, OF SAID THORNWOOD SUBDIVISION, CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 2, FOR A TOTAL DISTANCE

OF 600.00 FEET TO A 5/8-INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID BLOCK 2, FOR THE NORTHWEST CORNER OF A 0.589-ACRE TRACT OF LAND CONVEYED TO AH APARTMENTS, LIMITED PARTNERSHIP AND REFERRED TO AS "TRACT II" IN A DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) S703776, FILM CODE NO. 515-39-1229 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 22 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.589-ACRE TRACT, PASSING AT A DISTANCE OF 160.00 FEET THE SOUTHWEST CORNER OF SAID 0.589-ACRE TRACT AND THE MOST WESTERLY NORTHWEST CORNER OF MEMORIAL ASHFORD TOWNHOUSES AS RECORDED IN VOLUME 214, PAGE 17 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID MEMORIAL ASHFORD TOWNHOUSES, A TOTAL DISTANCE OF 679.85 FEET TO A 5/8-INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD FOR THE SOUTHWEST CORNER OF SAID MEMORIAL ASHFORD TOWNHOUSES AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 21 MINUTES 48 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD, A DISTANCE OF 61.35 FEET TO A 5/8-INCH IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD, BEING A CURVE TO THE LEFT WITH A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 00 MINUTES 08 SECONDS, CHORD BEARING OF SOUTH 87 DEGREES 08 MINUTES 08 SECONDS WEST, CHORD DISTANCE OF 125.80 FEET FOR A CURVE LENGTH OF 125.87 FEET TO A CUT "X" SET FOR POINT OF REVERSE CURVATURE;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD BEING A CURVE TO THE RIGHT WITH A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 43 MINUTES 57 SECONDS, CHORD BEARING OF SOUTH 87 DEGREES 00 MINUTES 03 SECONDS WEST, CHORD DISTANCE OF 113.92, FOR A CURVE LENGTH OF 113.98 FEET TO A 5/8-INCH IRON ROD SET FOR AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 37 MINUTES 58 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD, A DISTANCE OF 299.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.512 ACRES (414,347 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2:

BEING A 0.589-ACRE (25,660 SQUARE FOOT) TRACT OF LAND SITUATED IN THE WILLIAM HARDIN SURVEY, A-24, HOUSTON, HARRIS COUNTY, TEXAS. SAID 0.589-ACRE TRACT BEING THAT SAME TRACT OF LAND CONVEYED TO AH

APARTMENTS, LIMITED PARTNERSHIP AND REFERRED TO AS "TRACT II" IN A DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) S703776, FILM CODE NO. 515-39-1229 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (WITH THE BASIS OF BEARINGS BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PERTSHIRE ROAD (60 FEET WIDE) AS DEDICATED BY MAP OR PLAT IN VOLUME 153, PAGE 106 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS);

COMMENCING FOR REFERENCE AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD FOR THE NORTHWEST CORNER OF WESTCHESTER SUBDIVISION, SECTION 3 AS RECORDED IN VOLUME 153, PAGE 106 OF THE HARRIS COUNTY MAP RECORDS, THE SOUTHEAST CORNER OF BLOCK 7, THORNWOOD SUBDIVISION, SECTION 1 AS RECORDED IN VOLUME 143, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND THE SOUTHWEST CORNER OF A 9.512-ACRE TRACT OF LAND CONVEYED TO AH APARTMENTS, LIMITED PARTNERSHIP AND REFERRED TO AS "TRACT I" IN A DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) S703776, FILM CODE NO. 515-39-1229 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 02 DEGREES 43 MINUTES 41 SECONDS EAST, 4.06 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 58 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD AND THE SOUTH LINE OF SAID 9.512-ACRE TRACT, A DISTANCE OF 299.80 FEET TO A 5/8-INCH IRON ROD SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD, THE SOUTH LINE OF SAID 9.512-ACRE TRACT AND A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 43 MINUTES 57 SECONDS, A CHORD BEARING OF NORTH 87 DEGREES 00 MINUTES 03 SECONDS EAST AND A CHORD DISTANCE OF 113.98 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD, THE SOUTH LINE OF SAID 9.512-ACRE TRACT AND A CURVE TO THE LEFT HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 00 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 87 DEGREES 08 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 125.80, FOR A CURVE LENGTH OF 125.87 FEET TO A 5/8-INCH IRON ROD SET FOR AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD AND THE SOUTH LINE OF SAID 9.512-ACRE TRACT;

THENCE SOUTH 89 DEGREES 21 MINUTES 48 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD AND THE SOUTH LINE OF SAID 9.512-ACRE TRACT, A DISTANCE OF 61.35 FEET TO A 3/4-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID PERTSHIRE ROAD FOR THE

SOUTHEAST CORNER OF SAID 9.512-ACRE TRACT AND THE SOUTHWEST CORNER OF MEMORIAL ASHFORD TOWNHOUSES AS RECORDED IN VOLUME 214, PAGE 17 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 22 MINUTES 02 SECONDS EAST, ALONG THE MOST WESTERLY LINE OF SAID MEMORIAL ASHFORD TOWNHOUSES AND THE EAST LINE OF SAID 9.512-ACRE TRACT, A DISTANCE OF 519.85 FEET TO A POINT IN THE EAST LINE OF SAID 9.512-ACRE TRACT FOR THE MOST WESTERLY-NORTHWEST CORNER OF SAID MEMORIAL ASHFORD TOWNHOUSES AND THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 22 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID 9.512-ACRE TRACT, A DISTANCE OF 160:00 FEET TO A 5/8-INCH IRON ROD SET IN THE SOUTH LINE OF BLOCK 2, THORNWOOD SUBDIVISION, SECTION 1 AS RECORDED IN VOLUME 143, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS FOR THE NORTHEAST CORNER OF SAID 9.512-ACRE TRACT AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 21 MINUTES 48 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 160.75 FEET TO A 5/8-INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID BLOCK 2 FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID MEMORIAL ASHFORD TOWNHOUSES AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 38 MINUTES 12 SECONDS WEST, ALONG A WESTERLY LINE OF SAID MEMORIAL ASHFORD TOWNHOUSES A DISTANCE OF 160.00 FEET TO A 5/8-INCH IRON ROD SET FOR AN INTERIOR CORNER OF SAID MEMORIAL ASHFORD TOWNHOUSES AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 21 MINUTES 48 SECONDS WEST, ALONG A NORTHERLY LINE OF SAID MEMORIAL ASHFORD TOWNHOUSES, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.589 ACRE, (25,660 SQUARE FEET) OF LAND, MORE OR LESS.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 28<sup>th</sup> day of December, 2021, O JONES ROAD DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, executed a Construction Deed of Trust conveying to JAMES I. PERKINS, Trustee, the Real Estate hereinafter described, to secure CITIZENS 1<sup>ST</sup> BANK in the payment of a debt therein described, said Construction Deed of Trust being recorded in County Clerk's File No. RP-2022-5351, and extended in County Clerk's File No. RP-2023-270145, Official Public Records of Harris County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Construction Deed of Trust; and


WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of August, 2024, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045 or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Harris County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Harris County, Texas, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Harris, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 10<sup>th</sup> day of July, 2024.



KEARBY R. DICKESON, Substitute Trustee  
909 East Southeast Loop 323, Suite 400  
Tyler, TX 75701

Exhibit "A"

**Property** 1:  
Being a tract of land situated in the Samuel Everett Survey, Abstract No. 956 in Harris County, Texas, same being a portion of that tract of land conveyed to David G. McDonald, Trustee, by deed recorded in Document Number F672213, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for corner, said corner being in the West line of Jones Road (public right-of-way) and being the Northeast corner of that tract of land conveyed to Shiba Properties, LLC, by deed recorded in Instrument Number 20090341303, Official Public Records, Harris County, Texas;

**THENCE** North 89 degrees 48 minutes 57 seconds West, along the North line of said Shiba Properties tract, passing along that tract of land conveyed to Heligate Holding Company, LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 20070567657, Official Public Records, Harris County, Texas, passing along that tract of land conveyed to Houston Portfolio Joint Venture II, a California Limited Partnership, by deed recorded in Document Number M111856, Official Public Records, Harris County, Texas, a distance of 412.87 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Colombo Holdings LLC, a Texas Limited Liability Company, by deed recorded in Document Number RP-2018-8941, Official Public Records, Harris County, Texas;

**THENCE** North 00 degrees 31 minutes 01 seconds East, along the East line of said Colombo Holdings tract a distance of 226.18 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to The Allen and Dorothy Caine Living Trust, Allen Patrick Caine and Dorothy Marie Caine, co-trustees, by deed recorded in Document Number RP-2016-34101, Official Public Records, Harris County, Texas;

**THENCE** South 89 degrees 37 minutes 13 seconds East, along the South line of said The Allen and Dorothy Caine tract, a distance of 410.83 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said The Allen and Dorothy Caine tract and being in the West line of aforesaid Jones Road;

**THENCE** South, along the West line of said Jones Road, a distance of 225.01 feet to the POINT OF BEGINNING and containing 92,910 square feet or 2.13 acres of land.



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 28<sup>th</sup> day of December, 2021, 0 JONES ROAD DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, executed a Construction Deed of Trust conveying to JAMES I. PERKINS, Trustee, the Real Estate hereinafter described, to secure CITIZENS 1<sup>ST</sup> BANK in the payment of a debt therein described, said Construction Deed of Trust being recorded in County Clerk's File No. RP-2022-5351, and extended in County Clerk's File No. RP-2023-270145, Official Public Records of Harris County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Construction Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of August, 2024, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045 or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Harris County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Harris County, Texas, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Harris, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 10<sup>th</sup> day of July, 2024.



KEARBY R. DICKESON, Substitute Trustee  
909 East Southeast Loop 323, Suite 400  
Tyler, TX 75701

COPY

Exhibit "A"

**Property** 1:  
Being a tract of land situated in the Samuel Everett Survey, Abstract No. 956 in Harris County, Texas, same being a portion of that tract of land conveyed to David S. McDonald, Trustee, by deed recorded in Document Number F672213, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for corner, said corner being in the West line of Jones Road (public right-of-way) and being the Northeast corner of that tract of land conveyed to Shiba Properties, LLC, by deed recorded in Instrument Number 20090341303, Official Public Records, Harris County, Texas;

**THENCE** North 89 degrees 46 minutes 57 seconds West, along the North line of said Shiba Properties tract, passing along that tract of land conveyed to Helgate Holding Company, LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 20070567857, Official Public Records, Harris County, Texas, passing along that tract of land conveyed to Houston Portfolio Joint Venture II, a California Limited Partnership, by deed recorded in Document Number M11856, Official Public Records, Harris County, Texas, a distance of 412.87 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Colombo Holdings LLC, a Texas Limited Liability Company, by deed recorded in Document Number RP-2018-8941, Official Public Records, Harris County, Texas;

**THENCE** North 00 degrees 31 minutes 01 seconds East, along the East line of said Colombo Holdings tract a distance of 226.18 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to The Allen and Dorothy Caine Living Trust, Allen Patrick Caine and Dorothy Marie Caine, co-trustees, by deed recorded in Document Number RP-2016-34101, Official Public Records, Harris County, Texas;

**THENCE** South 89 degrees 37 minutes 13 seconds East, along the South line of said The Allen and Dorothy Caine tract, a distance of 410.83 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said The Allen and Dorothy Caine tract and being in the West line of aforesaid Jones Road;

**THENCE** South, along the West line of said Jones Road, a distance of 225.01 feet to the POINT OF BEGINNING and containing 92,910 square feet or 2.13 acres of land.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 28<sup>th</sup> day of December, 2021, 0 JONES ROAD DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, executed a Construction Deed of Trust conveying to JAMES I. PERKINS, Trustee, the Real Estate hereinafter described, to secure CITIZENS 1<sup>ST</sup> BANK in the payment of a debt therein described, said Construction Deed of Trust being recorded in County Clerk's File No. RP-2022-5351, and extended in County Clerk's File No. RP-2023-270145, Official Public Records of Harris County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Construction Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of August, 2024, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045 or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Harris County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Harris County, Texas, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Harris, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 10<sup>th</sup> day of July, 2024.



KEARBY R. DICKESON, Substitute Trustee  
909 East Southeast Loop 323, Suite 400  
Tyler, TX 75701

Exhibit "A"

**Property**

1:  
Being a tract of land situated in the Samuel Everett Survey, Abstract No. 856 in Harris County, Texas, same being a portion of that tract of land conveyed to David S. McDonald, Trustee, by deed recorded in Document Number F672213, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for corner, said corner being in the West line of Jones Road (public right-of-way) and being the Northeast corner of that tract of land conveyed to Shiba Properties, LLC, by deed recorded in Instrument Number 20090341303, Official Public Records, Harris County, Texas;

**THENCE** North 89 degrees 46 minutes 57 seconds West, along the North line of said Shiba Properties tract, passing along that tract of land conveyed to Helgate Holding Company, LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 20070567657, Official Public Records, Harris County, Texas, passing along that tract of land conveyed to Houston Portfolio Joint Venture II, a California Limited Partnership, by deed recorded in Document Number M11856, Official Public Records, Harris County, Texas, a distance of 412.87 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Colombo Holdings LLC, a Texas Limited Liability Company, by deed recorded in Document Number RP-2018-8941, Official Public Records, Harris County, Texas;

**THENCE** North 00 degrees 31 minutes 01 seconds East, along the East line of said Colombo Holdings tract a distance of 226.18 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to The Allen and Dorothy Caine Living Trust, Allen Patrick Caine and Dorothy Marie Caine, co-trustees, by deed recorded in Document Number RP-2016-34101, Official Public Records, Harris County, Texas;

**THENCE** South 89 degrees 37 minutes 13 seconds East, along the South line of said The Allen and Dorothy Caine tract, a distance of 410.83 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said The Allen and Dorothy Caine tract and being in the West line of aforesaid Jones Road;

**THENCE** South, along the West line of said Jones Road, a distance of 225.01 feet to the POINT OF BEGINNING and containing 92,910 square feet or 2.13 acres of land.

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** April 10, 2007  
**Original Payee:** Southwest Guaranty, Ltd., a Texas Limited Partnership  
**Deed of Trust:** Executed April 10, 2007, recorded in the public records of Harris County, Texas, in or under File No. 2007023830  
**Current Mortgagee:** Lonestar Finance and Lending, Inc., a Texas Corporation  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot Three (3), and Seven (7), Briar View, a subdivision in Harris County, Texas, According to the Map or Plat thereof, Recorded in Volume 47, Page 29, Map Records of Harris County, Texas. (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

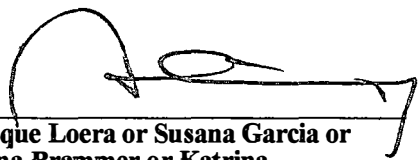
**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

The Mortgagee, whose address is:

Lonestar Finance and Lending, Inc. a Texas Corporation  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerdeja or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Alvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece or Scott Wizig  
Trustee or Substitute Trustee**  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL COPY

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** August 25, 2017  
**Grantor(s):** Juan Pablo Acuna Castro and Santiago Dimas Fuentes  
**Mortgagee:** Preservation Investments, LLC a Nevada Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2018-45335  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as, Lot 14 in Block 14 of Scenic Woods a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 46, Page 9 of the records of Harris County, Texas, (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

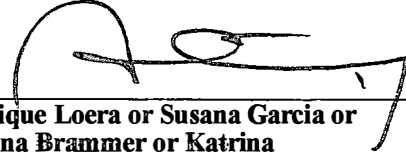
**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

The Mortgagee, whose address is:

Preservation Investments, LLC a Nevada Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerdeja or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Álvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4195  
FILED 7/16/2024 4:19:52 PM



**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** October 04, 2019

**Grantor(s):** Nationwide Real Estate Development, LLC a Texas Limited Liability Company

**Original Payee:** Jet Lending, LLC

**Deed of Trust Executed** October 04, 2019, recorded in the public records of

**Information:** Harris County, Texas in or under File No. RP-2019-449769.

**Current Mortgage Holder:** Texas Capital Loans, LLC a Delaware Limited Liability Company

**Property County:** Harris County

**Legal Description: Property (including any improvements):** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot 43, In the Block 33 of Corrected Plat of Woodland Hills Village Section One, an Addition in Harris County, Texas, According to the Map or Plat thereof Recorded in Volume 226, Page 87 of the Map Records of Harris County, Texas (more particularly described in the loan documents).

**Date of Sale:** AUGUST 06, 2024

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304935; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

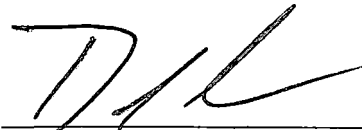
**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

The Mortgagee, whose address is:

Texas Capital Loans, LLC a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Doera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerda or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Álvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece or Jose Martinez  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date:** August 31, 2012 (Effective September 1, 2012)  
**Grantor(s):** Roshan Harricharan  
**Mortgagee:** SWE Capital, LLC a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. 20120507523  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot One Hundred Twenty-One (121), in Block Six (6), of Hemwick Place Section One (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Vol. 73, Pg. 14, of the Map Records of Harris County, Texas, (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

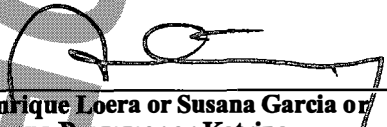
### ACTIVE MILITARY SERVICE NOTICE

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

The Mortgagee, whose address is:

SWE Capital, LLC a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerdeja or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Álvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece or Scott Wizig  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

COPY  
SWE CAPITAL  
UNMORTGAGED

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** November 01, 2021  
**Grantor(s):** Vincente Vargas Galvan and Ma Irma Castillio Jimenez  
**Mortgagee:** 1423 Kipling, LLC a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2022-57107  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as **LOT 76, IN BLOCK 4 OF A REPLAT OF PARKWOOD EAST, SECTION ONE (1). A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 237, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS** (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304935; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

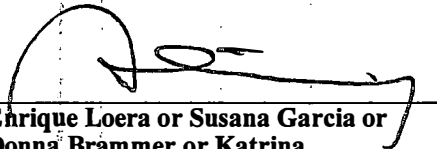
**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

The Mortgagee, whose address is:

1423 Kipling, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerdea or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Álvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

COPY  
UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4198

FILED 7/16/2024 4:19:55 PM

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** October 01, 2021  
**Grantor(s):** Veronica G. Vazquez De Marez and Luis Enrique Valdez Perez  
**Mortgagee:** 524 Heights Blvd, LLC a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2021-702083  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot 391, in Block 15, of AIMEDA PLAZA, SECTION 3, a subdivision in Harris County, Texas, according to the Map of Plat thereof recorded in Volume 58, Page 9, of the Map Records of Harris County, Texas (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

**ACTIVE MILITARY SERVICE NOTICE**

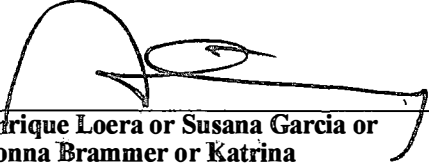
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**DUPLICATE COPY**

The Mortgagee, whose address is:

524 Heights Blvd, LLC a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerdeja or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Alvarez or  
Sarah Friedman or ~~Viridiana Silva~~  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece  
Trustee or Substitute Trustee**

6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL COPY



NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date:** June 16, 2017  
**Grantor(s):** Pedro Paco-Araujo and Lisbeth Sendoya Alonso  
**Mortgagee:** 2013 SWE, LLC a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2017-288289  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described The West One-Half (W1/2) of Lot 16 in Block 9 of Dreamland Place, Section 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 27, Page 37 of the map records of Harris County, Texas (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304935; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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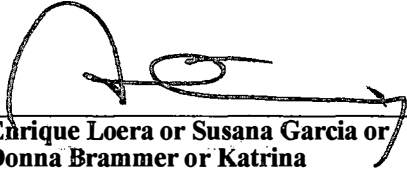
ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

2013 SWE, LLC a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerde or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
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Miguel Alberto Molina Álvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece or Scott Wizig  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4200

FILED 7/16/2024 4:19:57 PM

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** August 1, 2017  
**Grantor(s):** Robert Gonzales Jr. and Antionette Jessica Gonzales  
**Mortgagee:** Casa Pronto, LLC a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2017-465120  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot Fifty-One (51), in Block Six (6), of North Spring, Section Six (6), a Subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 248, Page 58 of the map records of Harris County, Texas, (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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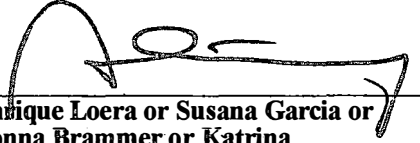
**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

The Mortgagee, whose address is:

Casa Pronto, LLC a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerdeja or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
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Longoria or Emilio Martinez or  
Miguel Alberto Molina Alvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece or Scott Wizig  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

FRCL-2024-4201

FILED 7/16/2024 4:19:58 PM

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** May 12, 2015  
**Grantor(s):** Carl V. Young Jr.  
**Mortgagee:** Casas Express, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. 20150352207  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly as Unit C, Block 25, Pine Village North Townhomes, Section 1, Harris County, Texas more particularly described in an instrument Filed in the Real Property Records of Harris County, Texas under Harris County Clerks File Number V779182, (more particularly described in the Loan Documents)

**Date of Sale:** August 06, 2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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**ACTIVE MILITARY SERVICE NOTICE**

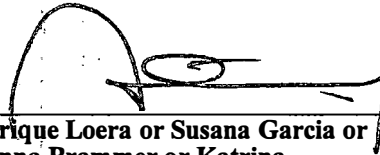
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



The Mortgagee, whose address is:

Casas Express, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16<sup>th</sup> day of July 2024



Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerdeja or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
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Longoria or Emilio Martinez or  
Miguel Alberto Molina Álvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece or Scott Wizig  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL COPY

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** March 10, 2018  
**Grantor(s):** Paul L. Griffin and Chamecca Drenae Moore  
**Mortgagee:** Texas Specialty Homes, LP a Texas Limited Partnership  
**Recorded in:** Clerk's File No. RP-2018-216474  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot Six (6), Block Two (2), of Dreamland Place, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Vol. 27, Pg. 37, of the Map Records of Harris County, Texas (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304935; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

**ACTIVE MILITARY SERVICE NOTICE**

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**COPY**

The Mortgagee, whose address is:

Texas Specialty Homes, LP a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024

~~Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerdeja or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
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John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece or Scott Wizig  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057~~

UNOFFICIAL COPY



**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** September 30, 2022  
**Grantor(s):** Wendell Maurice King  
**Mortgagee:** 2301 Commonwealth, LLC a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2022-585861  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as LT 383 BLK 34, North Plaza R/P according to the map or records of Harris County, Texas (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304935; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

**ACTIVE MILITARY SERVICE NOTICE**

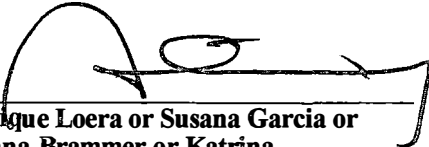
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

