

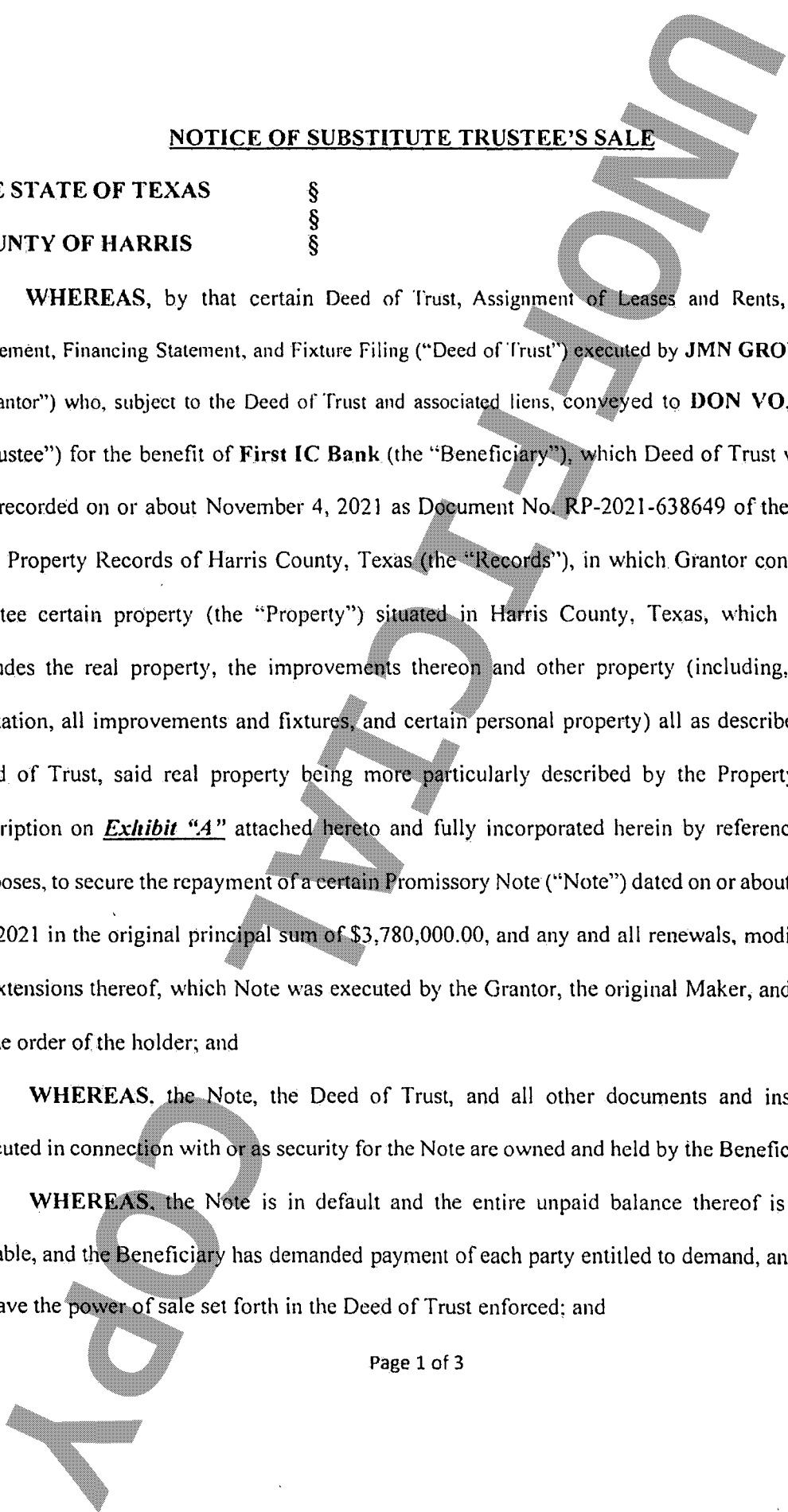
**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THE STATE OF TEXAS**           §  
  §  
**COUNTY OF HARRIS**           §