COPY

The Mortgagee, whose address is:

2301 Commonwealth, LLC a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerde or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Alvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece**

**Trustee or Substitute Trustee**  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

COPY UNOFFICIAL

FILED 7/16/2024 4:20:01 PM FRCL-2024-4204 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** August 28, 2020  
**Grantor(s):** Alex's Remodeling Team, LLC a Texas Domestic Limited Liability Company  
**Mortgagee:** Edgehill Investments, LP a Texas Limited Partnership  
**Recorded in:** Clerk's File No. RP-2021-43451  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot 10 in Block 29 of Quenby's addition, in Harris County, Texas as described in deed dated, May 1942, from Ben Hurwitz, to Robert Kaplan, recorded in Document #109950, Deed Records of Harris County, Save and Except However, that certain 40 foot Strip, Described in Document, #788958, Deed Records of Harris County, Texas, (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

**ACTIVE MILITARY SERVICE NOTICE**

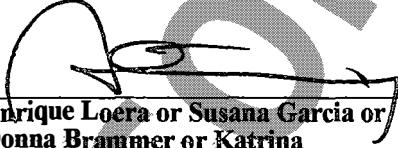
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

COPY

The Mortgagee, whose address is:

Edgehill Investments, LP a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerdeja or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Alvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** November 18, 2010  
**Grantor(s):** Herman Rodriguez Torres and Elizabeth Torres  
**Mortgagee:** Texas Capital Loans, LLC a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 20100495286  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot One Hundred Sixty – Nine (169), of Riverview Addition, a Subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 8, Page 17, of the map records of Harris County, Texas (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304935; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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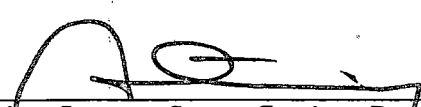
**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

The Mortgagee, whose address is:

Texas Capital Loans, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or Donna  
Brammer or Katrina Rodriguez or Cesar  
Acosta or Christopher Apodaca or Rinki Shah  
or Theresa Phillips or David Cerda or Jose  
Martinez or Mark Laffaye or Alexander  
Lawson or Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or Miguel  
Alberto Molina Álvarez or Sarah Friedman or  
Viridiana Silva or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy Munoz or  
Kenneth David Fisher or John Hodges or  
Michele Laffite or Rodolfo Pineda or Karina  
Galvan or Ramón Guajardo or Nailah Hicks  
or Alex Collazo or Erica Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

COPY  
ORIGINAL  
UNOFFICIAL

UNOFFICIAL COPY

BEING TRACT 1, A 692.56 SQUARE FOOT TRACT OF LAND OUT OF THE  
WESTLY 1/2 PART OF THE NORTHEAST 1/4 OF LOT 21, BLOCK  
A, OF HAYLAND SUBDIVISION AS SHOWN BY MAP OR PLAN RECORDED IN  
VOLUME 13, PAGE 51, MAP RECORDS OF HARRIS COUNTY, TEXAS SAID  
TRACT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A SET W. MON R.O.D. NORTHWEST CORNER OF LOT 21,  
BLOCK A HAYLAND ADDITION;  
THENCE EAST 97.32 FEET ALONG THE SOUTH LINE OF RUGH ROAD TO A  
SET W. IN CONCRETE DRIVE, THE NORTHEAST CORNER OF THIS TRACT;  
THENCE SOUTH ALONG THE CENTER OF A CONCRETE DRIVE 62.28 FEET TO  
A SET W. IN THE SOUTHWEST CORNER OF THE TRACT AND THE  
NORTHEAST CORNER OF TRACT 2;  
THENCE WEST 97.32 FEET TO A SET W. MON R.O.D. IN THE WEST LINE OF  
SAID LOT 21;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 21 TO THE PLACE OF  
BEGINNING AND CONTAINING 692.56 SQUARE FEET OF LAND MORE OR  
LESS WITH THE EAST 1/2 PART OF THIS TRACT TO BE RESERVED AS ACCESS  
AND EGRESS EASEMENT.

Exhibit "A"

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date:** August 27, 2020  
**Grantor(s):** Alex's Remodeling Team, LLC a Texas Domestic Limited Liability Company  
**Mortgagee:** Scott Wizig Enterprises Inc. a Texas Corporation  
**Recorded in:** Clerk's File No. RP-2021-43448  
**Property County:** Harris County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described in Exhibit "A", (more particularly described in the loan documents).

**Date of Sale:** August 06, 2024

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

COPY


UNOFFICIAL



The Mortgagee, whose address is:

Scott Wizig Enterprises Inc. a Texas Corporation  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024

  
\_\_\_\_\_  
**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerde or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Alvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4207

FILED 7/16/2024 4:20:04 PM

## Exhibit "A"

All that certain tract or parcel of land containing 0.0256 acre of land commonly known as Building Plot Nine Hundred Fifty-three (953) in Block Six (6) out of FONDREN SOUTHWEST TEMPOS APARTMENTS, SECTION THREE (3), located in the Demas Elliott Survey, Abstract No. 1071, Harris County, Texas, according to the map or plat thereof recorded in Volume 308, Page 94 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at a found 5/8 inch iron rod marking the most Northerly northeast corner of said Fondren Southwest Tempos Apartments; said rod further marking the most Northerly end of a cut-back corner at the street intersection of the Easterly right-of-way line of Bob White Drive (60.00 feet wide);

THENCE South 72 deg. 57 min. 33 Sec. East; a distance of 361.87 feet to a found 1/2 inch iron rod;

THENCE South 02 deg. 44 min. 46 sec. East, a distance of 41.25 feet to the POINT OF BEGINNING;

THENCE North 87 deg. 15 min. 14 sec. East, a distance of 27.04 feet to a point for corner;

THENCE South 02 deg. 44 min. 46 sec. East, a distance of 41.25 feet to a point for corner;

THENCE South 87 deg. 15 min. 14 sec. West, a distance of 27.04 feet to a found 3/8 inch iron rod for corner;

THENCE North 02 deg. 44 min. 46 sec. West, a distance of 41.25 feet to the POINT OF BEGINNING and containing 0.0246 acre of land, together with all improvements thereon and all easements and appurtenances thereto, and together with the beneficial interest of use and enjoyment in and to the Common Area appurtenant to said Building Plot, as defined in the Declaration of Covenants, Conditions and Restrictions for FONDREN SOUTHWEST TEMPOS, filed for record under Harris county Clerk's File No(s). H623812 and annexed by instrument filed for record under Harris County Clerk's File No(s). H835605.

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date:** November 11, 2013  
**Grantor(s):** Laura Flores and Reynalda Flores  
**Original Payee:** Home Holdings, LP, a Texas Limited Partnership f/k/a First Castle Homes, LP, as successor in interest by conversion to Avignom Holdings, LLC, the successor in interest by merger to First Castle Homes DE, LLC

**Deed of Trust** Executed November 11, 2013, recorded in the public records of **Information:** Harris County, Texas in or under File No. 2013058198.  
**Current Mortgagee Holder:** Hillcrest Holdings, LLC a Nevada Limited Liability Company  
**Property County:** Harris County

**Legal Description: Property (including any improvements):** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot 8, Block 5, Ellena Gardens, and addition in Harris County, Texas, according to the plat recorded in volume 16, page 38, map plat records, Harris County, Texas (more particularly described in the loan documents).

**Date of Sale:** AUGUST 06, 2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304935; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

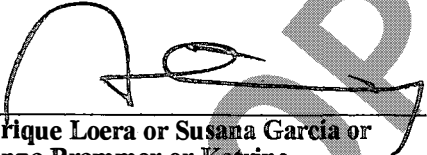
**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

The Mortgagee, whose address is:

Hillcrest Holdings, LLC a Nevada Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of July 2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki  
Shah or Theresa Phillips or David  
Cerde or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Alvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Manoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece or Jose Martinez  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

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**NOTICE OF FORECLOSURE**

Date: July 16, 2024

Beneficiary: AIC Management Co.

GRANTOR: Idilio Salvador Gonzalez AND Maria F Gonzalez

PROPERTY TO BE SOLD: Building Plot 517, Block 14  
Apartment 12124  
FONDREN SOUTHWEST TEMPO APTS SEC 1  
CATTAILS TOWNHOMES, a subdivision in Harris COUNTY , Tx as recorded in  
Volume 290, page 132 of Map Records of Harris County TX  
Commonly known as 12124 Bob White Dr., Houston 77035

SALE DATE OF PROPERTY: Tuesday, August 6, 2024

EARLIEST TIME SALE WILL BEGIN: 10.00 AM TO BE COMPLETED NO LATER THAN 1.00 PM

PLACE OF SALE: Bayou City Event Center  
9401 Knight Road  
Houston, TX 77045

Whereas Idilio Salvador Gonzalez and Maria F Gonzalez have made a default in the payment of the Note secured by the deed of trust recorded in the Harris County on 26<sup>th</sup> July, 2018 under Clerk's File No: RP-2018-338939 in the HARRIS County's clerk record. The Beneficiary has designated Trustee named in the Deed of Trust and requested him to post, file, and serve Notice of the Sale and conduct the sale pursuant to Section 51.002 of the Texas Property Code. The sale is where-is, as is with no representations or warranties, taken subject to any lien superior to the Mortgage lien.

The Trustee will sell the Property at public auction to the highest bidder on Tuesday, the August 6, 2024 no earlier than 10.00 AM and complete the sale within three hours of the earliest time for cash at the Place of Sale on the date of the sale to satisfy the unpaid balance of the lien and related charges.

Ramesh Kapur  
Trustee

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# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Thomas E. Logans a/k/a Thomas Edward Logans	Deed of Trust Date	April 8, 2009
Original Mortgagee	Bank of America, N.A., a National Banking Association	Original Principal	\$589,500.00
Recording Information	Instrument #: 20090169798 Book #: RP-064-24 Page #: 2594 in Harris County, Texas	Original Trustee	Gary J. Sommerfelt
Property Address	5219 Rutherglenn Drive, Houston, TX 77096	Property County	Harris

## MORTGAGE SERVICER INFORMATION:

Current Mortgagee	PHH Mortgage Corporation	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	PHH Mortgage Corporation	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

## SALE INFORMATION:

Date of Sale	08/06/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Seljm Taherzadeh, or Michael Linke. anv to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

**Legal Description as per the Deed of Trust:**  
**LOT FOURTEEN (14), IN BLOCK NINETEEN (19), OF REPLAT "F" MEYERLAND, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 68, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if

## NOTICE OF TRUSTEE'S SALE

any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Dated March 26, 2024.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000390-23-2S

APN 123-084-004-0014

TO No 230569041-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on July 20, 2022, GINA HANCOCK AND DEVIN HERNANDEZ, UNMARRIED WOMAN AND UNMARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BRAD MAURITZEN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ENVOY MORTGAGE, LTD., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$348,570.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on July 21, 2022 as Document No. RP-2022-374953 in Harris County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 123-084-004-0014

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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



4816697



TS No TX07000390-23-2S

APN 123-084-004-0014

TO No 230569041-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 9th day of May, 2024.

  
By: Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey,  
Steve Leva  
Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and  
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000390-23-2S

APN 123-084-004-0014

TO No 230569041-TX-RWI

**EXHIBIT "A"**

LOT 14, BLOCK 4, OF CANYON GATE AT NORTHPOINTE, SECTION 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 513122, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL  
COPY

24-01362  
404 S CARROLL ST, LA PORTE, TX 77571

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Property:** The Property to be sold is described as follows:

Lots Twenty-Four (24) And Twenty-Five (25), Block Forty -Seven (47), Bay Front Addition, A Subdivision Of Harris County, Texas, According To The Map Or Plat Thereof Filed In Volume 1, Page 27, Map Records, Harris County, Texas.

**Security Instrument:** Deed of Trust dated November 15, 2022 and recorded on November 17, 2022 at Instrument Number RP-2022-554843 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 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 JEFFREY EARL POTTER AND PAIGE TAYLOR POTTER secures the repayment of a Note dated November 15, 2022 in the amount of \$338,751.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4816583

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL COPY

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 24-31091

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 4/29/2021, Jassenia Aguilar Guillen, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robertson Anschutz Veters, LLC., as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$262,153.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC., which Deed of Trust is Recorded on 5/3/2021 as Volume RP-2021-238683, Book , Page , in Harris 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 16, Block 2, of Breckenridge West Sec 4, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 691188 of the map records of Harris County, Texas.**

Commonly known as: **23702 HARROW FIELD LANE SPRING, TX 77373**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Ebbie Murphy, Jeff Leva, Megan L. Randle, Patricia Poston, Sandy Dasigenis, Steve Leva, Wayne Daughtrey, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, 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 **8/6/2024 at 10:00 AM**, or no later than three (3) hours after such time, in Harris 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: **THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



4816657

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3011

FILED 5/9/2024 9:07:23 AM

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 5/7/2024

WITNESS, my hand this May 9, 2024



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Ebbie Murphy, Jeff Leva, Megan L. Randle,  
Patricia Poston, Sandy Dasigenis, Steve Leva,  
Wayne Daughtrey  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

COPY ORIGINAL UNOFFICIAL

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 24-31087

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 3/17/2006, Evangelina Massa and Benjamin Massa, wife and husband, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Atty. Don W. Ledbetter, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Homecomings Financial Network Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$31,174.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Homecomings Financial Network Inc., which Deed of Trust is Recorded on 3/22/2006 as Volume Z173713, Book , Page , in Harris County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot Thirty-Seven (37), in Block One (1), of Crossing at Stone Creek Sec. 3, a subdivision in Harris County, Texas according to the Map or Plat thereof recorded Under Film Code No. 586086 of Tee Map records of Harris County, Texas.**

Commonly known as: **17226 BLUSHING PEAR COURT HOUSTON, TX 77084**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Ebbie Murphy, Jeff Leva, Megan L. Randle, Patricia Poston, Sandy Dasigenis, Steve Leva, Wayne Daughtrey, Nicole Durrett, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-RFC1 Asset-Backed Pass-Through Certificates.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **8/6/2024 at 10:00 AM**, or no later than three (3) hours after such time, in Harris 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: **Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgageors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



4816619

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 5/7/2024

WITNESS, my hand this May 9, 2024



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Ebbie Murphy, Jeff Leva, Megan L. Randle,  
Patricia Poston, Sandy Dasigenis, Steve Leva,  
Wayne Daughtrey, Nicole Durrett  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3012

FILED 5/9/2024 9:07:24 AM



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3035  
FILED 5/9/2024 11:08:38 AM

3807 MIDFOREST DRIVE  
HOUSTON, TX 77068

00000009382763

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 22, 2009 and recorded in Document CLERK'S FILE NO. 20090275985 real property records of HARRIS County, Texas, with ADRIANNE KATONA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ADRIANNE KATONA, securing the payment of the indebtednesses in the original principal amount of \$157,102.00, 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

UNO  
FCTX  
COPY



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3035  
FILED 5/9/2024 11:08:38 AM

3807 MIDFOREST DRIVE  
HOUSTON, TX 77068

0000009382763

0000009382763

HARRIS

**EXHIBIT "A"**

LOT 12, IN BLOCK 6 OF CREEK VILLAGE, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 167, PAGE 133 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3035

FILED 5/9/2024 11:08:38 AM

ORIGINAL

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3036  
FILED 5/9/2024 11:08:39 AM

9510 WALNUT GLEN DR  
HOUSTON, TX 77064

0000009396375

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 16, 2015 and recorded in Document CLERK'S FILE NO. 20150031114 real property records of HARRIS County, Texas, with RHONDA LENEAR DAKARI LENEAR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RHONDA LENEAR DAKARI LENEAR, securing the payment of the indebtednesses in the original principal amount of \$145,319.00, 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, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3036  
FILED 5/9/2024 11:08:39 AM

9510 WALNUT GLEN DR  
HOUSTON, TX 77064

0000009396375

0000009396375

HARRIS

**EXHIBIT "A"**

BEING LOT 16, BLOCK 5 OF REPLAT OF HARVEST-BEND-THE MEADOW SECTION ONE (1) AN ADDITION OF HARRIS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 325, PAGE 108 OF THE RECORDS, HARRIS COUNTY, TEXAS.

APD #: 1159300050016

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3036

FILED 5/9/2024 11:08:39 AM

DUPLICATE

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 09/29/2008  
**Grantor(s):** JOHN A STURGEON AND TARA STURGEON, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CEDARSTONE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$153,258.00  
**Recording Information:** Book 009-08 Page 1632 Instrument 20080494972  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 11822 HILLBROOK DR, HOUSTON, TX 77070

**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:** 2800 Tamarack Rd, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on May 9, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

**Exhibit "A"**

LOT 16 IN BLOCK 1 OF HEATHERWOOD VILLAGE, SECTION THREE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 246, PAGE 109 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

COPY UNOFFICIAL



FRCL-2024-3088

FILED 5/13/2024 9:02:21 AM

24-01362  
404 S CARROLL ST, LA PORTE, TX 77571

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

Lots Twenty-Four (24) And Twenty-Five (25), Block Forty -Seven (47), Bay Front Addition, A Subdivision Of Harris County, Texas, According To The Map Or Plat Thereof Filed In Volume 1, Page 27, Map Records, Harris County, Texas.

Security Instrument: Deed of Trust dated November 15, 2022 and recorded on November 17, 2022 at Instrument Number RP-2022-554843 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 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 JEFFREY EARL POTTER AND PAIGE TAYLOR POTTER secures the repayment of a Note dated November 15, 2022 in the amount of \$338,751.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4817007

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

COPY

UNOFFICIAL

24-01415  
2435 FORT BALDY TRL, HUMBLE, TX 77396

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:  
  
LOT NINE (9), IN BLOCK TWO (2) OF WOODLAND PINES, SEC 10, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 683133, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated April 30, 2018 and recorded on May 1, 2018 at Instrument Number RP-2018-185983 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 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 FRANCISCO MORALES AND CLAUDIA CARILLO secures the repayment of a Note dated April 30, 2018 in the amount of \$203,204.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4817009

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company , Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL COPY

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated June 04, 1998 and recorded under Vol. 519-14, Page 1375, or Clerk's File No. T074270, in the real property records of HARRIS County Texas, with Monica Wells and spouse, Michael Wells as Grantor(s) and Allied Mortgage Capital Corp. as Original Mortgagee.

Deed of Trust executed by Monica Wells and spouse, Michael Wells securing payment of the indebtedness in the original principal amount of \$75,460.00 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 Monica Wells. 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:**

**LOT 10, IN BLOCK 11, OF REPLAT OF BRIDGESTONE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 287, PAGE 92 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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 of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3090

FILED 5/13/2024 9:02:21 AM


**"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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee.**


The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

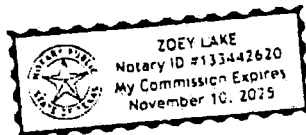
  
\_\_\_\_\_  
Will Morphis, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Will Morphis 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 9th day of May, 2024.

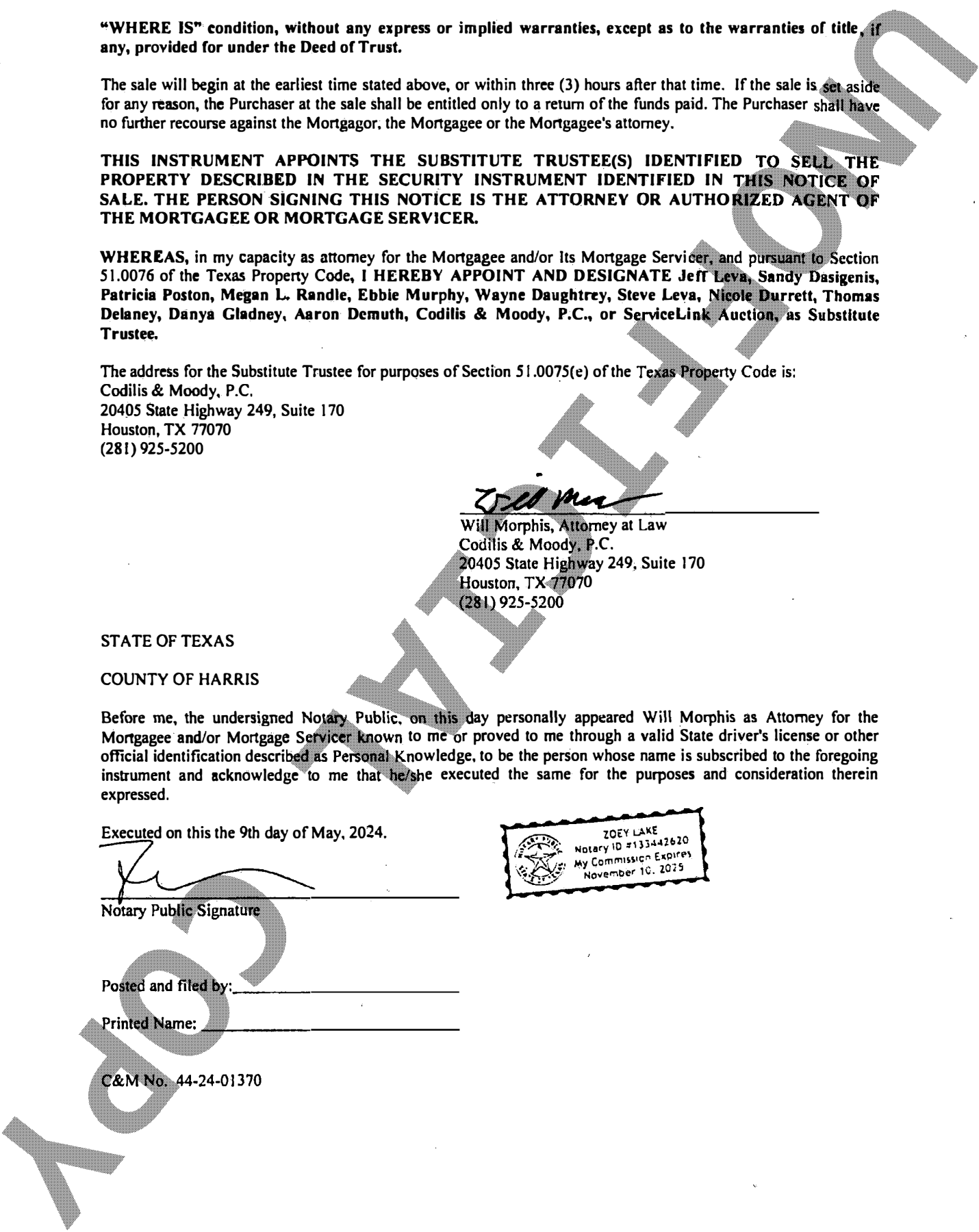
  
\_\_\_\_\_  
Notary Public Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-01370



13918 AUTUMN RIDGE TRAIL DRIVE  
HOUSTON, TX 77048

0000009973348

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 02, 2008 and recorded in Document INSTRUMENT NO. 20080238838; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NOS. 20100208787, 20140121674, RP-2017-221327, AND AFFIDAVIT OF CORRECTION RP-2018-9270 real property records of HARRIS County, Texas, with YVONNE SAMUEL, A SINGLE WOMAN AND KIMBERLY N BLACK, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by YVONNE SAMUEL, A SINGLE WOMAN AND KIMBERLY N BLACK, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$129,838.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING 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. 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




13918 AUTUMN RIDGE TRAIL DRIVE  
HOUSTON, TX 77048

0000009973348

**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 M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3143

FILED 5/13/2024 12:06:00 PM

UNOFFICIAL COPY



13918 AUTUMN RIDGE TRAIL DRIVE  
HOUSTON, TX 77048

0000009973348

0000009973348

HARRIS

**EXHIBIT "A"**

LOT 12, IN BLOCK 1, AUTUMN GLEN, SECTION 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 597065 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3143

FILED 5/13/2024 12:06:00 PM

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-09063-TX

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

**Date:** 8/6/2024  
**Time:** The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.  
**Place:** Harris County Courthouse, Texas, at the following location: 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045  
 Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

Lot Six (6), in Block Three (3) of Pines of Atascocita, Section One (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 224, Page 86 of the Map Records of Harris County, Texas.

**Commonly known as:** 19511 PINE ECHO DR HUMBLE, TX 77346

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 11/15/2012 and recorded in the office of the County Clerk of Harris County, Texas, recorded on 11/26/2012 under County Clerk’s File No 20120544056, in Book – and Page – The subject Deed of Trust was modified by Loan Modification recorded as Instrument RP-2018-102310 and recorded on 03/12/2018 of the Real Property Records of Harris County, Texas.

**Grantor(s):** Christopher M Ditrich and Roxanne N Ditrich, husband and wife, tenants by the entirety with rights of survivorship  
**Original Trustee:** Network National Title, Inc.  
**Substitute Trustee:** Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AmeriGroup Mortgage Corporation a division of Mortgage Investors Corporation, its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation

T.S. #: 2024-09063-TX

**Mortgage Servicer: Freedom Mortgage Corporation**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$115,680.00, executed by Christopher M Ditrich and Roxanne N Ditrich, husband and wife, tenants by the entirety with rights of survivorship, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AmeriGroup Mortgage Corporation a division of Mortgage Investors Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

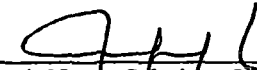
**Freedom Mortgage Corporation**  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN. 46037-7939  
Phone: 855-690-5900

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-09063-TX

Dated: 5-13-24

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC



c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648

UNOFFICIAL COPY

### Notice of [Substitute] Trustee Sale

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

#### 1. Date, Time and Place of Sale.

**Date:** 08/06/2024

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 15734 ACORN CLEARING PATH, HOUSTON, TX 77044

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in-one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/30/2009 and recorded 07/07/2009 in Book RP-066-03 Page 0836 Document 20090297782, real property records of Harris County, Texas, with **MONICA BAZILE, A SINGLE PERSON** grantor(s) and **AMERICAHOMEKEY, INC.** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents, does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **MONICA BAZILE, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of **\$124,856.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3219  
FILED 5/14/2024 9:24:19 AM

UNOFFICIAL COPY

TS No.: 2024-00723-TX  
24-000389-673

### Notice of [Substitute] Trustee Sale

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**LOT 29, IN BLOCK 4, OF SHELDON RIDGE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 627237 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation  
PO BOX 24605 West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

COPY UNOFFICIAL

FRCL-2024-3219 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 5/14/2024 9:24:19 AM

**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: 5/9/2024

Luis Rivera – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

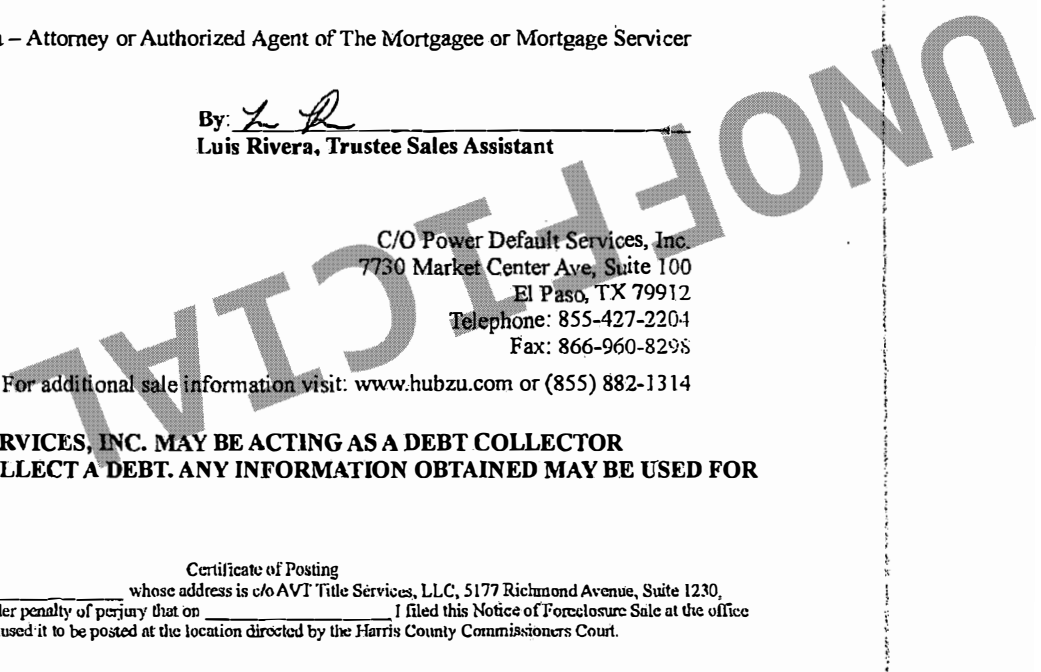
By: *Luis Rivera*  
Luis Rivera, Trustee Sales Assistant

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8295

For additional sale information visit: [www.hubzu.com](http://www.hubzu.com) or (855) 882-1314

**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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 3/20/2015	<b>Grantor(s)/Mortgagor(s):</b> XAVIER BECKWITH, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERIPRO FUNDING, INC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> Volume: 067-41 Page: 0256 Instrument No: 20150121080	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 18, BLOCK 2, LELAND WOODS, SECTION 1, A SUBDIVISION IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS. ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 590149 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

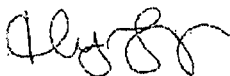
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 5/15/2024



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 5/16/24

SANDY DASIGENIS

Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-21-80069-POS  
Loan Type: FHA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3334

FLED 5/16/2024 9:21:37 AM



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/8/2018	<b>Grantor(s)/Mortgagor(s):</b> LIONELL JONES AND CARMELLA OSBORNE. HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: RP-2018-203232	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00AM
<b>Place of Sale of Property:</b> Magnolia South Ballroom inside the Bayou City Event Center 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.	

**Legal Description:** LOT NINE (9), IN BLOCK TWO (2), OF PLANTATION LAKES, SECTION TWENTY-THREE (23), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO(S) 680166, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 5/14/2024

Dated: 5/16/24

SANDY DASIGENIS

Printed Name:

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for PennyMac Loan Services, LLC

Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-23-99480-POS  
Loan Type: FHA

COPY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/24/2009	<b>Grantor(s)/Mortgagor(s):</b> JOSEPH ROWE AND STEFANIE HERRERA-ROWE, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH COMPANY, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> RP 065-76 <b>Page:</b> 0961 <b>Instrument No:</b> 20090277915	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT THIRTEEN (13), IN BLOCK SIX (6), OF SECTION ONE, OF FAIRMONT PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 21. OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.


Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.


**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 5/14/2024

Dated: 5/16/24

  
\_\_\_\_\_  
Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

**SANDY DASIGENIS**  
\_\_\_\_\_  
Printed Name:  
  
\_\_\_\_\_  
Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-24-102415-POS  
Loan Type: FHA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3336  
FILED 5/16/2024 9:21:37 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 3/15/2013	<b>Grantor(s)/Mortgagor(s):</b> BRAD TASHENBERG AND JENNIFER TASHENBERG. HUBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, DBA SUPREME LENDING, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded in:</b> <b>Volume:</b> 042-45 <b>Page:</b> 0531 <b>Instrument No:</b> 20130124945	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00AM
<b>Place of Sale of Property:</b> Magnolia South Ballroom inside the Bayou City Event Center 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.	

**Legal Description:** LOT NINE (9), IN BLOCK ONE (1), OF WOODVINE LOFTS, A SUBDIVISION OF 0.5880 ACRES OR 25,615 SQUARE FEET OF LAND SITUATED IN THE E.B. COGSWELL SURVEY, ABSTRACT NUMBER 785, HOUSTON, HARRIS COUNTY, TEXAS, AS RECORDED UNDER FILM CODE NO. 603077, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS ALSO BEING A REPLAT OF THE SOUTH 23 FEET OF LOT 10, AND ALL OF LOTS 11, 12, AND 13, BLOCK 8, OF LONG POINT OAKS, AS RECORDED IN VOLUME 47, PAGE 62, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

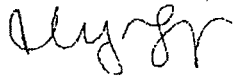
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**


**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(J): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 5/15/2024 \_\_\_\_\_



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for PennyMac Loan Services, LLC

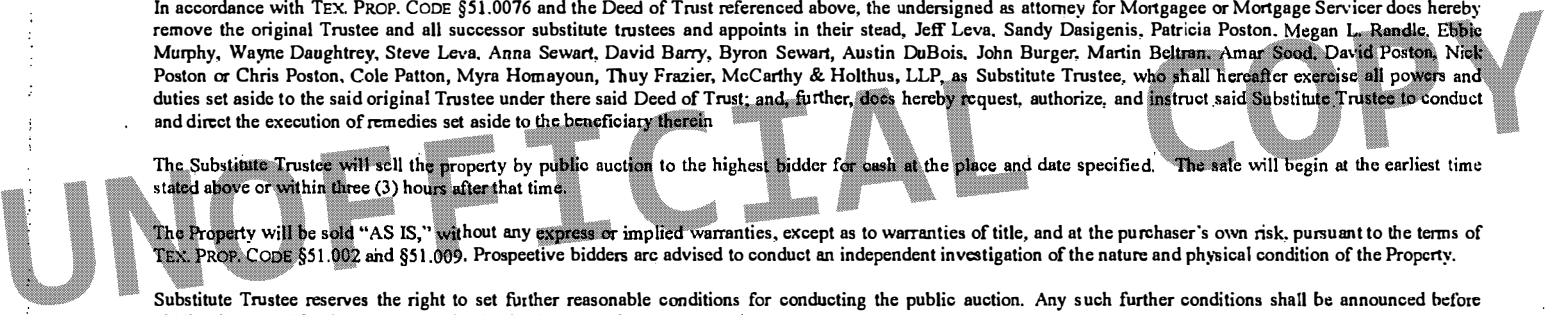
Dated: 5/16/24 \_\_\_\_\_

SANDY DASIGENIS  
Print Name: \_\_\_\_\_  


Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-24-102436-POS  
Loan Type: FHA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3337  
FILED 5/16/2024 9:21:37 AM



FILED 5/16/2024 9:20:39 AM FRCL-2024-3318 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX0700012-24-1

APN 1397900030020

TO No 240020574-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on January 28, 2019, EDGAR BARRILLAS, AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ANGELA R HERNANDEZ as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for DHI MORTGAGE COMPANY, LTD., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$215,023.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on January 28, 2019 as Document No. RP-2019-35345 and that said Deed of Trust was modified by Modification Agreement and recorded October 12, 2021 as Instrument Number RP-2021-586824 in Harris County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 1397900030020

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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX07000012-24-1

APN 1397900030020

TO No 240020574-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 16th day of May, 2024.

*Sandy Dasigenis*

By: Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva  
Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000012-24-1

APN 1397900030020

TO No 240020574-TX-RW1

**EXHIBIT "A"**

LOT 20, BLOCK 3, OF JASMINE HEIGHTS SEC 9, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 684988, MAP RECORDS OF HARRIS COUNTY, TEXAS.

**COPY**  
**UNOFFICIAL**

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 24-31085

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 7/22/2021, Damor Markey, unmarried, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Ruth W. Garner, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ruoff Mortgage Company, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$324,022.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ruoff Mortgage Company, Inc., which Deed of Trust is Recorded on 7/23/2021 as Volume RP-2020-417691, Book , Page , in Harris 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 59, Block 1, Cage Street Landing, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 676523, map and/or plat records, Harris County, Texas.**

Commonly known as: **709 BRINGHURST ST HOUSTON, TX 77020**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Ebbie Murphy, Jeff Leva, Megan L. Randle, Patricia Poston, Sandy Dasigenis, Steve Leva, Wayne Daughtrey, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, 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 **8/6/2024 at 10:00 AM**, or no later than three (3) hours after such time, in Harris 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: **THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 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 Mortgageors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



4817213

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3319

FILED 5/16/2024 9:20:39 AM

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 5/14/2024

WITNESS, my hand this May 16, 2024



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Ebbie Murphy, Jeff Leva, Megan L. Randle,  
Patricia Poston, Sandy Dasigenis, Steve Leva,  
Wayne Daughtrey  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3319

FILED 5/16/2024 9:20:39 AM

COPY ORIGINAL UNOFFICIAL



Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 24-31044

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 12/5/2019, Darrelyn Mathieu, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Black, Mann & Graham, L.L.P., as Trustee, Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for United Wholesale Mortgage, LLC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$141,293.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for United Wholesale Mortgage, LLC., which Deed of Trust is Recorded on 12/6/2019 as Volume RP-2019-540001, Book , Page , Loan Modification recorded on 8/25/2021 as Instrument No. RP-2021-484254 in Harris 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 21, in Block 1, of Foxwood, Section Three (3), a Subdivision in Harris County, Texas, according to the map or plat thereof, Recorded in Volume 238, Page 10 of the Map Records of Harris County, Texas.**

Commonly known as: **7018 FOXMAR LN HUMBLE, TX 77338**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Ebbie Murphy, Jeff Leva, Megan L. Randle, Patricia Poston, Sandy Dasigenis, Steve Leva, Wayne Daughtrey, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, 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 **8/6/2024 at 10:00 AM**, or no later than three (3) hours after such time, in Harris County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the Magnolia South Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



4817193

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3320

FILED 5/16/2024 9:20:39 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3320  
FILED 5/16/2024 9:20:39 AM

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES. PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 5/14/2024

WITNESS, my hand this May 16, 2024



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Ebbie Murphy, Jeff Leva, Megan L. Randle,  
Patricia Poston, Sandy Dasigenis, Steve Leva,  
Wayne Daughtrey  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

UNOFFICIAL COPY

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-29998

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 8/29/2014, Malachi Nations and Kimberly Nations, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Chris Peirson, as Trustee, Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Guild Mortgage Company, a California Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$174,387.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Guild Mortgage Company, a California Corporation, which Deed of Trust is Recorded on 9/3/2014 as Volume 20140393567, Book , Page , Loan Modification recorded on 5/16/2022 as Instrument No. RP-2022-255259 in Harris 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 Sixteen (16), in Block Seven (7), of Cypresswood Trails, Section 4, a Subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code No. 657216 of the Map Records of Harris County, Texas.**

Commonly known as: **17307 OSPREY FOREST DRIVE HOCKLEY, TX 77447**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Ebbie Murphy, Jeff Leva, Megan L. Randle, Patricia Poston, Sandy Dasigenis, Steve Leva, Wayne Daughtrey, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**, 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 **8/6/2024 at 10:00 AM**, or no later than three (3) hours after such time, in Harris 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: **THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 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.



4817281

FILED 5/16/2024 9:20:39 AM FRCL-2024-3321 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY. INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES. PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 5/15/2024

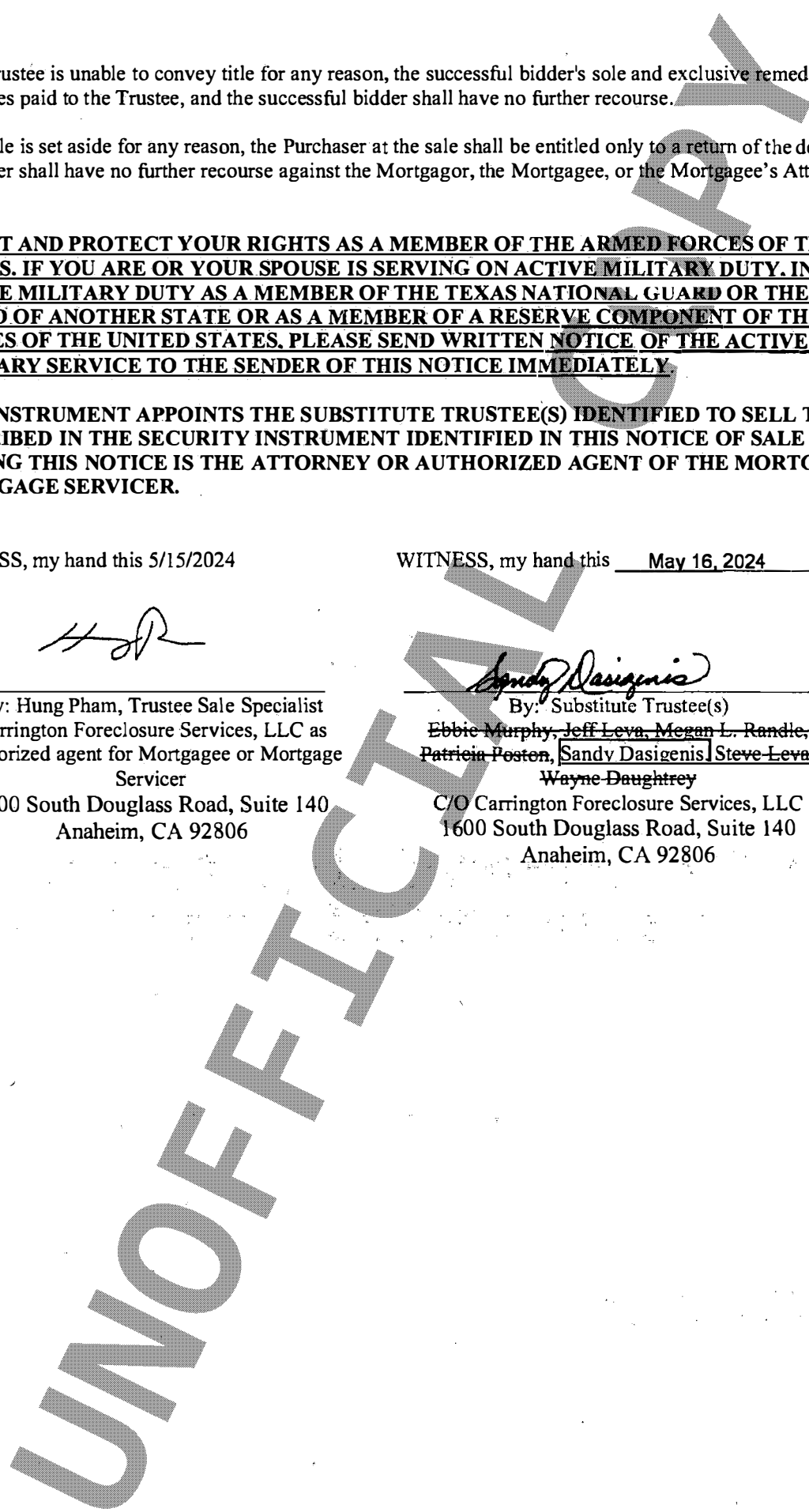
WITNESS, my hand this May 16, 2024



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



By: Substitute Trustee(s)  
~~Ebbie Murphy, Jeff Leva, Megan L. Randle,~~  
~~Patricia Poston, Sandy Dasigenis, Steve Leva,~~  
~~Wayne Daughtrey~~  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



14309 Cashel Forest Drive, Houston, TX 77069

24-008337

**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: 08/06/2024  
Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Harris 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 08/25/2011 and recorded in the real property records of Harris County, TX and is recorded under Clerk's File/Instrument Number 20110365326, with Luis J. Garza, Sr. (grantor(s)) and Mortgage Electronic Registration Systems Inc., as nominee for NTFN, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Luis J. Garza, Sr., securing the payment of the indebtedness in the original amount of \$78,946.00, 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.** ALL THAT CERTAIN TRACT OF LAND BEING A PART OF LOTS 6 AND 7, IN BLOCK 4, OF CASHEL FOREST, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 197, PAGE 62 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO ROBERT W. HARVEY, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. S720681. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF CASHEL FOREST, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 197, PAGE 62 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

THENCE N 31 DEGREES 55 MINUTES 58 SECONDS W A DISTANCE OF 443.38 FEET TO AN IRON ROD FOUND ON THE SOUTHWEST LINE OF LOT 7 FOR THE SOUTH CORNER AND POINT OF BEGINNING OF THIS TRACT AT THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BETTY P. HOLLOWAY, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. K805248.

THENCE N 31 DEGREES 55 MINUTES 58 SECONDS W AT A DISTANCE OF 2.00 FEET PASSING THE COMMON SOUTHWEST CORNER OF LOTS 6 AND 7 AND CONTINUING FOR A TOTAL DISTANCE OF 37.00 FEET TO A POINT FOR THE WEST CORNER OF THIS TRACT AT THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CLIFFORD F. TUTTLE, JR., ET UX, RECORDED UNDER



4817310

FILED 5/16/2024 9:20:39 AM FRCL-2024-3322 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

HARRIS COUNTY CLERK'S FILE NO. H421100, FROM WHICH AN IRON ROD FOUND BEARS S 26 DEGREES 33 MINUTES 58 SECONDS E DISTANCE OF 1.51 FEET.

THENCE N 58 DEGREES 04 MINUTES 02 SECONDS E A DISTANCE OF 129.00 FEET TO AN IRON ROD FOUND ON THE SOUTHWEST LINE OF CASHEL FOREST DRIVE (60 FEET WIDE) FOR THE NORTH CORNER OF THIS TRACT AT THE EAST CORNER OF SAID TUTTLE TRACT;

THENCE S 31 DEGREES 55 MINUTES 58 SECONDS E AT A DISTANCE OF 35.00 FEET PASSING THE COMMON NORTHEAST CORNER OF LOTS 6 AND 7 AND CONTINUING FOR A TOTAL DISTANCE OF 37.00 FEET ALONG THE SOUTHWEST LINE OF CASHEL FOREST DRIVE TO AN IRON ROD FOUND FOR THE EAST CORNER OF THIS TRACT AT THE NORTH CORNER OF SAID HOLLOWAY TRACT.

THENCE S 58 DEGREES 04 MINUTES 02 SECONDS W A DISTANCE OF 129.00 FEET BACK TO THE PLACE OF BEGINNING.