**WHEREAS**, by that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, Financing Statement, and Fixture Filing ("Deed of Trust") executed by **JMN GROUP, INC.** ("Grantor") who, subject to the Deed of Trust and associated liens, conveyed to **DON VO**, Trustee ("Trustee") for the benefit of **First IC Bank** (the "Beneficiary"), which Deed of Trust was filed and recorded on or about November 4, 2021 as Document No. **RP-2021-638649** of the Official Real Property Records of Harris County, Texas (the "Records"), in which Grantor conveyed to Trustee certain property (the "Property") situated in Harris County, Texas, which Property includes the real property, the improvements thereon and other property (including, without limitation, all improvements and fixtures, and certain personal property) all as described in the Deed of Trust, said real property being more particularly described by the Property's legal description on **Exhibit "A"** attached hereto and fully incorporated herein by reference for all purposes, to secure the repayment of a certain Promissory Note ("Note") dated on or about October 29, 2021 in the original principal sum of \$3,780,000.00, and any and all renewals, modifications or extensions thereof, which Note was executed by the Grantor, the original Maker, and payable to the order of the holder; and

**WHEREAS**, the Note, the Deed of Trust, and all other documents and instruments executed in connection with or as security for the Note are owned and held by the Beneficiary; and

**WHEREAS**, the Note is in default and the entire unpaid balance thereof is due and payable, and the Beneficiary has demanded payment of each party entitled to demand, and intends to have the power of sale set forth in the Deed of Trust enforced; and



WHEREAS, the Beneficiary has appointed **SANDY DASIGENIS, JEFF LEVA, STEVE LEVA AND/OR NICOLE DURRETT**, and/or their nominee and authorized representatives at 8101 Boat Club Road, Suite 320, Fort Worth, TX 76179, individually or collectively, as Substitute Trustee under the Deed of Trust, and has directed a Substitute Trustee or one of their duly appointed nominees, to enforce the power of sale in accordance with the Deed of Trust for the purpose of collecting the indebtedness described therein, after giving notice of the time, place and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT I, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA AND/OR NICOLE DURRETT**, Substitute Trustee, hereby give notice that a duly-appointed Substitute Trustee or one of their duly appointed nominees will accordingly, after due publication of this Notice, after the filing of a copy of this Notice with the Office of the County Clerk of Harris County, Texas, and after having given written notice of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, all of which have been completed at least twenty-one (21) days next before the date of such sale, sell the Property (including, without limitation, all improvements, fixtures and personal property covered by the Deed of Trust) at public auction to the highest bidder or bidders for cash the Bayou Event Center located at 9401 Knight Road, Houston, Texas 77045 (or at any other such area designated by the Commissioners Court of Harris County pursuant to Section 51.002 of the Texas Property Code) in Houston, Harris County, Texas between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., on the first Tuesday



FILED 7/31/2024 8:56:42 AM FRCL-2024-4263 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

in September, 2024, the same being the 3<sup>rd</sup> day of September, 2024. The earliest time at which the sale shall begin is 10:00 o'clock a.m.

**EXECUTED** in multiple originals on this the 31<sup>st</sup> day of July, 2024.

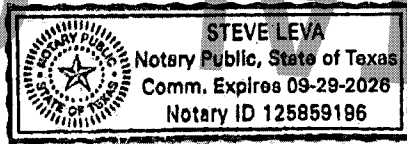
By: *Sandy Dasigenis*  
**SANDY DASIGENIS**  
**JEFF LEVA**  
**STEVE LEVA**  
**NICOLE DURRETT**

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS** §  
**HARRIS** §  
**COUNTY OF ~~DALLAS~~** §

This instrument was acknowledged before me on the 31<sup>st</sup> day of July, 2024, by SANDY DASIGENIS, an individual, in his/her capacity as a Substitute Trustee.

[Notary Seal]



*Steve Leva*  
Notary Public in and for the State of Texas

**AFTER RECORDING  
RETURN TO:**

**STROMBERG STOCK, PLLC**  
8350 North Central Expressway, Ste 1225  
Dallas, Texas 75206

EXHIBIT A

*Legal Descriptions*

Being a tract of land containing 1.0042 acres of land situated in the Friedenhaus Survey Abstract 1260 and being out of Unrestricted Reserve "A" of Fondren Glen Plaza as recorded in Volume 271, Page 53 of the Map Records of Harris County, Texas (H.C.M.R.), Said 1.0042 acres of land, being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the east right-of-way line of McClain Boulevard (80 wide), the northwest corner of Lot 1 in Block 26 of Fondren Park Sec. 5 Addition as recorded in Volume 134, Page 62 H.C.M.R, being the common southwest corner of said Unrestricted Reserve "A" and the 1.0042 acre tract herein described from which a found 5/8 inch iron rod bears: N 79 deg W, 0.72 feet,