UNOFFICIAL COPY

FILED 5/16/2024 9:20:39 AM FRCL-2024-3322 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A  
3476 Stateview Blvd  
Fort Mill, SC 29715

*Sandy Dasigenis*

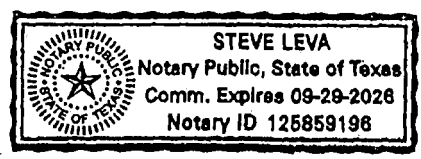
**SUBSTITUTE TRUSTEE**

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltrán OR Kirk Schwartz, Candace Sissac c/o Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

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 16th day of May, 2024.



*Steve Leva*

NOTARY PUBLIC in and for  
HARRIS COUNTY  
My commission expires: 09-29-2026  
Print Name of Notary:  
STEVE LEVA

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3338  
FILED 5/16/2024 10:43:42 AM

5410 CASA MARTIN DRIVE  
KATY, TX 77449

00000010146074

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 22, 2017 and recorded in Document CLERK'S FILE NO. RP-2017-424377 real property records of HARRIS County, Texas, with CHANDA WADE, A SINGLE WOMAN AND CAROLYN HARRIS, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHANDA WADE, A SINGLE WOMAN AND CAROLYN HARRIS, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$214,983.00, 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, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

  
Ryan Bourgeois

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3338  
FILED 5/16/2024 10:43:42 AM

COPY

5410 CASA MARTIN DRIVE  
KATY, TX 77449

0000010146074

0000010146074

HARRIS

**EXHIBIT "A"**

LOT ELEVEN (11) IN BLOCK THREE (3), OF PLANTATION LAKES, SECTION TWENTY-TWO (22) A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO(S). 674743, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3338

FILED 5/16/2024 10:43:42 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3339  
FILED 5/16/2024 10:43:43 AM

2526 MUNGER STREET  
HOUSTON, TX 77023

0000010000214

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 22, 2003 and recorded in Document INSTRUMENT NO. X133141 real property records of HARRIS County, Texas, with JORGE HERNANDEZ, AND WIFE, JENNETTE RIVERA, AND ALICA RIVERA, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JORGE HERNANDEZ, AND WIFE, JENNETTE RIVERA, AND ALICA RIVERA, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$67,396.00, 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, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3339  
FILED 5/16/2024 10:43:43 AM

2526 MUNGER STREET  
HOUSTON, TX 77023

0000010000214

0000010000214

HARRIS

**EXHIBIT "A"**

LOT SEVEN (7), OF HAMPSHIRE OAKS EXTENSION, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 25, PAGE 71, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL

COPY

FILED 5/16/2024 10:43:43 AM  
FRCL-2024-3339  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**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:** 06/30/2017  
**Grantor(s):** JOAN ELIZABETH WALKER, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$116,353.00  
**Recording Information:** Instrument RP-2017-368157 ; re-recorded under Instrument RP-2018-273574  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 4358 ELMWOOD ST, HOUSTON, TX 77051-2502

**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:** 2800 Tamarack Rd, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED 5/16/2024 11:15:46 AM FRCL-2024-3340 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, 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.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on May 16, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: [Signature]

**Exhibit "A"**

LOT 127 IN BLOCK 10 OF RUBERFIELD SUBDIVISION NO. 66, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3340  
FILED 5/16/2024 11:15:46 AM

UNOFFICIAL COPY

**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:** 05/28/2020  
**Grantor(s):** TYRAN E KIRK, SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$210,280.00  
**Recording Information:** Instrument RP-2020-245501  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 15406 KINORD RUN DRIVE, HUMBLE, TX 77346

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3341

FILED 5/16/2024 11:15:47 AM



4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on May 16, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: [Signature]

**Exhibit "A"**

LOT THIRTY-FIVE (35), IN BLOCK ONE (1) OF BALMORAL SEC. 9, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 686711 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3341  
FILED 5/16/2024 11:15:47 AM

COPY

FILED 5/16/2024 11:15:50 AM FRCL-2024-3344 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

HARRIS County

Deed of Trust Dated: March 23, 2018

Amount: \$108,989.00

Grantor(s): MATTHEW TOVAR and VALERIE GARCIA

Original Mortgage: FAIRWAY INDEPENDENT MORTGAGE CORPORATION

Current Mortgage: LAKEVIEW LOAN SERVICING, LLC

Mortgage Servicer and Address: c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.002 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Recording Information: Document No. RP-2018-127949

Legal Description: LOT 3, IN BLOCK 264 OF SOUTH HOUSTON, AN ADDITION TO THE CITY OF SOUTH HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN, VOLUME 2, PAGE 42 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: August 6, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place; or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

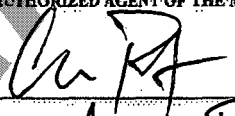
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States, if you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

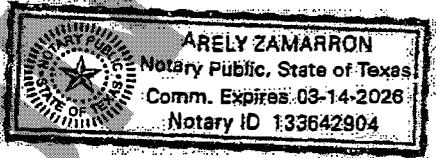
  
Anthony A. Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-005111


  
Printed Name: Chris Poston  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

Before me, the undersigned notary, on this day personally appeared Anthony A. Garcia a person whose identity is known to me, and after administration of the oath, stated that he/she executed the foregoing instrument in the capacity therein stated and for the purposes and consideration therein expressed.

SWORN TO AND SUBSCRIBED before me on the 15th day of May, 2024.



  
Notary Public in and for the State of Texas  
Printed Name: Arely Zamarron  
My Commission expires: 3-14-26

FILED 5/16/2024 11:15:50 AM  
FRCL-2024-3344  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

STATE OF TEXAS

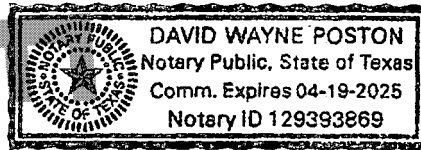
COUNTY OF HARRIS

Before me, the undersigned authority, on this 16 day of MAY 2024, personally appeared CHRIS POSTON as substitute trustee known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

*David W. Poston*

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2022-005111



UNOFFICIAL COPY

FRCL-2024-3345 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS FILED 5/16/2024 11:15:51 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

HARRIS County  
Deed of Trust Dated: July 30, 2021  
Amount: \$142,373.00

Grantor(s): ALBERT GUZMAN III  
Original Mortgagee: MORTGAGE SOLUTIONS OF COLORADO, LLC  
Current Mortgagee: MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A. MORTGAGE SOLUTIONS FINANCIAL  
Mortgage Servicer and Address: c/o SERVBANK, SB, 3201 ORCHARD ROAD, OSWEGO, IL 60543

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Recording Information: Document No. RP-2021-438327  
Legal Description: LOT THIRTEEN (13), IN BLOCK TWENTY-THREE (23), OF WOODLAND ACRES ANNEX NO. 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 44, PAGE 14, MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: August 6, 2024 between the hours of 10:00 AM and 1:00 PM.  
Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

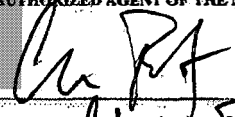
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DALIGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust; conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

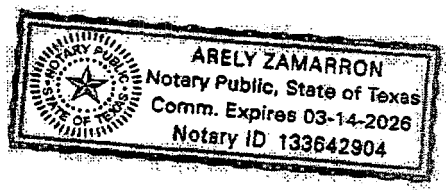
  
Anthony A. Garcia, ATTORNEY AT LAW  
HUGHES, MATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-092160

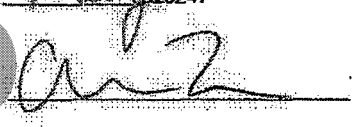
  
Printed Name: Chris Poston  
c/o Auction.com, LLC  
1 Manchly  
Irvine, California 92618

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

Before me, the undersigned notary, on this day personally appeared Anthony A. Garcia a person whose identity is known to me, and after administration of the oath, stated that he/she executed the foregoing instrument in the capacity therein stated and for the purposes and consideration therein expressed.

SWORN TO AND SUBSCRIBED before me on the 15<sup>th</sup> day of May 2024.



  
Notary Public in and for the State of Texas  
Printed Name: Arely Zamarron  
My Commission expires: 3-14-26

COPY

STATE OF TEXAS

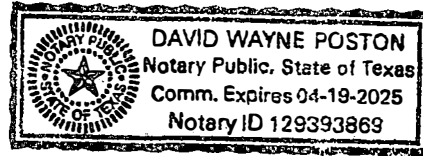
COUNTY OF HARRIS

Before me, the undersigned authority, on this 16 day of MAY 2024, personally appeared CHRIS POSTON, as substitute trustee known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

*David W. Poston*

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2024-002160



FILED 5/16/2024 11:15:51 AM FRCL-2024-3345 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL

24TX373-0080  
5715 SOURIS VALLEY COURT, HOUSTON, TX 77085

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## NOTICE OF FORECLOSURE SALE

**Property:**

The Property to be sold is described as follows:

LOT THIRTY-TWO (32), IN BLOCK ONE (1), OF POST OAK PLACE, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILE CODE NO. 611074, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated June 26, 2017 and recorded on July 5, 2017 as Instrument Number RP-2017-298654 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:**

August 06, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, 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 ALFONSO LIZARDE AND LAQUITA LIZARDE secures the repayment of a Note dated June 26, 2017 in the amount of \$137,539.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, 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.

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Miller, George & Suggs, PLLC  
Tracey Midliff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Chris Poston, declare under penalty of perjury that on the 16<sup>th</sup> day of May, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

COPY

24-186915

**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)**

<b>Deed of Trust Date:</b> March 17, 2020	<b>Original Mortgagor/Grantor:</b> SIMON P. CRUZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THRIVE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> PLANET HOME LENDING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2020-124743	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> PLANET HOME LENDING, LLC	<b>Mortgage Servicer's Address:</b> 321 RESEARCH PARKWAY, SUITE 303 MERIDEN, CONNECTICUT 06450-8301

\* 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 \$145,266.00, executed by SIMON P. CRUZ and payable to the order of Lender.

**Property Address/Mailing Address:** 6039 WILLOW GLEN DR, HOUSTON, TX 77033

**Legal Description of Property to be Sold:** LOT TWENTY-TWO (22), IN BLOCK THIRTY-ONE (31), OF EDGEWOOD, SECTION SIX (6), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 40, PAGE 53 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

APN #: 0790300340022

<b>Date of Sale:</b> August 6, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON

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, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John





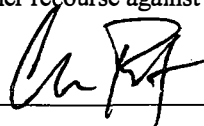
Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett 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 *PLANET HOME LENDING, 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, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett , Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

COPY

Our Case No. 23-05353-FC-2

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF HARRIS

**Deed of Trust Date:**  
October 25, 2019

**Property address:**  
21019 IRIS HOLLY ST  
KATY, TX 77449

**Grantor(s)/Mortgagor(s):**  
KEVIN HERNANDEZ, AN UNMARRIED MAN

**LEGAL DESCRIPTION:** Lot 19, Block 6, of Jasmine Heights Section 10, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code 685605, Map Records of Harris County, Texas.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
DHI MORTGAGE COMPANY, LTD. ITS SUCCESSORS  
AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** AUGUST 6, 2024

**Property County:** HARRIS

**Original Trustee:** ANGELA R. HERNANDEZ

**Recorded on:** October 28, 2019  
**As Clerk's File No.:** RP-2019-476210  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Amar Sood, Patricia Poston, David Poston, Nick Poston,  
Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole  
Durrett, Roy Crush, Erica Kallaher, Jean Crush, Marinosci  
Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** 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 Bayou City Event Center 9401 Knight Road, Houston TX 77045 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, 5/17/24

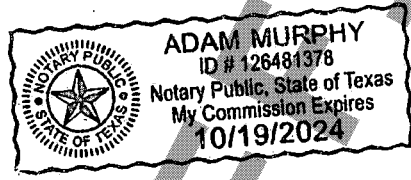
MARINOSCI LAW GROUP, PC

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 17 day of May 2024, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

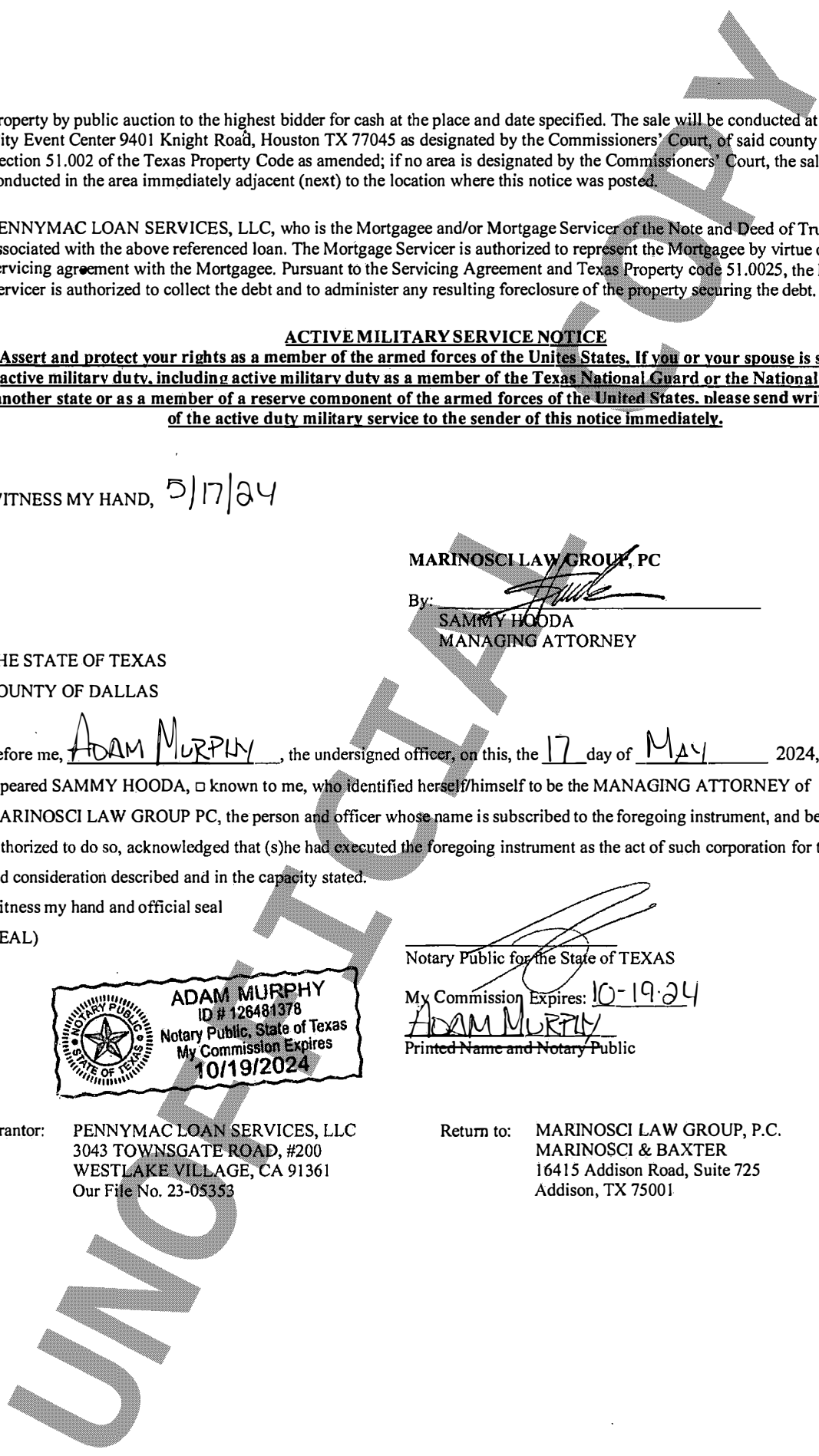
Witness my hand and official seal  
(SEAL)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 10-19-24  
ADAM MURPHY  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 23-05353

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001



UNOFFICIAL

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-09276-TX

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

**Date:** 8/6/2024  
**Time:** The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.  
**Place:** Harris County Courthouse, Texas, at the following location: 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045  
 Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

LOT THREE (3), IN BLOCK TWO (2), SPRING CREEK OAKS PHASE TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 322, PAGE 100 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Commonly known as:** 6039 SPRING CREEK LANE SPRING, TX 77379-8830

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 6/13/2016 and recorded in the office of the County Clerk of Harris County, Texas, recorded on 6/14/2016 under County Clerk's File No RP-2016-253032, in Book -- and Page -- Loan modification recorded as No. RP-2021-708975 and recorded on 12/13/2021; and further re-recorded as No. RP-2024-69029 and recorded 02/28/2024 of the Real Property Records of Harris County, Texas.

**Grantor(s):** MARICELLA ANA BENAVENTE AND ALAN ISMAEL PAGAN-PEREZ, UNMARRIED  
**Original Trustee:** GREGORY S GRAHAM  
**Substitute Trustee:** Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC

UNOFFICIAL

T.S. #: 2024-09276-TX

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for PLAZA HOME MORTGAGE INC., its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$250,381.00, executed by MARICELLA ANA BENAVENTE AND ALAN ISMAEL PAGAN-PEREZ, UNMARRIED, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for PLAZA HOME MORTGAGE INC., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN 46037-7939  
Phone: 855-690-5900

T.S. #: 2024-09276-TX

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: 5-20-24

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC



c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648

COPY UNOFFICIAL

Our Case No. 24-02462-FC

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF HARRIS

**Deed of Trust Date:**  
April 28, 2023

**Property address:**  
6414 WESTOVER ST  
HOUSTON, TX 77087

**Grantor(s)/Mortgagor(s):**  
VALERY RAFAEL, AN UNMARRIED WOMAN

**LEGAL DESCRIPTION:** LOT EIGHT (8), IN BLOCK FOUR (4), OF OVERBROOK ADDITION, SECTION ONE (1), AN ADDITION TO THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OF SAID SUBDIVISION OF RECORD IN VOLUME 38, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
NATIONS LENDING CORPORATION ITS SUCCESSORS  
AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
NATIONS LENDING CORPORATION

**Date of Sale:** AUGUST 6, 2024

**Property County:** HARRIS

**Original Trustee:** R. CHRISTOPHER BAKER

**Recorded on:** May 1, 2023  
**As Clerk's File No.:** RP-2023-155623  
**Mortgage Servicer:**  
NATIONS LENDING CORPORATION

**Substitute Trustee:**  
Amar Sood, Patricia Poston, David Poston, Nick Poston,  
Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole  
Durrett, Roy Crush, Erica Kallaher, Jean Crush, Marinosci  
Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** 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 Bayou City Event Center 9401 Knight Road, Houston TX 77045 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.

NATIONS LENDING CORPORATION, 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, May 20, 2024

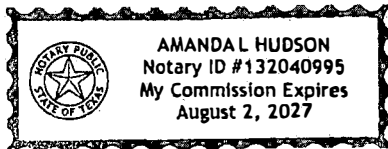
MARINOSCI LAW GROUP PC

By:   
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 20<sup>th</sup> day of May 2024, 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)



  
Notary Public for the State of TEXAS

My Commission Expires: 8-2-2027

Amanda Hudson  
Printed Name and Notary Public

Grantor: NATIONS LENDING CORPORATION  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 24-02462

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/27/2020	<b>Grantor(s)/Mortgagor(s):</b> VANESSA MARTINEZ, SINGLE WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS RELIABLE LENDING, LLC. ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Planet Home Lending, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2020-91533	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 321 Research Parkway, Suite 303, Meriden, CT 06450
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT THIRTY (30) IN BLOCK THREE (3), OF RANCHO VERDE SEC. 7, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN FILM CODE NO. 681303, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Stewart, David Barry, Byron Stewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 5/22/2024

Dated: 5/23/24



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Planet Home Lending, LLC

**SANDY DASIGENIS**

Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-24-102537-POS  
**Loan Type:** FHA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3372  
FILED 5/23/2024 9:20:28 AM

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(S) THREE (3) AND FOUR (4), IN BLOCK FIFTEEN (15), OF SPRING BRANCH WOODS, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 21 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/01/2005 and recorded in Document Y560588 real property records of Harris County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024
Time: 12:00 PM
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 BENITO T. BAHENA, provides that it secures the payment of the indebtedness in the original principal amount of \$43,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR1 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 Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR1 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 SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

[Signature]
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3389

FILED 5/23/2024 9:34:08 AM

### 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 LAND REFERRED TO HEREIN IS SITUATED IN HARRIS COUNTY, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:  
LOT NINE (9), IN BLOCK SIX (6), OF EDGEWOOD ADDITION, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF. RECORDED IN VOLUME 38, PAGE 19 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

APN: 0790290060009

PROPERTY ADDRESS: 5634 RIDGEWAY DRIVE, HOUSTON, TX 77033

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/02/2022 and recorded in Document RP-2022-462145 real property records of Harris County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM


Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BA YOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 THE PINK POOCH PROPERTIES LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$140,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Athene Annuity and Life Company 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 Athene Annuity and Life Company c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

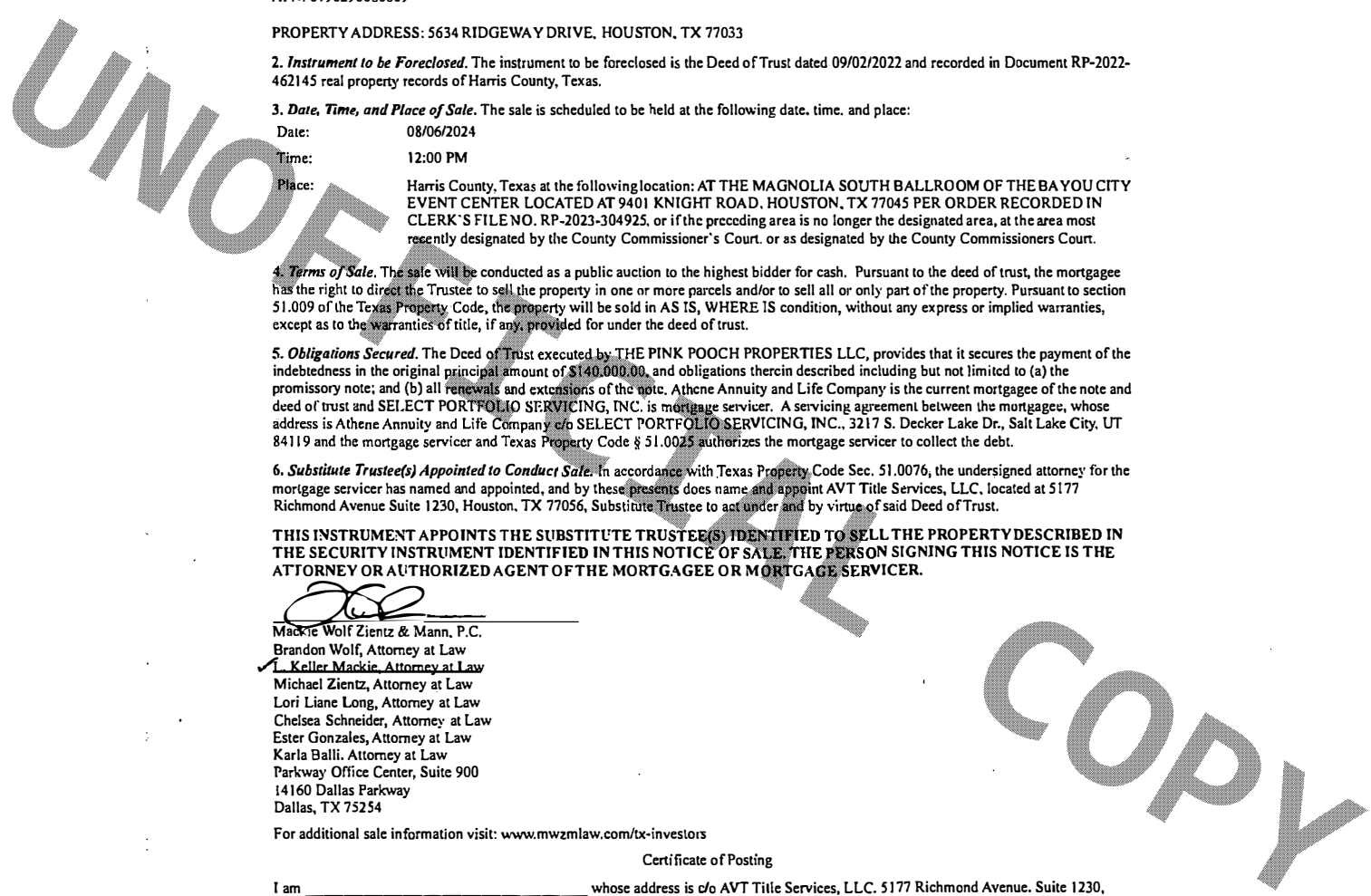
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.



### 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 FOUR (4), IN BLOCK FOUR (4), OF WALDEN ON LAKE HOUSTON, PHASE I, GOLFERS VILLAGE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 315, PAGE 95, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/14/2017 and recorded in Document RP-2017-558856 real property records of Harris County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM


Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 BETTY ANN GOODE, provides that it secures the payment of the indebtedness in the original principal amount of \$381,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_, I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

### 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: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF HARRIS, STATE OF TEXAS, DESCRIBED AS FOLLOWS: LOT SEVENTY-FIVE (75), IN BLOCK ONE (1), OF LAKEWOOD FOREST, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 192, PAGE 130 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/16/2014 and recorded in Document 20140430934 real property records of Harris County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM


Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 GARY P. MCMULLEN AND TERRY A. MCMULLEN, provides that it secures the payment of the indebtedness in the original principal amount of \$345,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
Mackie Wolf Zieniz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zieniz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

COPY

### 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: NORTH 50 FOOT BY 50 FOOT OF LOT 7 AND SOUTH 50 FEET BY 50 FEET OF LOT 7, IN BLOCK 41, OF THE WM A. WILSON ADDITION, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 67A, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/14/2017 and recorded in Document RP-2017-324646 real property records of Harris County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM


Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 ANTHONY ROOSEVELT CARR, 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. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer; and Texas Property Code § 51.0023 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  
✓ Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 01/12/2018  
**Grantor(s):** ESTELLA S MCCOY, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS INC. DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$250,381.00  
**Recording Information:** Instrument RP-2018-18871  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 3506 CANTON OAKS COURT, HOUSTON, TX 77068

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

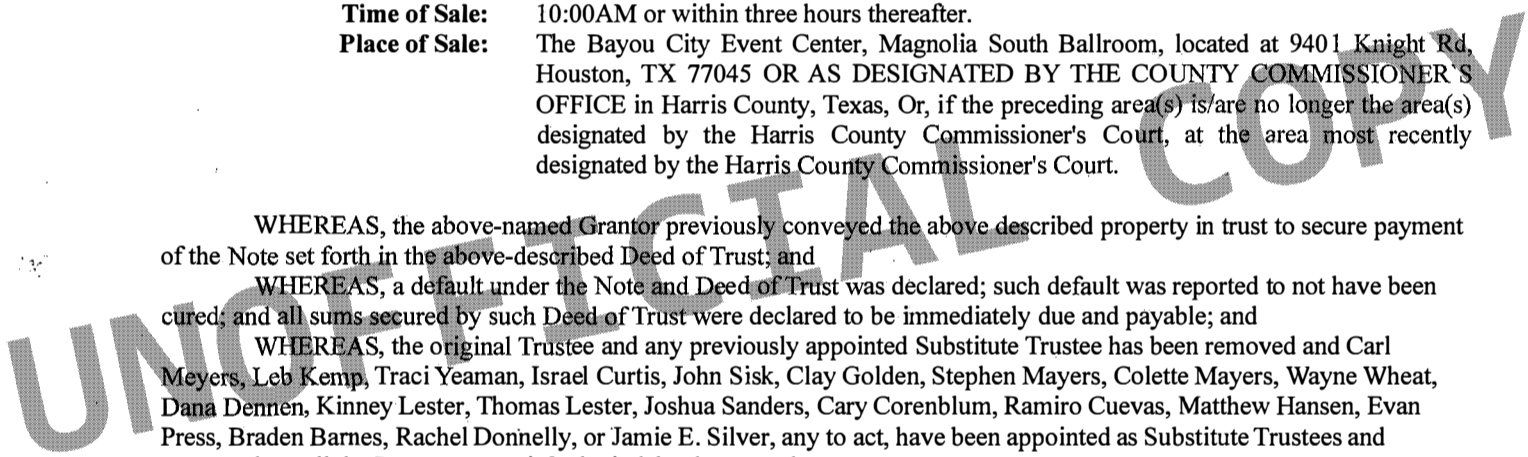
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED 5/23/2024 11:19:18 AM FRCL-2024-3406 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, 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.


**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Boston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on May 23, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

**Exhibit "A"**

LOT THIRTEEN (13), IN BLOCK ELEVEN (11) OF OLDE OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 224, PAGE 125 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3406

FILED 5/23/2024 11:19:18 AM



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 07/31/2019  
**Grantor(s):** ANGEL VASQUEZ, AN UNMARRIED MAN AND MELISSA HERNANDEZ, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$194,315.00  
**Recording Information:** Instrument RP-2019-342970  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 10911 SPRING BROOK PASS DR., HUMBLE, TX 77396

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Boston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on May 23, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

**Exhibit "A"**

LOT 11, IN BLOCK 6, OF BALMORAL PARK LAKES EAST, SEC 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 683027 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3407

FILED 5/23/2024 11:19:19 AM

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 08/29/2016  
**Grantor(s):** ROBERTO ADONIS AYALA AND MARIULIS NOA ESPINOSA  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS  
  
**Original Principal:** \$178,693.00  
**Recording Information:** Instrument RP-2016-391786  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 19829 MOUNTAIN DALE DR, CYPRESS, TX 77433

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Lakeview Loan Servicing, LLC  
**Mortgage Servicer:** Flagstar Bank  
**Current Beneficiary:** Lakeview Loan Servicing, LLC  
**Mortgage Servicer Address:** 5151 Corporate Dr., Troy, MI 48098

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris 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 Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Nicole Durrett, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Nicole Durrett, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Nicole Durrett, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on May 23, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: [Signature]

Exhibit "A"

LOT EIGHT (8), IN BLOCK ONE (1), OF MOUNTAIN SPRINGS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 677027 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3408

FILED 5/23/2024 11:19:20 AM

UNOFFICIAL COPY

FILED 5/23/2024 11:19:21 AM  
FRCL-2024-3409  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** March 9, 2001

**Amount:** \$39,200.00

**Grantor(s):** JOHNNELL THOMAS and OLLIE THOMAS

**Original Mortgagee:** LONG BEACH MORTGAGE COMPANY

**Current Mortgagee:** DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-2

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. U936653

**Legal Description:** LOT ONE HUNDRED FORTY-THREE (143), IN BLOCK SEVEN (7), OF CLAIRMONT PLACE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 37 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

WHEREAS JOHNNELL THOMAS is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on September 17, 2019 under Cause No. 201929439 in the 269 Judicial District Court of HARRIS County, Texas

**Date of Sale:** August 6, 2024 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
**Anthony Adams Garcia, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-001880

  
Printed Name: Chris Poston  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED 5/23/2024 11:19:22 AM FRCL-2024-3410 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** June 22, 2022

**Amount:** \$288,000.00

**Grantor(s):** HERENDIRA MARTINEZ

**Original Mortgagee:** ATHAS CAPITAL GROUP, INC., A CALIFORNIA CORPORATION

**Current Mortgagee:** ATHENE ANNUITY AND LIFE COMPANY

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. RP-2022-331433

**Legal Description:** LOT FIFTEEN (15), IN BLOCK ONE (1), OF TRAILWOOD VILLAGE, SECTION SIX, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 259, PAGE 20, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** August 6, 2024 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
**Anthony Askani, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-005399

  
\_\_\_\_\_  
Printed Name: Chris Poston  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

Deed of Trust Dated: November 26, 2019

Amount: \$201,286.00

Grantor(s): EDMAN LACAZE and MELISSA LINN

Original Mortgagee: AMCAP MORTGAGE, LTD.

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC.

Mortgagee Servicer and Address: c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. RP-2019-536821

Legal Description: LOT 47, IN BLOCK 6, OF ELM GROVE VILLAGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 239, PAGE 33, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: August 6, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States, if you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

*Anthony Adan Garcia*  
\_\_\_\_\_  
Anthony Adan Garcia, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-000685

*Chris Poston*  
\_\_\_\_\_  
Printed Name: Chris Poston

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

Before me, the undersigned notary, on this day personally appeared Anthony Adan Garcia, a person whose identity is known to me, and after administration of the oath, stated that he/she executed the foregoing instrument in the capacity therein stated and for the purposes and consideration therein expressed.

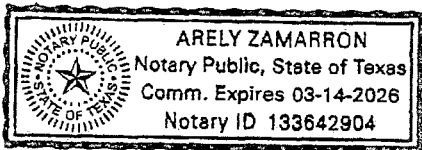
SWORN TO AND SUBSCRIBED before me on the 22<sup>nd</sup> day of May 2024.

*Arely Zamarron*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Printed Name: Arely Zamarron

My Commission expires: 3/14/26



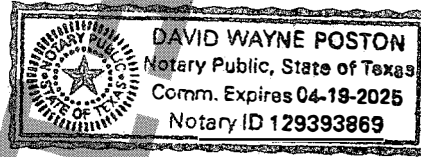
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this 23 day of MAY 2024, personally appeared CHRIS POSTON, as substitute trustee known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2024-000685



COPY

ORIGINAL

UNRECORDED



FILED 5/23/2024 11:19:24 AM FRCL-2024-3412 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000274-23-7S

APN 116-378-028-0028

TO No 240135786-TX-RW1

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on May 26, 2022, SHELTON TYSON GAFFORD AND MARIA GAFFORD, A MARRIED COUPLE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BLACK, MANN & GRAHAM, L.L.P. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for UNITED WHOLESALE MORTGAGE, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$304,385.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on May 27, 2022 as Document No. RP-2022-279164 in Harris County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 116-378-028-0028

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 **Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran** 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 **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX07000274-23-75

APN 116-378-028-0028

TO No 240135786-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 20th day of May, 2024.

  
By Joshua Sanders, Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: [Auction.com](http://Auction.com) at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

FILED 5/23/2024 11:19:24 AM FRCL-2024-3412 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

TS No TX07000274-23-7S

APN 116-378-028-0028

TO No 240135786-TX-RWI

**EXHIBIT "A"**

LOT 28, IN BLOCK 28, OF ATASCOCITA SOUTH SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 331, PAGE 119 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS

UNOFFICIAL COPY

### Notice of Substitute Trustee Sale

T.S. #: 24-11198

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** 8/6/2024

**Time:** The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**

**Place:** Harris County Courthouse in **HOUSTON**, Texas, at the following location: **ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON 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 14, IN BLOCK 18, OF TIMBER LANE, SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 184, PAGE 1, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 7/29/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No RP-2022-391310, recorded on 8/1/2022, of the Real Property Records of Harris County, Texas.  
Property Address: 23023 BERRY PINE DRIVE SPRING TEXAS 77373

<b>Trustor(s):</b>	<b>JOSEFINA ALVAREZ</b>	<b>Original Beneficiary:</b>	<b>Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for AMCAP MORTGAGE, LTD. DBA MAJOR MORTGAGE, its successors and assigns</b>
<b>Current Beneficiary:</b>	<b>Planet Home Lending, LLC</b>	<b>Loan Servicer:</b>	<b>Planet Home Lending, LLC</b>
<b>Current Substituted Trustees:</b>	<b>Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC</b>		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

T.S. #: 24-11198

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JOSEFINA ALVAREZ, AN UNMARRIED WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$252,345.00, executed by JOSEFINA ALVAREZ, AN UNMARRIED WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for AMCAP MORTGAGE, LTD. DBA MAJOR MORTGAGE, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOSEFINA ALVAREZ, AN UNMARRIED WOMAN to JOSEFINA ALVAREZ. 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 and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**Planet Home Lending, LLC**  
321 Research Parkway  
Meriden, Connecticut 06450-8301  
(855) 884-2250

Dated: \_\_\_\_\_

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC,

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (800) 793-6107  
Website: www.auction.com

T.S. #: 24-11198

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

UNOFFICIAL COPY

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated June 21, 2022 and recorded under Clerk's File No. RP-2022-327917, in the real property records of HARRIS County Texas, with Joseph Anthony Terrando and Latosha Lata Terrando, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lennar Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Joseph Anthony Terrando and Latosha Lata Terrando, husband and wife securing payment of the indebtedness in the original principal amount of \$362,306.00 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 Joseph Anthony Terrando, Latosha Lata Terrando. 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 7, BLOCK 4, OF DELLROSE SECTION 11, A SUBDIVISION LOCATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 694890, MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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 of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3422  
FILED 5/23/2024 1:34:20 PM

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**"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, 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.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on May 21, 2024.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-23-3076

UNOFFICIAL COPY



**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated March 29, 2018 and recorded under Clerk's File No. RP-2018-144009, in the real property records of HARRIS County Texas, with Kerry Bruce Bates Jr and Jessica Anna Bates, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kerry Bruce Bates Jr and Jessica Anna Bates, husband and wife securing payment of the indebtedness in the original principal amount of \$168,884.00 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 Kerry B Bates Jr, Jessica A Bates. 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 EIGHT (8), IN BLOCK FOUR (4) OF EVERGREEN VILLAS SEC 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 678371 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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 of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3423  
FILED 5/23/2024 1:34:20 PM

FRCL-2024-3423 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**“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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, 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.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on May 20, 2024.

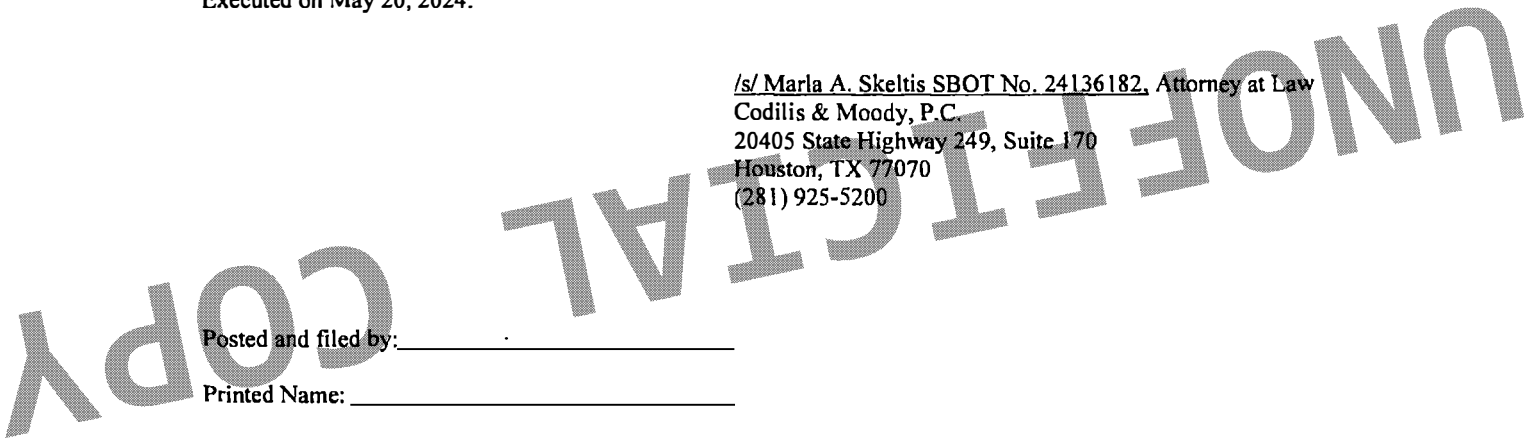
/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-23-2908

FILED 5/23/2024 1:34:20 PM



24-01553  
5023 DREW FRST LN, HUMBLE, TX 77346

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:  
  
LOT 32, BLOCK 1, TIMBER FOREST, SECTION FIVE, A SUBDIVISION  
IN HARRIS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED AS  
FILM CODE NO. 388041, MAP RECORDS, HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated June 16, 2021 and recorded on June 23, 2021 at Instrument Number  
RP-2021-352954 in the real property records of HARRIS County, Texas, which contains  
a power of sale.
- Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU  
CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401  
KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY  
COMMISSIONER'S OFFICE. 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 MICHAEL ANTHONY CARRIZALES JR AND  
LORENA ORTIZ CARRIZALES secures the repayment of a Note dated June 16, 2021  
in the amount of \$227,797.00. LAKEVIEW LOAN SERVICING, LLC, whose address  
is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current  
mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage  
servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code  
section 51.0025, the mortgagee authorizes the mortgage servicer to administer the  
foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument  
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute  
trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE  
PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE  
MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED  
STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING  
ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL  
GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED  
FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY  
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4817434

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company , Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

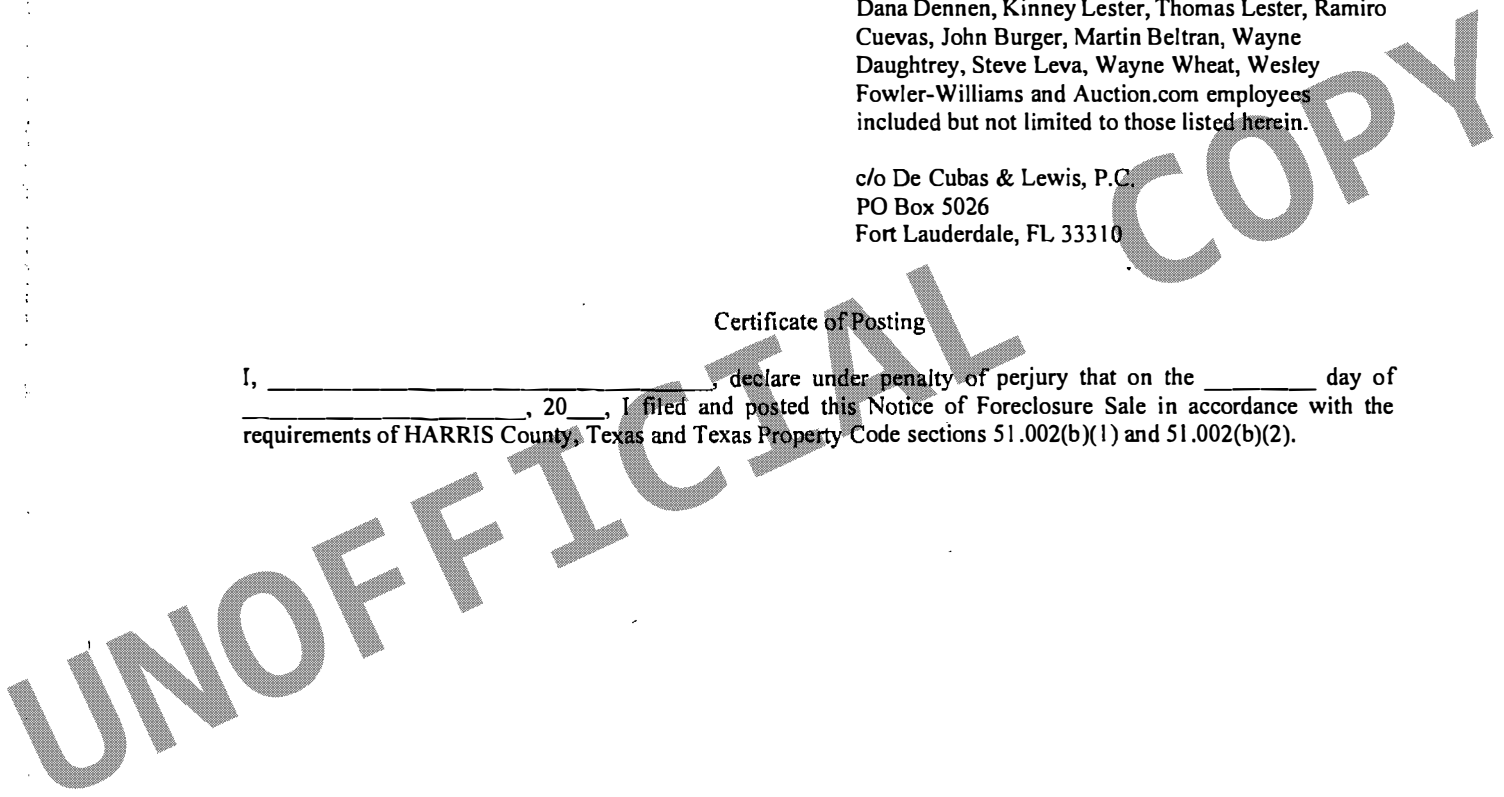
*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



24-01525  
15415 ARCE ROJO ST, CHANNELVIEW, TX 77530

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Property:** The Property to be sold is described as follows:

Lot 39, Block 4, of RANCHO VERDE SEC 10, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 684918, of the Map Records of Harris County, Texas.