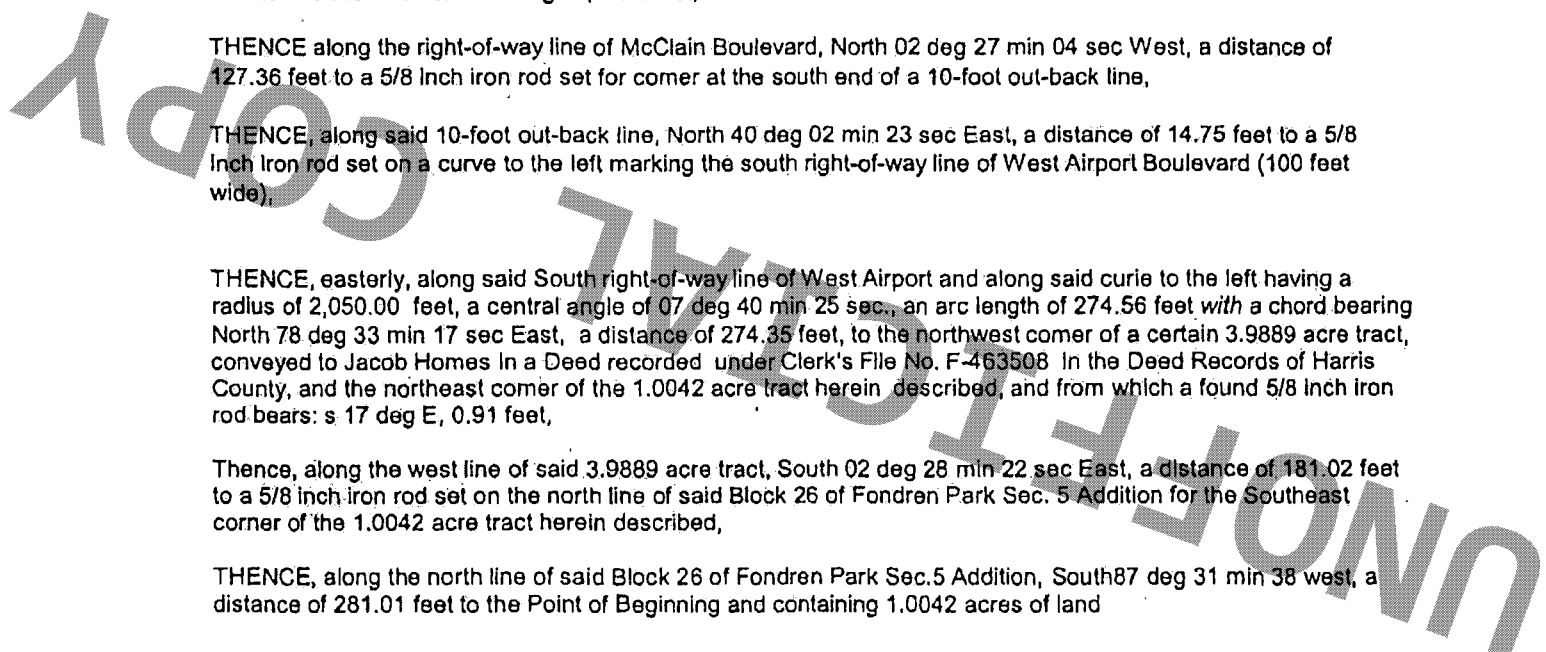
THENCE along the right-of-way line of McClain Boulevard, North 02 deg 27 min 04 sec West, a distance of 127.36 feet to a 5/8 inch iron rod set for corner at the south end of a 10-foot out-back line,

THENCE, along said 10-foot out-back line, North 40 deg 02 min 23 sec East, a distance of 14.75 feet to a 5/8 inch iron rod set on a curve to the left marking the south right-of-way line of West Airport Boulevard (100 feet wide),

THENCE, easterly, along said South right-of-way line of West Airport and along said curve to the left having a radius of 2,050.00 feet, a central angle of 07 deg 40 min 25 sec., an arc length of 274.56 feet with a chord bearing North 78 deg 33 min 17 sec East, a distance of 274.35 feet, to the northwest corner of a certain 3.9889 acre tract, conveyed to Jacob Homes in a Deed recorded under Clerk's File No. F-463508 in the Deed Records of Harris County, and the northeast corner of the 1.0042 acre tract herein described, and from which a found 5/8 inch iron rod bears: S 17 deg E, 0.91 feet,

Thence, along the west line of said 3.9889 acre tract, South 02 deg 28 min 22 sec East, a distance of 181.02 feet to a 5/8 inch iron rod set on the north line of said Block 26 of Fondren Park Sec. 5 Addition for the Southeast corner of the 1.0042 acre tract herein described,

THENCE, along the north line of said Block 26 of Fondren Park Sec.5 Addition, South 87 deg 31 min 38 west, a distance of 281.01 feet to the Point of Beginning and containing 1.0042 acres of land



TS No.: 2019-00434-TX  
18-001104-673

## 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:** 09/03/2024

**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:** 9522 Fairland Drive, Houston, TX 77051

**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 09/13/2002 and recorded 10/01/2002 in Book 557-16 Page 1819 Document W116324, real property records of Harris County, Texas, with **Mark Green, a single man** grantor(s) and BNC MORTGAGE, INC., A DELAWARE 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 **Mark Green, a single man**, securing the payment of the indebtedness in the original principal amount of **\$32,940.00**, 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, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Amortizing Residential Collateral Trust, 2002-BC9** is the current mortgagee of the note and deed of trust or contract lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4264  
FILED 7/31/2024 8:57:08 AM

TS No.: 2019-00434-TX  
18-001104-673

## 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 31, IN BLOCK 10, OF BLUERIDGE, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGE 21 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.: 2019-00434-TX  
18-001104-673

COPY

**Notice of [Substitute] Trustee Sale**

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

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

Date: 07/30/2024



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, 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

TS No.: 2024-00885-TX  
24-000666-673

## 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:** 09/03/2024

**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:** 10210 RIPPLING FIELDS DRIVE, HOUSTON, TX 77064-4339

**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 04/12/2006 and recorded 04/17/2006 in Book RP 020-52 Page 0227 Document Z231037, real property records of Harris County, Texas, with **JIMMY BARNETT AND PATRICIA BARNETT, HUSBAND AND WIFE** 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-HE5, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES OOMC 2006-HE5** 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 **JIMMY BARNETT AND PATRICIA BARNETT, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of \$22,800.00, 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 NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES OOMC 2006-HE5, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES OOMC 2006-HE5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00885-TX  
24-000666-673

### 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-SIX (36), LESS AND EXCEPT THE EASTERLY ONE (1) FOOT THEREOF, IN BLOCK NINE (9), OF HARVEST BEND, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 244, PAGE 1 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.: 2024-00885-TX  
24-000666-673

### Notice of [Substitute] Trustee Sale

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

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

Date: July 29, 2024

By:  Loundie Chery-Trustee Sale Assistant

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

For additional sale information visit: [www.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-2024-4265  
FILED 7/31/2024 8:57:08 AM

UNOFFICIAL COPY



TS No.: 2024-00999-TX  
18-001263-673

## 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:** 09/03/2024

**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:** 14826 El Grande Drive, 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 12/06/2005 and recorded 12/09/2005 in Book RP 015-19 Page 2446 Document Y954728, real property records of Harris County, Texas, with **Javier Martinez, an unmarried man** grantor(s) and **HOMECOMINGS FINANCIAL NETWORK INC** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Javier Martinez, an unmarried man**, securing the payment of the indebtedness in the original principal amount of **\$116,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00999-TX  
18-001263-673

## 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 Two (2), of Mission Bend Mission Leona, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 280, Page 48 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

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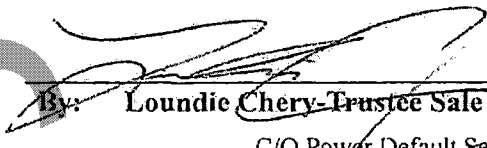
TS No.: 2024-00999-TX  
18-001263-673

### Notice of [Substitute] Trustee Sale

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

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

Date: July 29, 2024\_\_

By:  Loundie Chery-Trustee Sale Assistant

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

For additional sale information visit: [www.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.