**Security Instrument:** Deed of Trust dated May 20, 2019 and recorded on May 21, 2019 at Instrument Number RP-2019-211188 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 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 MAYCOL STEVE LOPEZ SUAZO secures the repayment of a Note dated May 20, 2019 in the amount of \$188,512.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4817376

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3425

FILED 5/23/2024 1:34:20 PM

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL

FILED 5/23/2024 1:34:20 PM FRCL-2024-3426 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 123985-TX

Date: May 22, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: CANDICE N. WEBB, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR Flagstone Lending Group, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 12/7/2007, RECORDING INFORMATION: Recorded on 12/14/2007, as Instrument No. 20070732839 in Book 052-59 Page 2036 and later modified by a loan modification agreement recorded as Instrument RP-2022-319263 on 06/21/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 4, BLOCK 3, RANCHO VERDE, SEC. THREE (3) A SUBDIVISION OF 23.09 ACRES OF LAND IN THE B.N. SESSUMS SURVEY, ABSTRACT NO. 733 AND THE SOLOMON JACOBS SURVEY, ABSTRACT NO. 487 IN HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Matter No.: 123985-TX

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 AMAR SOOD, PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: 

Casper J. Rankin, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

Return to:  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

COPY



24-01569  
7002 ORCHID ST, BAYTOWN, TX 77521

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:  
  
Lot Two Hundred Ninety-Three (293), of West Meadows Subdivision, Section One (1 ), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 609240 of the Map Records of Harris County, Texas.
- Security Instrument:** Deed of Trust dated June 29, 2023 and recorded on July 3, 2023 at Instrument Number RP-2023-246277 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 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 JALISA MARIE GUERRA AND FEBRONIO RANGEL JR secures the repayment of a Note dated June 29, 2023 in the amount of \$225,834.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4817741

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3427

FILED 5/23/2024 1:34:20 PM

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL COPY

**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:** 08/06/2024

**Time:** Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

**Place:** The area designated by the Commissioners Court of Harris 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 5/20/2022 and recorded in the real property records of Harris County, TX and is recorded under Clerk's File/Instrument Number RP-2022-272001, with Yosemite Mariscal and Ada R Perez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Yosemite Mariscal and Ada R Perez, securing the payment of the indebtedness in the original amount of \$284,747.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LoanDepot.com, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT THIRTY-ONE (31), IN BLOCK FOUR (4), OF BAYOU BEND, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 320, PAGE 64 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3439

FILED 5/30/2024 8:29:00 AM

FRCL-2024-3439 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS FILED 5/30/2024 8:29:00 AM

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. loanDepot.com, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

loanDepot.com, LLC  
26642 Town Centre Drive  
Foothill Ranch, CA 92610



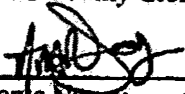
**SUBSTITUTE TRUSTEE**

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, John Burger, Martin Beltran, Nick Poston, Amar Sood, Chris Poston OR Kirk Schwartz, Candace Sissac c/o Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

COPY UNOFFICIAL

**CERTIFICATE OF POSTING**

My name is AMAR SOOD, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 5/30/24 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.



Declarant's Name: AMAR SOOD  
Date: 5/30/24

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3440  
FILED 5/30/2024 8:29:00 AM

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis,  
John Sisk, Clay Golden, Stephen Mayers, Colette  
Mayers, Wayne Wheat, Dana Dennen, Kinney Lester,  
Thomas Lester, Joshua Sanders, Wesley Fowler-  
Williams, Ramiro Cuevas, Matthew Hansen, Evan Press,  
Anna Sewart, David Barry, Byron Sewart, Patricia  
Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva,  
John Burger, Martin Beltran  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000180-23-2

APN 137-303-008-0004

TO No 240271198-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 31, 2021, TANIA SMITH, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CYNTHIA PORTERFIELD as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$292,836.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on April 1, 2021 as Document No. RP-2021-173959 in Harris County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN 137-303-008-0004

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 Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran 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 Lakeview Loan Servicing, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX07030180-23-2

APN 137-303-008-0004

TO No 240271198-TX-RM

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2024 at 10:00 AM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON**, or in the area designated by the Commissioner's Court.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 29th day of May, 2024.

By: Joshua Sanders, Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

**FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300**

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3440  
FILED 5/30/2024 8:29:00 AM

TS No TX07000180-23-2

APN 137-303-008-0004

TO No 240271198-TX-RWI

**EXHIBIT "A"**

LOT 4, BLOCK 3, OF FAIRWAY FARMS SEC 1 REPLAT NO 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 680674 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3440

FILED 5/30/2024 8:29:00 AM

UNOFFICIAL COPY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis,  
John Sisk, Clay Golden, Stephen Mayers, Colette  
Mayers, Wayne Wheat, Dana Dennen, Kinney Lester,  
Thomas Lester, Joshua Sanders, Wesley Fowler-  
Williams, Ramiro Cuevas, Matthew Hansen, Evan Press,  
Anna Sewart, David Barry, Byron Sewart, Patricia  
Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva,  
John Burger, Martin Beltran  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000127-24-1

APN 130-595-008-0003

TO No 240258910-TX-RW

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 23, 2019, ALBERTO OJEDA, UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MEWAEL GHEBREMICHAEL as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for NATIONS RELIABLE LENDING, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$132,025.00, payable to the order of M&T Bank as current Beneficiary, which Deed of Trust recorded on June 6, 2019 as Document No. RP-2019-239065 in Harris County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 130-595-008-0003

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 Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran 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 M&T Bank, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



TS No TX07000127-24-1

APN 130-595-008-0003

TO No 240258910-TX-RW

**NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2024 at 10:00 AM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and M&T Bank's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and M&T Bank's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 29th day of May, 2024.

  
By: Joshua Sanders, Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3441  
FILED 5/30/2024 8:29:00 AM

TS No TX07000127-24-1

APN 130-595-008-0003

TO No 240258910-TX-RWI

**EXHIBIT "A"**

LOT 3, IN BLOCK 4, OF WAYSIDE VILLAGE, SECTION 2, REPLAT NO. 1 AND EXTENSION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE. 686212, MAP AND PLAT RECORDS, HARRIS COUNTY, TEXAS.

UNOFFICIAL

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3453  
FILED 5/30/2024 9:08:39 AM

15419 AMBER MANOR LN  
HOUSTON, TX 77044

00000010160653

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 26, 2017 and recorded in Document CLERK'S FILE NO. RP-2017-181922; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. RP-2019-553134 real property records of HARRIS County, Texas, with DAVID C MCFARLIN AND MONNIKA D MCFARLIN, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID C MCFARLIN AND MONNIKA D MCFARLIN, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$244,406.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



15419 AMBER MANOR LN  
HOUSTON, TX 77044

00000010160653

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3453

FILED 5/30/2024 9:08:39 AM

15419 AMBER MANOR LN  
HOUSTON, TX 77044

00000010160653

00000010160653

HARRIS

**EXHIBIT "A"**

LOT 12, BLOCK 1, LAKEWOOD PINES SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 667110 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

FILED 5/30/2024 9:08:39 AM  
FRCL-2024-3453  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3454

FILED 5/30/2024 9:08:39 AM

16127 LONG ROAD  
HOUSTON, TX 77044

00000010149367

**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: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. 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 26, 2003 and recorded in Document CLERK'S FILE NO X085330; REFILED UNDER CLERK'S FILE NO. X412660 real property records of HARRIS County, Texas, with ERNEST JAMES HARDWAY AN UNMARRIED PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ERNEST JAMES HARDWAY AN UNMARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$71,706.00, 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



16127 LONG ROAD  
HOUSTON, TX 77044

00000010149367

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3454

UNOFFICIAL COPY

FILED 5/30/2024 9:08:39 AM

16127 LONG ROAD  
HOUSTON, TX 77044

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00000010149367

HARRIS

**EXHIBIT "A"**

A DESCRIPTION OF 0.6205 ACRE (27,029 SQUARE FEET) OF LAND, OUT OF THE JOHN JONES SURVEY, ABSTRACT 483, IN HARRIS COUNTY, TEXAS, HEREINAFTER KNOWN AS TRACTS NO. 5 AND 6, BEING A PART OF THAT CERTAIN 10 ACRE TRACT DESCRIBED IN DEED FROM L. H. LONG AND WIFE, GRACE LONG TO E. W. LONG ET UX RECORDED AUGUST 1, 1942, IN VOLUME 1235, PAGE 206 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH PIPE FOUND ALONG THE NORTH LINE OF LONG ROAD, MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SAME AS THE SOUTHWEST CORNER OF BRADEN, THOMAS L. TRACT, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. G553464, SAID 1/2 INCH PIPE LOCATED AT S89°34'00"W - 200.00 FEET FROM THE INTERSECTION OF SAID NORTH LINE OF LONG ROAD AND THE WEST LINE OF SHELDON ROAD (CALLED GARRET ROAD);

THENCE SOUTH 89 DEGREES 34 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF LONG ROAD, AT A DISTANCE OF 100.00 FEET TO AND PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND/OR THE SOUTHEAST CORNER OF MAGALLON, JUAN G. TRACT, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. V623532;

THENCE NORTH 01 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID MAGALLON, JUAN G. TRACT, A DISTANCE OF 135.15 FEET TO A 5/8 INCH IRON ROD SET ALONG THE SOUTH LINE OF UNITED CASING INCORPORATED TRACT, RECORDED IN HARRIS COUNTY CLERK'S FILE NO. J971380, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND/OR THE NORTHEAST CORNER OF SAID MAGALLON, JUAN G. TRACT;

THENCE NORTH 89 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE OF UNITED CASING INCORPORATED, AT A DISTANCE OF 100.00 FEET TO AND PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND/OR THE NORTHWEST CORNER OF SAID BRADEN, THOMAS L. TRACT;

THENCE SOUTH 01 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID BRADEN, THOMAS L. TRACT, A DISTANCE OF 135.15 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.6205 ACRE OF LAND, MORE OR LESS.

FRCL-2024-3454

FILED 5/30/2024 9:08:39 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



REGIONS MORTGAGE (LPN)  
BARRON, FELIPE  
15614 PEBBLE BEND DR. HOUSTON, TX 77068

CONVENTIONAL  
Firm File Number 24-041212

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 24, 2021, FELIPE DEJESUS BARRON, JR., AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to TONY GROTHOUSE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR T2 FINANCIAL, LLC DBA/REVOLUTION MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARRIS COUNTY, TX and is recorded under Clerk's File/Instrument Number RP-2021-680739, 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, August 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in HARRIS COUNTY, TX to the highest bidder for cash. The sale will be conducted At the Bayou City Event Center Pavilion located at 9401 Knight Rd, Houston, TX 77045, specifically, the 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; of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if the preceding area is no longer the designated area, the sale will be conducted at the area most recently designated by the County Commissioner's Court.

Said Real Estate is described as follows: In the County of Harris, State of Texas:

LOT TWELVE (12), IN BLOCK TWENTY (20) OF OLDE OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 224, PAGE 125 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 15614 PEBBLE BEND DR  
HOUSTON, TX 77068  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE  
6200 POPLAR AVENUE  
MEMPHIS, TN 38119


The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE (S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

  
SUBSTITUTE TRUSTEE

Amar Sood, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colete Mayers, Tim Worstall, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Even Press,  
+Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day May 23, 2024.

  
By  
Ronny George  
Texas Bar # 24123104  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3446  
F L E D 5 / 3 0 / 2 0 2 4 8 : 5 9 : 5 0 A M

Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Regions Bank dba Regions Mortgage

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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.

COPY UNOFFICIAL

REGIONS MORTGAGE (MON)  
GARNER, LORRAINE E. AND KAYE E. WHITMAN  
106 LITCHFIELD, #190, HOUSTON, TX 77024

CONVENTIONAL  
Firm File Number: 16-025984

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 10, 1997, LORRAINE E. GARNER AND KAYE E. WHITMAN, as Grantor(s), executed a Deed of Trust conveying to BRUCE BARBER, as Trustee, the Real Estate hereinafter described, to FIRST NATIONAL BANK OF PALESTINE in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARRIS COUNTY, TX and is recorded under Clerk's File/Instrument Number S730284, 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, August 6, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in HARRIS COUNTY, TX to the highest bidder for cash. The sale will be conducted At the Bayou City Event Center Pavilion located at 9401 Knight Rd, Houston, TX 77045, specifically, the 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; of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if the preceding area is no longer the designated area, the sale will be conducted at the area most recently designated by the County Commissioner's Court.

Said Real Estate is described as follows: In the County of Harris, State of Texas:

LOT ONE HUNDRED NINETY (190) OF THE REPLAT OF ETHAN'S GLEN AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 239, PAGE 16 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 106 LITCHFIELD  
#190  
HOUSTON, TX 77024  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS BANK  
5214 LINCOLN ROAD  
HATTIESBURG, MS 39402


The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

  
SUBSTITUTE TRUSTEE

Amar Sood, An Attorney, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston  
1725 Wakefield Drive  
Houston, TX 77018

WITNESS MY HAND this day May 23, 2024.

  
By: \_\_\_\_\_  
Ronny George  
Texas Bar # 24123104  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3447  
FILED 5/30/2024 9:39:56 AM

Facsimile to (847) 879-6523  
Attorneys for Regius Bank

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3457

FILED 5/30/2024 9:48:40 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 9/20/2007	<b>Grantor(s)/Mortgagor(s):</b> MAURA UVALLE AND MICHAEL GRAF, WIFE AND HUSBAND
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE KB HOME LOANS, A COUNTYWIDE MORTGAGE VENTURES, LLC SERIES, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded in:</b> <b>Volume:</b> RP-050-38 <b>Page:</b> 1273 <b>Instrument No:</b> 20070589813	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00AM
<b>Place of Sale of Property:</b> Magnolia South Ballroom inside the Bayou City Event Center 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.	

**Legal Description:** LOT 5, IN BLOCK 1 REMINGTON RANCH SECTION 18, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 595040 OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust, and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 5/28/2024

Dated: 5/30/24

**SANDY DASIGENIS**  
Printed Name:

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for PennyMac Loan Services, LLC

Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-24-102527-POS  
**Loan Type:** FHA

UNOFFICIAL COPY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/17/2014	<b>Grantor(s)/Mortgagor(s):</b> RICHARD FLORES AND STACEY FLORES, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC, A LIMITED LIABILITY CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> <b>Volume:</b> ER 058-54 <b>Page:</b> 2303 <b>Instrument No:</b> 20140291164	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Fountain Plaza, Buffalo, NY 14203
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Magnolia South Ballroom inside the Bayou City Event Center 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.	

**Legal Description:** LOT 16, IN BLOCK 1, OF HIGHLAND CREEK RANCH SECTION 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 598182, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

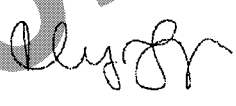
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

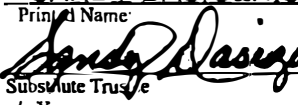
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 5/29/2024

Dated: 5/30/24

  
\_\_\_\_\_  
Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for M&T Bank

**SANDY DASIGENIS**  
Printed Name: \_\_\_\_\_  
  
Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-24-102707-POS  
**Loan Type:** FHA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3458  
FILED 5/30/2024 9:48:40 AM

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States. Please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated February 23, 2018 and recorded under Clerk's File No. 2018019839, in the real property records of FORT BEND County Texas, with Toseika Cameonick Thomas, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmCap Mortgage, Ltd., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Toseika Cameonick Thomas, a single person securing payment of the indebtedness in the original principal amount of \$94,261.00 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 Toseika Cameonick Thomas. 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 FIVE (5), IN BLOCK SIXTEEN (16) OF KEEGANS WOOD, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY AND HARRIS COUNTY, TEXAS, ACCORDING TO THE MAPS OR PLATS THEREOF RECORDED IN VOLUME 26, PAGE 5 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND IN VOLUME 300, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SUBJECT PROPERTY LIES WHOLLY IN FORT BEND COUNTY, TEXAS**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: FORT BEND County Courthouse, Texas at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



4818008

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3464

FILED 5/30/2024 10:27:18 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3464  
FILED 5/30/2024 10:27:18 AM

UNOFFICIAL COPY

**"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on May 24, 2024.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-00502



## 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 14, 2006 and recorded under Vol. RP 019-31, Page 1721, or Clerk's File No. Z167860, in the real property records of HARRIS County Texas, with Refugio Garcia, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Refugio Garcia, an unmarried man securing payment of the indebtedness in the original principal amount of \$123,028.00 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 Refugio Garcia. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

#### Legal Description:

**LOT THIRTEEN (13) IN BLOCK FOUR (4) OF CREEKSTONE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 281, PAGE 119 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 08/06/2024**

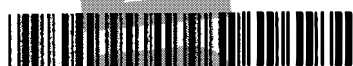
**Earliest Time Sale Will Begin: 10:00 AM**

**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 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.



FILED 5/30/2024 10:27:18 AM  
FRCL-2024-3465  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

*Sandy Dasigenis*

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

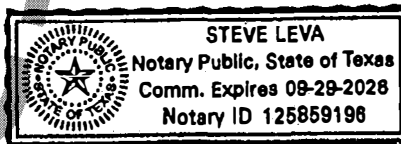
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared SANDY DASIGENIS as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as 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.

Given under my hand seal of office this 30th day of May, 2024.

*Steve Leva*  
Notary Public



UNOFFICIAL COPY

24-01614  
3515 EMERALD BAY CIR, KATY, TX 77449

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Property:** The Property to be sold is described as follows:  
  
The land hereinafter referred to is situated in the City of Katy, County of Harris, State of TX, and is described as follows.  
  
Lot Twenty-One (21), in Block Two (2) of Lakes of Bridgewater, Section (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No 357025 of the map records of Harris County, Texas.

**Security Instrument:** Deed of Trust dated October 22, 2020 and recorded on January 12, 2021 at Instrument Number RP-2021-18403 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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 JENIFER P JONES-GREEN AND MELVIN GREEN IV secures the repayment of a Note dated October 22, 2020 in the amount of \$181,164.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED**

**FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

COPY

TOTAL

24-01615  
1615 CITY PASS LN, HOUSTON, TX 77047

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**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Property:** The Property to be sold is described as follows:

LOT 9, BLOCK 1 OF CITY PARK SOUTH SEC. 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 682337, MAP RECORDS, HARRIS COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated July 18, 2022 and recorded on July 28, 2022 at Instrument Number RP-2022-387683 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 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 TIFFANY EVETTE MCCOY AND NELSON W. MCCOY IV AND MARY ANN MCCOY secures the repayment of a Note dated July 18, 2022 in the amount of \$348,570.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL COPY

FILED 5/30/2024 10:27:18 AM FRCL-2024-3468 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 121596-TX

Date: May 23, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: WILLIE JOHNSON JR, MARRIED MARY E. JOHNSON

ORIGINAL MORTGAGEE: JAMES B. NUTTER & COMPANY, NMLS# 2067

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 9/19/2012, RECORDING INFORMATION: Recorded on 10/10/2012, as Instrument No. 20120470417 in Book ER 037-28 Page 2125

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT EIGHTEEN (18), BLOCK TEN (10), OF KIRKWOOD SUBDIVISION, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 152, PAGE 13, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Flagstar Bank, N.A is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Flagstar Bank, N.A, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o Flagstar Bank, N.A  
5151 Corporate Drive  
Troy, Michigan 48098-2639


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.



Matter No.: 121596-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By:   
Casper J. Rankin, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

Return to:  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3468

FILED 5/30/2024 10:27:18 AM

UNOFFICIAL



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 122859-TX

Date: May 29, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: MAXIMILIANO LOPEZ AND ASHLEY LOPEZ, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 2/6/2020, RECORDING INFORMATION: Recorded on 2/7/2020, as Instrument No. RP-2020-56712 and later modified by a loan modification agreement recorded as Instrument No. RP-2021-335406 on 06/15/2021 and later modified by a loan modification agreement recorded as Instrument No. RP-2022-101998 on 02/25/2022 and later modified by a loan modification agreement recorded as Instrument No. RP-2023-47604 on 02/13/2023 and later modified by a loan modification agreement recorded as Instrument No. RP-2023-391679 on 10/12/2023.

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT SIX (6), IN BLOCK ELEVEN (11), OF TOWER OAKS MEADOW, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 184, PAGE 103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262




UNRECORDED COPY

Matter No.: 122859-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

By:   
Casper J. Rankin, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

COPY ORIGINAL UNOFFICIAL

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000120-24-1

APN 119-889-001-0005

TO No 240232078-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on January 19, 2021, TIFFANY THORN, A SINGLE PERSON AND WILMA JACKSON, A SINGLE PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BLACK, MANN & GRAHAM, LLP as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LOANDEPOT.COM, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$287,693.00, payable to the order of loanDepot.com, LLC as current Beneficiary, which Deed of Trust recorded on January 21, 2021 as Document No. RP-2021-32803 in Harris County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 119-889-001-0005

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran 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 loanDepot.com, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

COPY

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3488

FILED 5/30/2024 11:16:38 AM

TS No TX07000120-24-1

APN 119-889-001-0005

TO No 240232078-TX-RWI

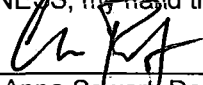
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Road, Houston TX 77045, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and loanDepot.com, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and loanDepot.com, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNES, my hand this 30<sup>th</sup> day of May, 2024

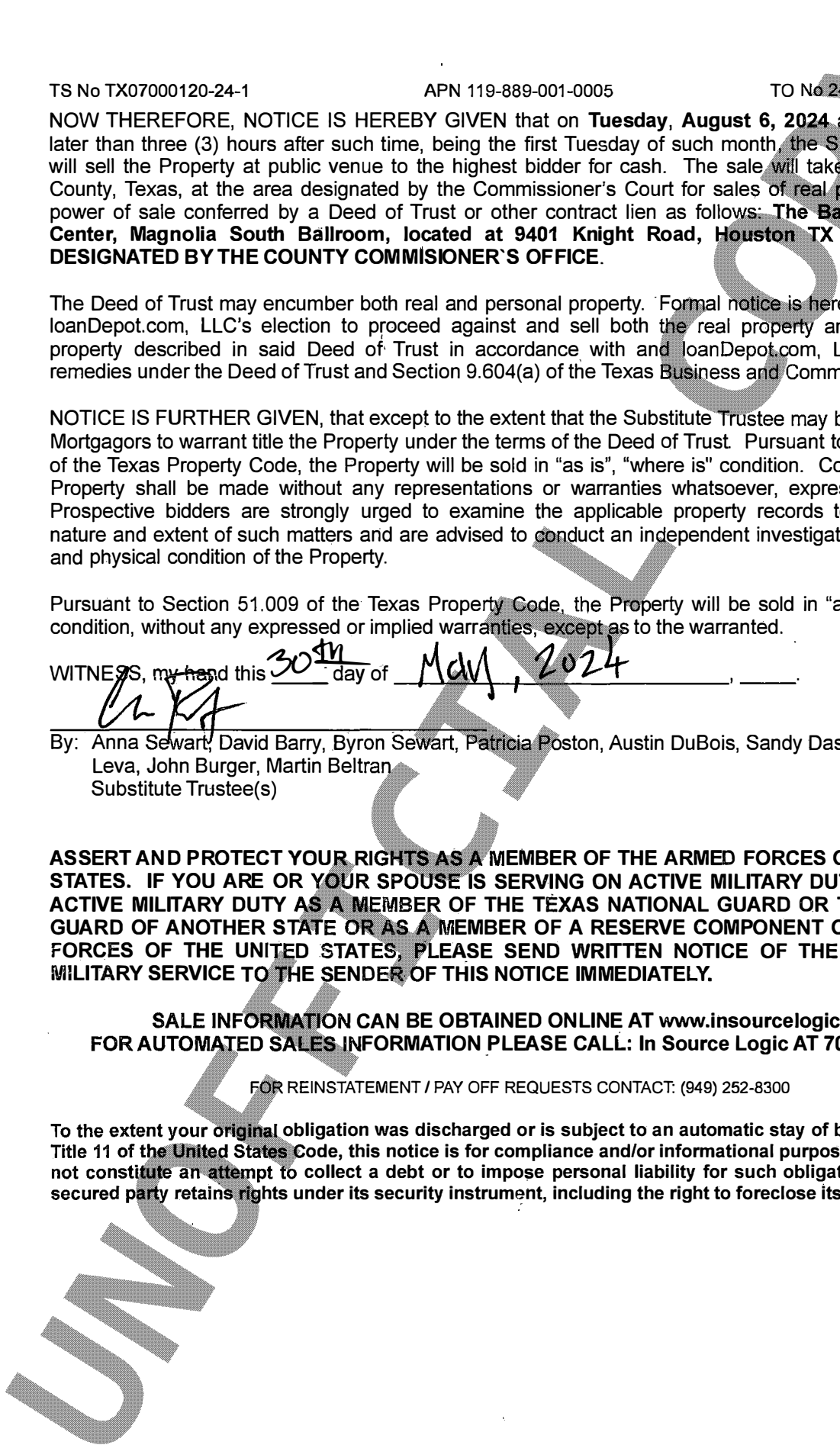
  
By: Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran  
Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com).  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.