TS No.: 2024-01011-TX  
24-000674-673

### 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:** 09/03/2024

**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:** 2315 OXFORD POINT 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 10/06/2006 and recorded 10/10/2006 in Book RP 030-84 Page 0735 Document 20060111934, real property records of Harris County, Texas, with **RAKIA VEAL, A SINGLE WOMAN** grantor(s) and **WMC MORTGAGE CORP.** 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 **RAKIA VEAL, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$102,044.00**, 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, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01011-TX  
24-000674-673

### 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 51, BLOCK 3, SILVERGLEN NORTH SECTION 5, ACCORDING TO THE PLAT THEREOF RECORDED UNDER FILM CODE NO. 553030 OF THE 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4267  
FILED 7/31/2024 8:57:08 AM

TS No.: 2024-01011-TX  
24-000674-673

### 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: 07/30/2024

MB  
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.

# CHANCELLOR LAW FIRM

25349 BOROUGH PARK DRIVE, SPRING, TX 77380

VCARD



WEB



**CAMDEN BLAKE CHANCELLOR**

Texas Bar No. 24082800  
camdenchancellor@chancellorfirm.com  
737.267.1845

## T22Y Capitals LLC (forfeit)

c/o MEMBER, Temilayo Folaranmi Bada &  
MEMBER, Yemisi Mary Oposo  
2220 Westcreek Ln  
Apt 711  
Houston, TX 77027-3610

## NOTICE OF TRUSTEE'S SALE

You, T22Y Capitals LLC (forfeit) c/o MEMBERS Temilayo Folaranmi Bada & Yemisi Mary Oposo, are hereby notified that on TUESDAY the 3RD day of SEPTEMBER, 2024, between the hours of 10:00 AM and 4:00 PM, at Bayou City Event Center, 9401 Knight Rd, Houston, TX 77045 in the city of Houston, county of Harris, state of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

Legal Description: TRS 2A & 3B BLK 1; KETTERING OAKS

Property Address: 4532 BRYN MAWR LN, HOUSTON TX 77027

The East portion of Lot Two (2) and the adjoining West portion of Lot Three (3) in Block One (1) of KETTERING OAKS, an addition to the City of Houston in Harris County, Texas according to the plat thereof, recorded in Volume 42, Page 29 of the Map Records of Harris County, Texas, and being more fully described as follows:

Beginning at the Southeast corner of said Lot Two (2), in Block One (1) of KETTERING OAKS;

Thence: in a Westerly direction along the South line of Lot Two (2), a distance of 45.29 feet to P.R.C.;

Thence: continuing in a Westerly direction along the South line of Lot Two (2), a distance of 10.31 feet to point for corner;

Thence: North 0 degrees 02 minutes West, a distance of 170.1 feet to point for corner in the Northerly line of said Lot Two (2);

Thence: North 86 degrees 43 minutes East along the North line of Lots Two (2) and Three (3), a distance of 88.80 feet to point for corner;

Thence: South 1-degree 50 minutes East, a distance of 146.60 feet to point for corner in the South line of Lot Three (3);

Thence: in a Westerly direction along the South line of Lot Three (3), a distance of 42.30 feet to the place of beginning, together with all improvements thereon.

The earliest time that the sale will begin is: 10:00 AM.

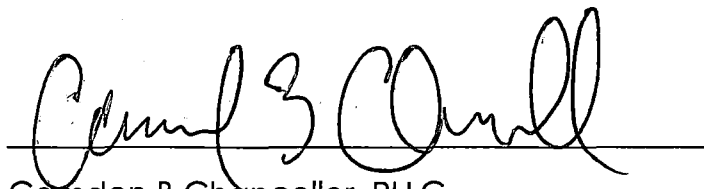
The address or other common designation of this real property is: 4532 BRYN MAWR LN, HOUSTON TX 77027.

This sale will be made to satisfy the debt evidenced by the promissory note dated May 17, 2023, in the original principal sum of \$707,000.00, executed by you as Maker to Silver City Funding, LLC as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated May 17, 2023 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantor to Declaration Title Company, LLC as Trustee for the benefit of Silver City Funding, LLC, and was recorded May 19, 2023, as instrument# RP-2023-182832 in the deed of trust records of Harris County, Texas. Lender and Beneficiary, Silver City Funding, LLC has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in 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.**

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated July 29, 2024. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Dated: July 31, 2024



Camden B Chancellor, PLLC

By: Camden Blake Chancellor

25349 Borough Park Dr, Spring, TX 77380



There was no posting assigned to this Document ID.