TS No TX07000120-24-1

APN 119-889-001-0005

TO No 240232078-TX-RWI

**EXHIBIT "A"**

BEING LOT 5, BLOCK 1, OF WILLOW POINTE, SECTION EIGHT (8), AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 411008, OF THE MAP RECORDS, HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3488

FILED 5/30/2024 11:16:38 AM

UNOFFICIAL COPY

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DEED OF TRUST INFORMATION:**

**Date:** 09/15/2023  
**Grantor(s):** RANDALL SMITH, AN UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$154,941.00  
**Recording Information:** Instrument RP-2023-356136  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1310 THOMAS AVE, PASADENA, TX 77506

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of August, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3489  
FILED 5/30/2024 11:16:39 AM

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

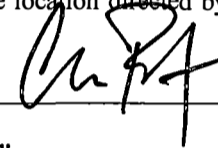
**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on May 30, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

**Exhibit "A"**

LOT 12, BLOCK 22, OF PASADENA GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3489

FILED 5/30/2024 11:16:39 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3494  
FILED 5/31/2024 9:55:58 AM

Our Case No. 24-00505-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF HARRIS

**Deed of Trust Date:**  
November 8, 2019

**Property address:**  
4706 LARKSONG LANE  
SPRING, TX 77388

**Grantor(s)/Mortgagor(s):**  
ANTHONY WAYNE LEVERMANN AND KORTNI MAE  
LEVERMANN, HUSBAND AND WIFE

**LEGAL DESCRIPTION:** LOT ELEVEN (11), BLOCK ONE (1), BRIDGESTONE, SECTION THREE (3), A  
SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME  
295, PAGE 95, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
MOVEMENT MORTGAGE, LLC ITS SUCCESSORS AND  
ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC

**Date of Sale:** AUGUST 6, 2024

**Property County:** HARRIS

**Original Trustee:** SCOTT R VALBY

**Recorded on:** November 14, 2019  
**As Clerk's File No.:** RP-2019-506840  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John  
Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne  
Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua  
Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew  
Hansen, Evan Press, Auction.com, Anna Sewart, David  
Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy  
Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy  
Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY  
DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON  
SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR  
MORTGAGE SERVICER.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.



FRCL-2024-3494  
FILED 5/31/2024 9:55:58 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, AUGUST 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** 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 Bayou City Event Center 9401 Knight Road, Houston TX 77045 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND, 5/29/24

MARINOSCI LAW GROUP, PC

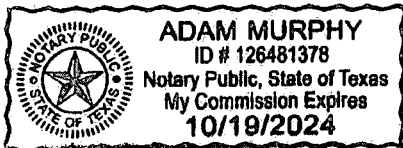
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 29 day of MAY 2024, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]  
Notary Public for the State of TEXAS

My Commission Expires: 10-19-24  
ADAM MURPHY  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 24-00505

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

UNOFFICIAL COPY

## NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: LOT SEVEN (7), PLUS THE SOUTHEASTERLY ONE FOOT (SE.1') OF LOT EIGHT (8), AND PLUS THE NORTHWESTERLY THREE FEET (NW.3') OF LOT SIX (6), IN BLOCK EIGHTEEN (18), OF PARKGLEN SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 163, PAGE 67, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/31/2016 and recorded in Document RP-2016-506480 real property records of Harris County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM

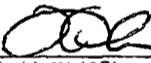
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County 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 MARIA ELENA JAYNE, provides that it secures the payment of the indebtedness in the original principal amount of \$207,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

## 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), IN BLOCK FIVE (5), OF MASON LAKES, SECTION ONE (1), AMENDING PLAT NO. ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO(S). 538210, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/31/2021 and recorded in Document RP-2021-501323 real property records of Harris County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM


Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 MAYSARA AL-YASIN AND BASMAHM ALKHATIB, provides that it secures the payment of the indebtedness in the original principal amount of \$319,113.00. and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Everett Financial, Inc. dba Supreme Lending is the current mortgagee of the note and deed of trust and SUPREME LENDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is Everett Financial, Inc. dba Supreme Lending c/o SUPREME LENDING, 14801 Quorum Drive, Suite 300, Dallas, TX 75254 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056. Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
 Mackie Wolf Zientz & Mann, P.C.  
 Brandon Wolf, Attorney at Law  
 L. Keller Mackie, Attorney at Law  
 Michael Zientz, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Chelsea Schneider, Attorney at Law  
 Ester Gonzales, Attorney at Law  
 Karla Balli, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 Dallas Parkway  
 Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

## 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 22, IN BLOCK 5, OF REMINGTON RANCH, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 571223 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/18/2007 and recorded in Document 20070318111 real property records of Harris County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/06/2024

Time: 12:00 PM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 RAMIRO QUIROZ AND YURI M. MALDONADO, provides that it secures the payment of the indebtedness in the original principal amount of \$93,822.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LPP MORTGAGE, INC. F/K/A LPP MORTGAGE LTD is the current mortgagee of the note and deed of trust and MGC MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is LPP MORTGAGE, INC. F/K/A LPP MORTGAGE LTD c/o MGC MORTGAGE, INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

## Notice of [Substitute] Trustee Sale

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

### 1. Date, Time and Place of Sale.

**Date:** 08/06/2024

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 3435 WALHALLA DRIVE UNIT 1, HOUSTON, TX 77066

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/29/2005 and recorded 01/09/2006 in Book RP 016-43 Page 0048 Document Z015929, real property records of Harris County, Texas, with **HUMBERTO RODRIGUEZ, A SINGLE MAN & SONIA LOPEZ, A SINGLE WOMAN** grantor(s) and **MILA, INC. D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES 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 **HUMBERTO RODRIGUEZ, A SINGLE MAN & SONIA LOPEZ, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of \$82,400.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00346-TX  
22-000221-673

## Notice of [Substitute] Trustee Sale

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**LOT THIRTY (30), IN BLOCK THREE (3), OF GREENFIELD VILLAGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 292, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**PO BOX 24605 West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

COPY

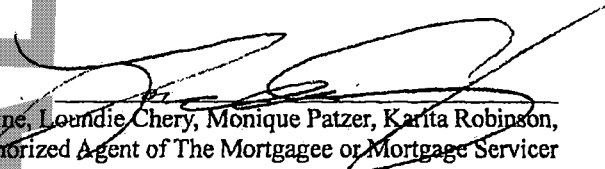
TS No.: 2024-00346-TX  
22-000221-673

## Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: June 4, 2024

  
Kenneth Lavine, Lourdie Chery, Monique Patzer, Karita Robinson,  
Malysa Torres – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.realtybid.com/texas](http://www.realtybid.com/texas) or (877) 518-5700

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

TS No.: 2024-06033  
24-000072-568

## Notice of Substitute Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

### 1. Date, Time and Place of Sale.

**Date:** 08/06/2024

**Time:** The sale will begin at 12:00 PM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 8218 BERTWOOD STREET, HOUSTON, TX 77016

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/02/2022 and recorded 12/06/2022 in Document RP-2022-575633, real property records of Harris County, Texas, with NNG Investment Group LLC grantor(s) and Easy Street Capital Investments, LLC as Lender, EF MORTGAGE, LLC 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 NNG Investment Group LLC, securing the payment of the indebtedness in the original principal amount of \$144,636.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. EF MORTGAGE, LLC is the current mortgagee of the note and deed of trust or contract lien.

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows: SEE EXHIBIT A

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services  
4200 Regent Blvd, Suite B200  
Irving, TX 75063  
Phone: 800-327-7861



TS No.: 2024-06033  
24-000072-568

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: 6/5/2024

Marisa Vidrine  
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC  
1355 Willow Way, Suite 115  
Concord, CA 94520  
Telephone: (925) 272-4993  
Authorized Agent of the Mortgagee or Mortgage Servicer  
For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3532  
FILED 6/6/2024 9:03:28 AM

TS No.: 2024-06033  
24-000072-568

EXHIBIT A

LOT 19, IN BLOCK 2, OF TRIANGLE GARDENS, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 47, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/30/2014	<b>Grantor(s)/Mortgagor(s):</b> SHELDON M GOODSON, AN UNMARRIED MAN, AND NICOLE SAUCIER, AN UNMARRIED WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded in:</b> <b>Volume:</b> RP 092-02 <b>Page:</b> 1843 <b>Instrument No:</b> 20140289497	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00AM
<b>Place of Sale of Property:</b> Magnolia South Ballroom inside the Bayou City Event Center 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.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 5/30/2024

Dated: June 6, 2024



**SANDY DASIGENIS**

Printed Name:



Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for PennyMac Loan Services, LLC

**MH File Number:** TX-24-101690-POS  
**Loan Type:** FHA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3540  
FILED 6/6/2024 9:42:35 AM

## Exhibit A

Being all that called 10,225 square foot portion of Lot 34, Block 2 of the Replat of Londonderry Section One, a subdivision recorded in Vol. 238, Pg. 85 of the Map Records of Harris County, Texas, as described in Harris County Clerk's file No. Y8401039, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/8 inch iron rod found in the curving West Right-of-Way line of Butterwick Drive for the Northeast corner of said Lot 34 and the Southeast corner of Lot 35 of said Block 2;

**THENCE** with said West Right-of-Way line of Butterwick Drive and the East line of said Lot 34 the following two (2) courses:

1. with the arc of a curve to the right having a radius of 885.00 feet, through a central angle of  $03^{\circ}37'33''$  (Record  $03^{\circ}37'32''$ ), and an arc distance of 56.01 feet (Record 56.00 feet), whose chord bears South  $07^{\circ}58'32''$  East (Record South  $07^{\circ}36'12''$  East) a distance of 56.00 feet (Record 55.99 feet), to a 1/8 inch iron rod found for a point of reverse curvature;
2. with the arc of a curve to the left having a radius of 330.00 feet, through a central angle of  $00^{\circ}41'26''$  (Record  $00^{\circ}41'40''$ ), and an arc distance of 3.98 feet (Record 4.00 feet), whose chord bears South  $06^{\circ}08'16''$  East (Record South  $06^{\circ}38'52''$  East) a distance of 3.98 feet (Record 4.00 feet), to a 1/8 inch iron rod found for the Southeast corner hereof;

**THENCE** departing the West Right-of-Way line of Butterwick Drive and the East line of said Lot 34, South  $83^{\circ}26'39''$  West (Record S  $83^{\circ}30'53''$  W), at a distance of 120.31' (Record 120.05 feet) passing a 1/8 inch iron rod found for corner in the East line of the 130 foot wide HCFD drainage ditch easement, in all a total distance of 185.46 feet (Record 185.00 feet) to a calculated point for corner in Ketzler Creek;

**THENCE** with Metzler Creek, with the arc of a curve to the left having a radius of 700.00 feet, through a central angle of  $04^{\circ}09'12''$  (Record  $04^{\circ}08'12''$ ), and an arc distance of 50.74 feet (Record 50.54 feet), whose chord bears North  $7^{\circ}20'52''$  West a distance of 50.73 feet (Record 50.53 feet) to a calculated point for the Northwest corner of said Lot 34 and the Southwest corner of said Lot 35;

**THENCE** departing Metzler Creek with the North line of said Lot 34 and the South line of said Lot 35, North  $80^{\circ}35'02''$  East, at a distance of 64.77 feet (Record 65.00 feet) passing a 1/8 inch iron rod found for corner in the East line of said HCFD easement, in all a total distance of 185.00 feet to the **POINT OF BEGINNING**, and containing 0.67 acre of land, more or less.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 7/8/2016	<b>Grantor(s)/Mortgagor(s):</b> DAVID RICHARD SNEED AND DIANTHA PAPPAS SNEED, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> JPMORGAN CHASE BANK, N.A.	<b>Current Beneficiary/Mortgagee:</b> JPMorgan Chase Bank, National Association
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: RP-2016-303956	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> JPMorgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1111 Polaris Parkway, Columbus, OH 43240
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT FOUR (4), IN BLOCK TWO (2), OF SUNSET TERRACE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 64, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holtius, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

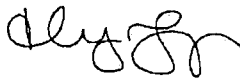
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 6/3/2024



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for JPMorgan Chase Bank, N.A.

Dated: June 6, 2024

SANDY DASIGENIS

Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-24-102533-POS  
**Loan Type:** Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
RCL-2024-3541  
FILED 6/6/2024 9:42:35 AM

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170. Houston. TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 12, 2021 and recorded under Clerk's File No. RP-2021-29481, in the real property records of HARRIS County Texas, with Tamica N Shillingford, An Unmarried Woman and Anthony M Nibbs, An Unmarried Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Pulte Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tamica N Shillingford, An Unmarried Woman and Anthony M Nibbs, An Unmarried Man securing payment of the indebtedness in the original principal amount of \$225,038.00 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 Tamica M Shillingford, Anthony M Nibbs. 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 15, BLOCK 3, OF WINDROW SEC 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE 691302, MAP RECORDS, HARRIS COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 08/06/2024

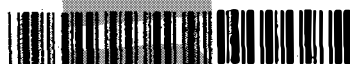
Earliest Time Sale Will Begin: 10:00 AM

**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 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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on June 3, 2024.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-01429

COPY

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated October 15, 2019 and recorded under Clerk's File No. RP-2019-466349, in the real property records of HARRIS County Texas, with Noel Martinez Martinez and Laura Azua Compean, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Noel Martinez Martinez and Laura Azua Compean, husband and wife securing payment of the indebtedness in the original principal amount of \$204,311.00 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 Noel Martinez Martinez. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

**Legal Description:**

**LOT TEN (10), IN BLOCK THREE (3) OF MERRYLANDS SEC 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO, 687051 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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 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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on June 3, 2024.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-01357

COPY

UNOFFICIAL

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated February 19, 2016 and recorded under Clerk's File No. RP-2016-70653, in the real property records of HARRIS County Texas, with Anthony Rieshay Morris, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Plaza Home Mortgage Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Anthony Rieshay Morris, a single man securing payment of the indebtedness in the original principal amount of \$332,213.00 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 Anthony Rieshat Morris. PENNYMAC LOAN SERVICES, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

**Legal Description:**

**LOT 40, IN BLOCK 34, OF REPLAT OF MAPLEWOOD SOUTH, SECTION 7, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 104, PAGE 62, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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 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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

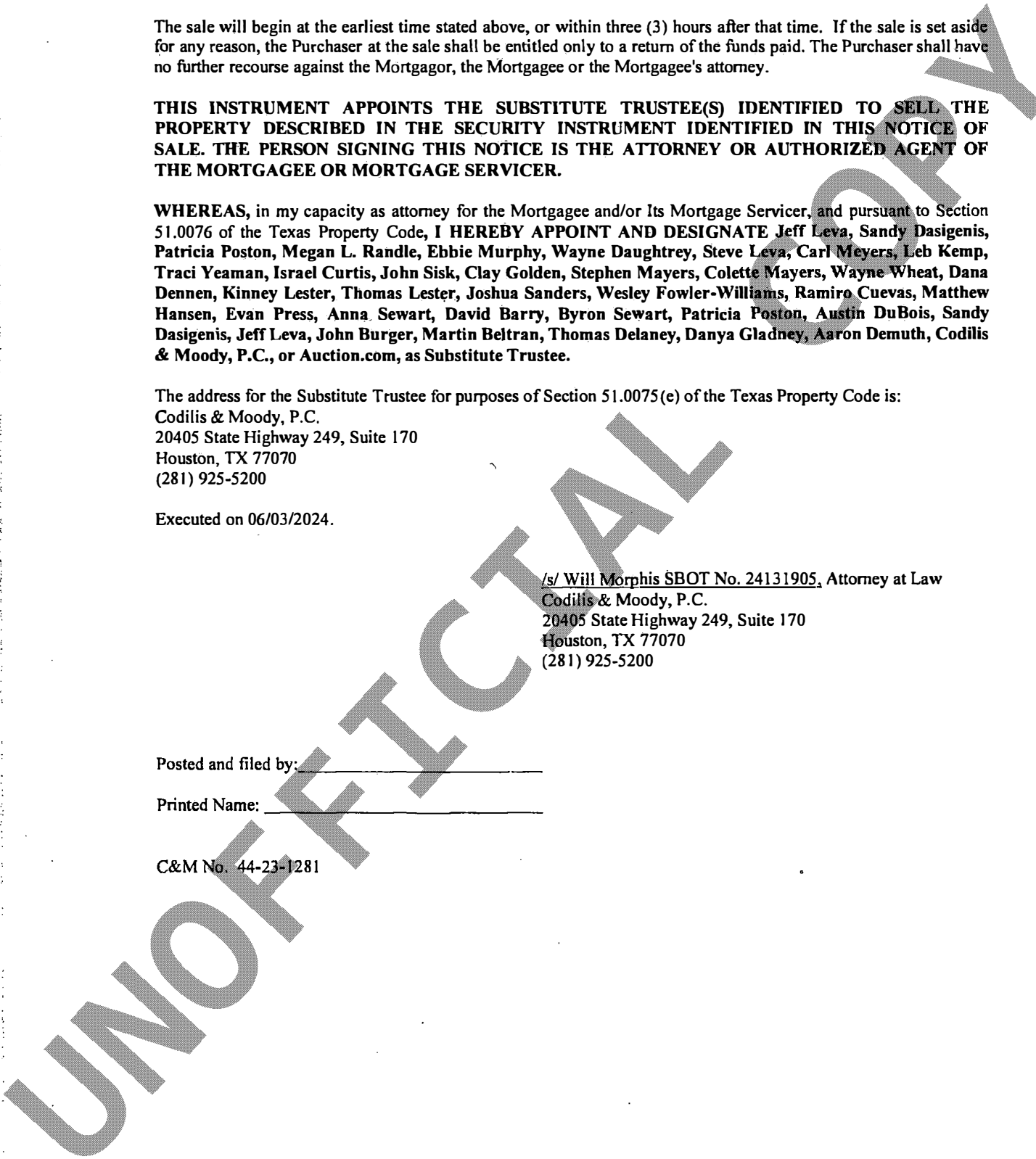
Executed on 06/03/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-23-1281



24-01663  
503 SLOOP CT, CROSBY, TX 77532

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Property:** The Property to be sold is described as follows:

LOT 37, IN BLOCK 13, OF NEWPORT, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 190, PAGE 105 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

**Security Instrument:** Deed of Trust, dated August 13, 2019 and recorded on August 15, 2019 at Instrument Number RP-2019-358730 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 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 MARIANO ESPINOZA AND DENISE ADRIANA MARTINEZ secures the repayment of a Note dated August 13, 2019 in the amount of \$184,594.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4818236

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company , Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310



Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and Xome employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 123846-TX

Date: June 4, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: CONNIE F. LUMAN, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOUSTONIAN MORTGAGE GROUP INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 3/28/2008, RECORDING INFORMATION: Recorded on 4/2/2008, as Instrument No. 20080161363

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING 2.118 ACRES OF LAND IN THE S.C. HIROMS SURVEY, ABSTRACT NUMBER 33, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743



Matter No.: 123846-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

Loan No.: 1881680521

EXHIBIT "A"

FIELD NOTES  
OFA Survey of

Being 2.118 acres of land in the S. C. Hlroms Survey, Abstract Number 33, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point on the North line of WOODFOREST SUBDIVISION, SECTION 21, as recorded in Volume Number 265, Page 6 of the Map Records of Harris County, Texas, marking the Southwesterly corner of WOODFOREST NORTH SUBDIVISION, as recorded in Volume 294, Page 51 of the Map Records of Harris County, Texas;

THENCE North 89 deg 17 min 00 sec West, along the North line of the said WOODFOREST, SECTION 21, passing at a distance of 353.42 feet its Northwest corner being the Northeast corner of WOODFOREST SUBDIVISION, SECTION 25, as recorded in Volume 295, Page 12 of the Map Records of Harris County, Texas, and continuing on along the North line of WOODFOREST, SECTION 25, for a total distance in all a distance of 2598.90 feet to its Northwest corner;

THENCE North 00 deg 02 min 00 sec East, a distance of 518.01 feet to a point on the centerline of Big Gulch;

THENCE in an Easterly direction with the meanders of the centerline of Big Gulch the following courses and distances:

- South 23 deg 30 min 13 sec East, a distance of 108.97 feet;
- North 37 deg 24 min 19 sec East, a distance of 85.60 feet;
- North 89 deg 19 min 15 sec East, a distance of 168.00 feet;
- North 57 deg 34 min 21 sec East, a distance of 100.70 feet;
- South 25 deg 51 min 59 sec East, a distance of 73.35 feet;
- South 43 deg 38 min 33 sec East, a distance of 149.24 feet;
- North 19 deg 39 min 14 sec East, a distance of 104.06 feet;
- North 73 deg 00 min 33 sec East, a distance of 75.29 feet;
- North 18 deg 13 min 57 sec East, a distance of 89.49 feet;
- North 67 deg 37 min 11 sec East, a distance of 55.15 feet;
- South 29 deg 50 min 08 sec East, a distance of 78.39 feet;
- North 88 deg 31 min 52 sec East, a distance of 78.03 feet;
- North 19 deg 58 min 59 sec East, a distance of 23.41 feet;
- North 32 deg 38 min 41 sec West, a distance of 76.01 feet;
- North 24 deg 16 min 28 sec East, a distance of 55.95 feet;
- North 16 deg 49 min 17 sec West, a distance of 44.92 feet;
- North 46 deg 10 min 09 sec East, a distance of 69.31 feet;
- North 31 deg 53 min 27 sec East, a distance of 53.00 feet;
- North 60 deg 15 min 18 sec East, a distance of 48.37 feet;
- North 09 deg 16 min 21 sec West, a distance of 49.65 feet;
- North 33 deg 41 min 24 sec East, a distance of 32.45 feet;
- North 64 deg 58 min 59 sec East, a distance of 99.52 feet;
- South 71 deg 05 min 40 sec East, a distance of 77.16 feet;
- North 88 deg 43 min 00 sec East, a distance of 105.00 feet;
- South 74 deg 27 min 25 sec East, a distance of 53.08 feet;
- South 09 deg 12 min 51 sec East, a distance of 81.21 feet;
- South 85 deg 39 min 01 sec East, a distance of 114.68 feet;
- South 24 deg 14 min 06 sec East, a distance of 68.80 feet;
- South 80 deg 13 min 36 sec East, a distance of 63.33 feet;
- South 59 deg 06 min 34 sec East, a distance of 53.40 feet;

WRP 055-40-2171

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UNNOT



REC-2024-40-2172

CL

South 89 deg 37 min 17 sec East, a distance of 43.43 feet;  
 North 85 deg 48 min 33 sec East, a distance of 141.98 feet;  
 South 27 deg 52 min 29 sec East, a distance of 66.31 feet;  
 South 89 deg 53 min 12 sec East, a distance of 62.14 feet;  
 North 64 deg 00 min 56 sec East, a distance of 80.31 feet;  
 North 24 deg 19 min 59 sec East, a distance of 68.48 feet;  
 South 62 deg 00 min 49 sec East, a distance of 61.97 feet;  
 North 88 deg 50 min 57 sec East, a distance of 41.97 feet;  
 South 44 deg 14 min 59 sec East, a distance of 51.47 feet;  
 North 32 deg 09 min 34 sec East, a distance of 20.75 feet;  
 North 19 deg 20 min 11 sec East, a distance of 31.90 feet;  
 North 02 deg 56 min 56 sec West, a distance of 66.56 feet;  
 North 17 deg 12 min 08 sec East, a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE continuing in an Easterly direction with the meanders of the centerline of Big Gulch the following courses and distances;

North 17 deg 12 min 08 sec East, a distance of 30.96 feet;  
 North 60 deg 08 min 16 sec East, a distance of 42.67 feet;  
 South 56 deg 57 min 00 sec East, a distance of 51.50 feet;  
 North 84 deg 19 min 05 sec East, a distance of 32.21 feet;  
 South 15 deg 37 min 04 sec East, a distance of 49.83 feet;  
 South 61 deg 00 min 48 sec East, a distance of 24.35 feet;

THENCE South 21 deg 50 min 15 sec East, a distance of 494.75 feet to a point on the arc of a curve;

THENCE a distance of 120.75 feet in a Westerly direction following the arc of said curve to the right, having a radius of 204.41 feet, a central angle of 33 deg 50 min 46 sec and a long chord of South 67 deg 18 min 56 sec West, a distance of 119.00 feet;

THENCE South 84 deg 14 min 19 sec West, a distance of 64.00 feet;

THENCE North 16 deg 59 min 26 sec West, a distance of 570.33 feet to the POINT OF BEGINNING.

COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 123720-TX

Date: May 31, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: KATHERINE WERNECKE AND BRANDON WERNECKE, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 12/21/2021, RECORDING INFORMATION: Recorded on 12/22/2021, as Instrument No. RP-2021-732152

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 315, IN BLOCK 6, OF BATTLEGROUND ESTATES, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 42, PAGE 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC  
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
635 Woodward Ave  
Detroit, MI 48226-1906

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



Matter No.: 123720-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE **CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

By: Holly Hair  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3549

FILED 6/6/2024 9:42:56 AM

UNOFFICIAL COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 108964-TX

Date: June 4, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: OLUSEGUN FABIYI AND MARIAM FABIYI, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GILBRALTAR MORTGAGE SERVICES LLC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 1/28/2016, RECORDING INFORMATION: Recorded on 1/29/2016, as Instrument No. RP-2016-40098.

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THREE (3), IN BLOCK FOUR (4), OF FOXHOLLOW SOUTH, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 548080 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Matter No.: 108964-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3552  
FILED 6/6/2024 11:06:02 AM

17210 PORT O CALL STREET  
CROSBY, TX 77532

00000010164432

**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: August 06, 2024  
Time: The sale will begin at or not later than three hours after that time.  
Place: or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 25, 2016 and recorded in Document CLERK'S FILE NO. RP-2016-81770; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. RP-2024-40752 real property records of HARRIS County, Texas, with JASON D GERLICH AND KRISTINE L GERLICH, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JASON D GERLICH AND KRISTINE L GERLICH, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$112,637.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



17210 PORT O CALL STREET  
CROSBY, TX 77532

00000010164432

**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 whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

UNOFFICIAL

FRCL-2024-3552 FILED 6/6/2024 11:06:02 AM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

17210 PORT O CALL STREET  
CROSBY, TX 77532

00000010164432

00000010164432

HARRIS

**EXHIBIT "A"**

LOT TWO (2), IN BLOCK ELEVEN (11), OF NEWPORT, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196, PAGE 138, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FILED 6/6/2024 11:06:02 AM  
FRCL-2024-3552  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY



FILED 6/6/2024 11:57:52 AM FRCL-2024-3565 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX0700016-24-1

APN 114-134-001-0003

TO No 240023778-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on October 12, 2018, GERALD JOSEPH AND REBECCA JOHN JOSEPH as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of JACKIE BIGGS as Trustee, NAVY FEDERAL CREDIT UNION as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$116,758.00, payable to the order of NAVY FEDERAL CREDIT UNION as current Beneficiary, which Deed of Trust recorded on October 18, 2018 as Document No. RP-2018-476703 in Harris County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 114-134-001-0003

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran 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 NAVY FEDERAL CREDIT UNION, 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.

COPY

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045** or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and NAVY FEDERAL CREDIT UNION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and NAVY FEDERAL CREDIT UNION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 6<sup>th</sup> day of JUNE, 2024  
Patricia Poston

By: Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran  
Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3565  
FILED 6/6/2024 11:57:52 AM

TS No TX07000016-24-1

APN 114-134-001-0003

TO No 240023778-TX-RWI

**EXHIBIT "A"**

LOT 3, BLOCK 1, PIPER'S MEADOW, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 280, PAGE 89, MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3565

FILED 6/6/2024 11:57:52 AM

UNOFFICIAL

COPY

Our Case No. 24-01861-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF HARRIS

**Deed of Trust Date:**  
July 31, 2020

**Property address:**  
15506 SICOMORO VIEJO ST  
CHANNELVIEW, TX 77530

**Grantor(s)/Mortgagor(s):**  
EDUARDO CASIANO, AN UNMARRIED MAN

**LEGAL DESCRIPTION:** LOT 24, BLOCK 4, OF RANCHO VERDE SECTION 12, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 686137 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD.. ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** AUGUST 6, 2024

**Property County:** HARRIS

**Original Trustee:** ANGELA R HERNANDEZ

**Recorded on:** August 12, 2020  
**As Clerk's File No.:** RP-2020-366499  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set

FILED 6/6/2024 3:38:28 PM

FRCL-2024-3571

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3571  
FILED 6/6/2024 3:38:28 PM

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, AUGUST 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** 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 Bayou City Event Center 9401 Knight Road, Houston TX 77045 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, June 6, 2024

UNOFFICIAL COPY

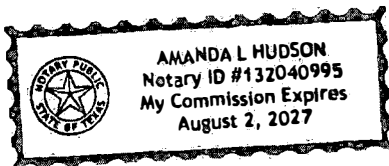
MARINOSCI LAW GROUP, PC

By: *[Signature]*  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 6<sup>th</sup> day of June 2024, 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: 8-2-2024

Amanda Hudson  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 24-01861

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

Our Case No. 24-01861-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF HARRIS

**Deed of Trust Date:**  
July 31, 2020

**Property address:**  
15506 SICOMORO VIEJO ST  
CHANNELVIEW, TX 77530

**Grantor(s)/Mortgagor(s):**  
EDUARDO CASIANO, AN UNMARRIED MAN

**LEGAL DESCRIPTION:** LOT 24, BLOCK 4, OF RANCHO VERDE SECTION 12, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 686137 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD.. ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** AUGUST 6, 2024

**Property County:** HARRIS

**Original Trustee:** ANGELA R HERNANDEZ

**Recorded on:** August 12, 2020  
**As Clerk's File No.:** RP-2020-366499  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3571  
FILED 6/6/2024 3:38:28 PM

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, AUGUST 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** 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 Bayou City Event Center 9401 Knight Road, Houston TX 77045 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, June 6, 2024

UNOFFICIAL COPY

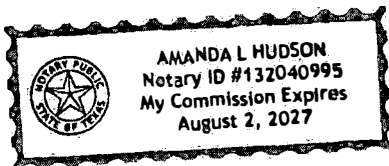
MARINOSCI LAW GROUP, PC

By: *[Signature]*  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 6<sup>th</sup> day of June 2024, 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: 8-2-2024

Amanda Hudson  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 24-01861

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

FRCL-2024-3588 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 6/10/2024 8:26:02 AM

24-01684  
16807 CLAN MACINTOSH DR, HOUSTON, TX 77084

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:  
  
Lot Nineteen (19), in Block Thirteen (13), of GLENCAIRN SECTION FIVE, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 247, Page 146 of the Map Records of Harris County, Texas.
- Security Instrument:** Deed of Trust dated August 31, 2022 and recorded on September 2, 2022 at Instrument Number RP-2022-446947 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** August 6, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 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 NICOLE CAVAZOS secures the repayment of a Note dated August 31, 2022 in the amount of \$234,025.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



UNRECORDED COPY



*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company , Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and Xome employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL

Vertical text on the right edge of the page, likely a scanning artifact or page number.

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated February 26, 2021 and recorded under Clerk's File No. RP-2021-129899, in the real property records of HARRIS County Texas, with Tracy David Weddington A/K/A Tracy Weddington and Jacqueline Marie Adams, both unmarried as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SecurityNational Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tracy David Weddington A/K/A Tracy Weddington and Jacqueline Marie Adams, both unmarried securing payment of the indebtedness in the original principal amount of \$157,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Tracy David Weddington, Jacqueline Marie Adams. PNC 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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

**Legal Description:**

**LOT 119, OF JOHN A. CAMPBELL'S PASADENA OAKS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 18, MAP RECORDS, HARRIS COUNTY, TEXAS, COMMONLY KNOWN AS 1604 OAKS DRIVE, PASADENA, TEXAS 77502.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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 of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3589

FILED 6/10/2024 8:26:02 AM

**"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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on June 7, 2024.

/s/ Will Mornhis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-00798

UNOFFICIAL

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated May 28, 2021 and recorded under Clerk's File No. RP-2021-308206, in the real property records of HARRIS County Texas, with Tracy Weddington AKA Tracy David Weddington and Jacqueline Adams AKA Jacqueline Marie Adams, both unmarried as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SecurityNational Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust, executed by Tracy Weddington AKA Tracy David Weddington and Jacqueline Adams AKA Jacqueline Marie Adams, both unmarried securing payment of the indebtedness in the original principal amount of \$162,750.00 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 Tracy David Weddington, Jacqueline Marie Adams. PNC 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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

**Legal Description:**

**LOT TEN (10), IN BLOCK ONE (1), OF FOX HOLLOW, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 206, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2024**

**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 of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3590  
FILED 6/10/2024 8:26:02 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3590  
FILED 6/10/2024 8:26:02 AM

**“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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on June 7, 2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-00392

UNOFFICIAL

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/22/2021	<b>Grantor(s)/Mortgagor(s):</b> NGOC NGUYEN AND KHANH NGUYEN, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TAYLOR MORRISON HOME FUNDING, INC.. ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2021-615599	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00AM
<b>Place of Sale of Property:</b> Magnolia South Ballroom inside the Bayou City Event Center 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.	

**Legal Description:** LOT FOUR (4), BLOCK TWO (2), OF BRIDGE CREEK, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDS IN FILM CODE NO. 690170, OF THE MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 6/6/2024 \_\_\_\_\_



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for PennyMac Loan Services, LLC

Dated: 6/10/24 \_\_\_\_\_

Chris Poston

Printed Name: \_\_\_\_\_



Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-24-102451-POS  
**Loan Type:** FHA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3618

FILED 6/10/2024 12:15:00 PM

**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: **January 26, 2018**  
Grantor(s): **Paul Baez, a single person**  
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., solely as nominee for Republic State Mortgage Co**  
Original Principal: **\$204,500.00**  
Recording Information: **RP-2018-36974**  
Property County: **Harris**  
Property: **LOT SIX (6), IN BLOCK NINE (9), OF LARCHMONT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 31, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**  
Property Address: **5521 Judalon Lane  
Houston, TX 77056**

**MORTGAGE SERVICING INFORMATION:**

**The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.**

Current Mortgagee: **MCLP Asset Company, Inc.**  
Mortgage Servicer: **Selene Finance LP**  
Mortgage Servicer Address: **3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019**

**SALE INFORMATION:**

Date of Sale: **August 6, 2024**  
Time of Sale: **10:00 AM or within three hours thereafter.**  
Place of Sale: **Bayou City Event Center 9401 Knight Road, Houston TX 77045 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103  
Southlake, TX 76092**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3641  
FILED 6/11/2024 9:02:37 AM

TXAttorney@PadgettLawGroup.com

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones



**CERTIFICATE OF POSTING**

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 6-11-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

Jeff Leva

Declarant's Name: Jeff Leva

Date: 6-11-24

Padgett Law Group  
546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

WITNESS MY HAND this 11<sup>th</sup> day of June, 2024.

Jeff Leva

UNOFFICIAL COPY

TS No.: 2024-00804-TX  
24-000509-673

## Notice of [Substitute] Trustee Sale

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

### 1. Date, Time and Place of Sale.

**Date:** 08/06/2024

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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:** 2822 LOGANBERRY PARK LANE, HOUSTON, TX 77014

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/23/2006 and recorded 07/12/2006 in Book RP 024-65 Page 0481 Document Z447399, real property records of Harris County, Texas, with **JACQUELINE MCCA, AN UNMARRIED WOMAN** grantor(s) and **FIRST HORIZON HOME LOAN CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **JACQUELINE MCCA, AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of \$103,645.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00804-TX  
24-000509-673

### Notice of [Substitute] Trustee Sale

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**LOT 49, IN BLOCK 1, OF VILLAS AT NORTHPARK, SEC. 1, ACCORDING TO MAP OR PLAT THEREOF FILED UNDER COUNTY CLERK'S FILE NO. W353614, RECORDED AT FILM CODE NO. 527238, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation  
PO BOX 24605 West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

TS No.: 2024-00804-TX  
24-000509-673

## Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: June 10, 2024



Sandra White - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.realtybid.com/texas](http://www.realtybid.com/texas) or (877) 518-5700

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

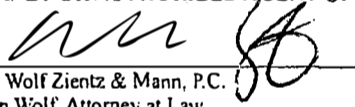
### NOTICE OF FORECLOSURE SALE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

- 1. **Property to Be Sold.** The property to be sold is described as follows: LOT 4, IN BLOCK 28, OF TIMBER LANE, SECTION FIVE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 211, PAGE 103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/09/2020 and recorded in Document RP-2020-491066 real property records of Harris County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
 Date: 08/06/2024  
 Time: 10:00 AM  
 Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, 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 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 RUSSELL ALLBROOK AND ALEXANDRIA ALLBROOK, provides that it secures the payment of the indebtedness in the original principal amount of \$164,465.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056. Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
 Mackie Wolf Zientz & Mann, P.C.  
 Brandon Wolf, Attorney at Law  
 L. Keller Mackie, Attorney at Law  
 Michael Zientz, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Chelsea Schneider, Attorney at Law  
 Ester Gonzales, Attorney at Law  
 Karla Balli, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 Dallas Parkway  
 Dallas, TX 75254

For additional sale information visit: [www.xome.com](http://www.xome.com) or (844) 400-9663

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3683  
FILED 6/11/2024 9:23:32 AM

6430 BLUESTONE DR. HOUSTON, TX, 77016

**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 SIGNING THIS NOTICE IS 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, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, 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 August 06, 2024 between the hours of 10am-1pm 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: **ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER**

DT: zNOS AND APPT (SVC) 140318

AL: 6430 BLUESTONE DR



4818902

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 12/30/2022 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER RP-2022-607292 in the real property records of Harris County Texas, with MILTON ATTERBERRY, A SINGLE MAN as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by MILTON ATTERBERRY, A SINGLE MAN securing the payment of the indebtedness in the original principal amount of \$115,000.00 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 MILTON ATTERBERRY. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT EIGHTY-TWO (82), IN BLOCK SEVENTY-FOUR (74), OF NORTHWOOD MANOR, SECTION SEVEN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 179, PAGE 56 OF THE MAP

DT: zNOS AND APPT (SVC) 240318

AL: 6430 BLUESTONE DR



FILED 6/11/2024 9:23:32 AM FRCL-2024-3683 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

RECORDS OF HARRIS COUNTY, TEXAS. (the "Property")

**REPORTED  
PROPERTY  
ADDRESS:  
TERMS OF  
SALE:**

6430 BLUESTONE DR, HOUSTON, TX 77016

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

DT: zNOS AND APPT (SVC) 240318

AL: 6430 BLUESTONE DR





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 refiling may be after the date originally scheduled for this sale.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Signed on the 8 day of June 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

*Travis H. Gray*  
Jack O'Boyle | SBN: 15165300  
[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

DT: zNOS AND APPT (SVC) 240318

AL: 6430 BLUESTONE DR



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

COPY

UNOFFICIAL

DT: 2NOS AND APPT (SVC) 240318

AL: 6430 BLUESTONE DR



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/20/2017	<b>Grantor(s)/Mortgagor(s):</b> KAREN R CRESWELL, AN UNMARRIED WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LOANDEPOT.COM, LLC DBA IMORTGAGE, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2017-78181	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Fountain Plaza, Buffalo, NY 14203
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT ELEVEN (11), IN BLOCK THREE (3), OF YAUPON RANCH, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO(S). 559146, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Deannen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Stewart, David Barry, Byron Stewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 6/10/2024 \_\_\_\_\_

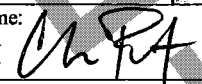


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for M&T Bank

Dated: 6/11/24 \_\_\_\_\_

Chris Poston

Printed Name: \_\_\_\_\_



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-18-66962-POS  
**Loan Type:** FHA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3709

FILED 6/11/2024 11:57:19 AM

FORN

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 6th day of August, 2024  
**Time:** 10:00AM or not later than three hours after that time  
**Place:** AT THE BAYOU CITY EVENT CENTER PAVILION LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or at the area most recently designated by the Harris County Commissioners.

**TERMS OF SALE: CASH**

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** February 8, 2019  
**Grantor(s):** TEOFILLO CONTRERAS AND DANIELLE CONTRERAS, HUSBAND AND WIFE  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns  
**Original Principal:** \$178,114.00  
**Recording Information:** Deed Inst # RP-2019-55835  
**Current Mortgagee/Beneficiary:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$178,114.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

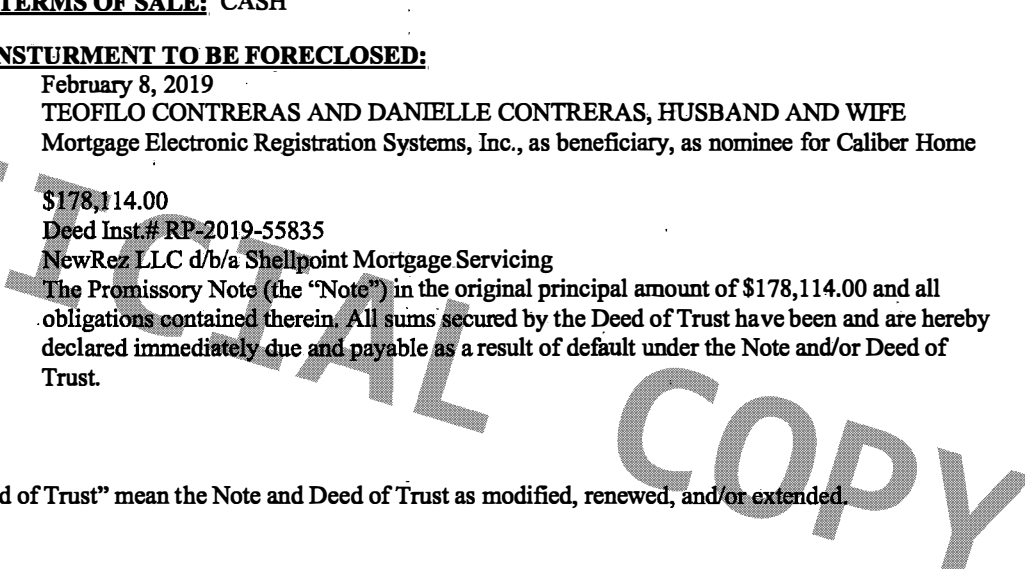
**Property County:** Harris  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 14607 Cypress Green Dr, Cypress, TX 77429  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300 Greenville, SC 29601

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3710  
FILED 6/11/2024 11:57:20 AM



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3710  
FILED 6/11/2024 11:57:20 AM

**SUBSTITUTE TRUSTEE(S):** Coury Jacocks, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Posto, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

**DOCUMENT PREPARED BY:**

McCalla Raymer Liebert Pierce, LLC  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Chris Poston whose address is McCalla Raymer Liebert Pierce, LLC. I declare

under penalty perjury that June 11, 2024 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

**Return to:** McCalla Raymer Liebert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

UNOFFICIAL

COPY

EXHIBIT "A"

Lot 13, in Block 11, of Fairwood, Section 2, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 345, Page 78, of the Map Records of Harris County, Texas. RP-2019-55835

COPY UNOFFICIAL

FILED 6/11/2024 11:57:20 AM FRCL-2024-3710 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF TRUSTEE'S SALE

### DEED OF TRUST INFORMATION:

<b>Grantor(s)</b>	Thomas E. Logans a/k/a Thomas Edward Logans	<b>Deed of Trust Date</b>	April 8, 2009
<b>Original Mortgagee</b>	Bank of America, N.A., a National Banking Association	<b>Original Principal</b>	\$589,500.00
<b>Recording Information</b>	Instrument #: 20090169798 Book #: RP-064-24 Page #: 2594 in Harris County, Texas	<b>Original Trustee</b>	Gary J. Sommerfelt
<b>Property Address</b>	5219 Rutherglenn Drive, Houston, TX 77096	<b>Property County</b>	Harris

### MORTGAGE SERVICER INFORMATION:

<b>Current Mortgagee</b>	Mortgage Assets Management, LLC	<b>Mortgage Servicer</b>	PHH Mortgage Corporation
<b>Current Beneficiary</b>	Mortgage Assets Management, LLC	<b>Mortgage Servicer Address</b>	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

### SALE INFORMATION:

<b>Date of Sale</b>	08/06/2024
<b>Time of Sale</b>	10:00 AM or no later than 3 hours thereafter
<b>Place of Sale</b>	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
<b>Substitute Trustees</b>	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

### PROPERTY INFORMATION:

<b>Legal Description as per the Deed of Trust:</b> <b>LOT FOURTEEN (14), IN BLOCK NINETEEN (19), OF REPLAT "F" MEYERLAND, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 68, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.</b>
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The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00798

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FILED 1/25/2024 12:17:28 PM  
FRCL-2024-630  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF TRUSTEE'S SALE

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril"; and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Dated January 23, 2024.

*/s/ Selim H. Taherzadeh*

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001