Harris County Clerk  
Teneshia Hudspeth  
Harris County Clerk's Office

COPY  
UNOFFICIAL

TS No.: 2024-06093  
24-000098-568

## 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:** 09/03/2024

**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:** 3810 COLTWOOD DR, SPRING, TX 77388

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/06/2023 and recorded 07/07/2023 in Document RP-2023-253416, real property records of Harris County, Texas, with **Optional Investment LLC, a Texas Limited Liability Company** grantor(s) and Easy Street Capital Investments, LLC as Lender, Ellington Empire Fund 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 **Optional Investment LLC, a Texas Limited Liability Company**, securing the payment of the indebtedness in the original principal amount of \$210,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ellington Empire Fund 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.: 2024-06093  
24-000098-568

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

Date: 7/31/2024

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

TS No.: 2024-06093  
24-000098-568

EXHIBIT A

Lot 27, in Block 13, of CYPRESSDALE, SECTION TWO (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 200, Page 6 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 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: 09/03/2024

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.

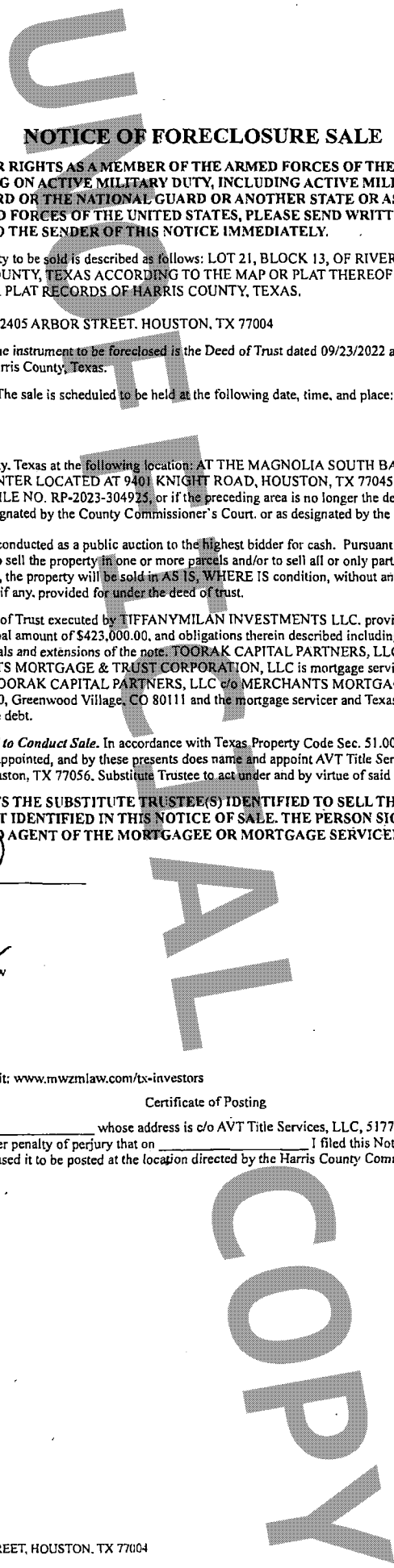
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori 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 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: 09/03/2024

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. GUJARDO, 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: BEING A PORTION OF LOTS 2 AND 3, BLOCK 10, BRUNNER ADDITION, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 42, PAGE 26 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING A RESIDENTIAL APARTMENT HOME BUILDING SITE NO. 14 OF DURHAM PARK TOWNHOMES. A TOWNHOME PROJECT IN HARRIS COUNTY, TEXAS, BY DECLARATION AND EXHIBITS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. H919536. HARRIS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO WILBUR R. HANKES AND MARLENE D.K. HANKES, HUSBAND AND WIFE, BY DEED RECORDED IN COUNTY CLERK FILE NO. N702158, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID BLOCK 10 OF BRUNNER ADDITION, AND LYING IN THE INTERSECTION OF FEAGAN STREET (60 FOOT RIGHT-OF-WAY) AND BETHIE STREET (PUBLIC RIGHT-OF-WAY):

THENCE SOUTH 87 DEGREES 38 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID FEAGAN STREET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE POINT OF BEGINNING OF THAT TRACT HEREIN DESCRIBED:

THENCE SOUTH 87 DEGREES 38 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE OF FEAGAN STREET, A DISTANCE OF 51.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 02 DEGREES 21 MINUTES 03 SECONDS WEST, DEPARTING SAID NORTH LINE OF FEAGAN STREET, A DISTANCE OF 22.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO KAREN CARR, A SINGLE PERSON, BY DEED RECORDED IN COUNTY CLERK FILE NO. Y558225, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 38 MINUTES 57 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CARR TRACT, A DISTANCE OF 51.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID CARR TRACT;

THENCE SOUTH 02 DEGREES 21 MINUTES 03 SECONDS EAST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,126 SQUARE FEET OR 0.03 ACRES OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/09/2021 and recorded in Document 2021-194053 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: 09/03/2024

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 STUART D. COOK, provides that it secures the payment of the indebtedness in the original principal amount of \$146,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Veritex Community Bank is the current mortgagee of the note and deed of trust and VERITEX COMMUNITY BANK, NA is mortgage servicer. A servicing agreement between the mortgagee, whose address is Veritex Community Bank c/o VERITEX COMMUNITY BANK, NA, 8214 Westchester Drive, Dallas, TX 75225 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4285

FILED 8/1/2024 9:26:06 AM

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 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: 09/03/2024
- 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 FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT THIRTEEN (13), IN BLOCK ONE, OF GLEANNLOCH FARMS SECTION 31, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 572283 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/02/2010 and recorded in Document 20100292637 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: 09/03/2024

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 EDUARDO SALAZAR AND ASHLEY H. SALAZAR, provides that it secures the payment of the indebtedness in the original principal amount of \$114,900.00, 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, 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, L.L.C. located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

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, 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 SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 4/12/2016	<b>Grantor(s)/Mortgagor(s):</b> JAMES M TURNER, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> SERVBANK, SB
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2016-156728	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Servbank, SB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3138 E. Elwood St., Phoenix, AZ 85034
<b>Date of Sale:</b> 9/3/2024	<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:** THE NORTH 264 FEET OF LOT 17, IN BLOCK 1, HIGHLAND ACRE HOMES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 45, 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.

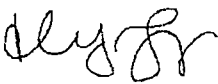
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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: 7/29/2024



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

Dated: 8/1/2024

**SANDY DASIGENIS**

Printed Name:



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

**MH File Number:** TX-22-81802-POS  
**Loan Type:** VA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4272

FILED 8/1/2024 9:24:55 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/24/2016	<b>Grantor(s)/Mortgagor(s):</b> MICAHA CLAIRE YOUNG ECKMAN, A MARRIED WOMAN AND JEREMY ECKMAN, HER HUSBAND.
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> GUILD MORTGAGE COMPANY LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP-2016-300082	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive. San Diego, CA 92111
<b>Date of Sale:</b> 9/3/2024	<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:** THE SOUTH 24.18 FEET OF LOT TWELVE (12) AND THE ADJOINING NORTH 57.41 FEET OF LOT THIRTEEN (13), BLOCK FIVE (5), OF WALNUT BEND, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 84 PAGE 54, 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.

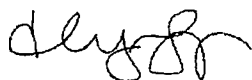
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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: 7/25/2024

Dated: 8/1/2024



**SANDY DASIGENIS**

Printed Name:  


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

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

**MH File Number:** TX-23-99094-HE  
**Loan Type:** Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4273

FILED 8/1/2024 9:24:55 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: November 3, 2017  
Amount: \$70,400.00  
Grantor(s): SANDRA J. WALKER, AN UNMARRIED WOMAN  
Original Mortgagee: JPMORGAN CHASE BANK, N.A  
Current Mortgagee: US BANK TRUST NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR VRMTG ASSET TRUST  
Original Trustee: ALLAN B. POLUNSKY  
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 11/9/2017, as Instrument No. RP-2017-494398,  
DOT was re-recorded on 11/09/2017 as Instrument No. RP-  
2017-494399. Harris County, Texas  
Legal Description: LOT TWENTY-SEVEN (27), IN BLOCK FOUR (4), OF  
BELFORT PARK, SECTION ONE (1), AN ADDITION IN  
HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP  
THEREOF, RECORDED IN VOLUME 38, PAGE 18, OF  
THE MAP RECORDS OF HARRIS COUNTY, TEXAS.  
Date of Sale: 9/3/2024  
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 FINAL JUDGEMENT was entered on 6/3/2024, under Cause No. 202259236, in the 11TH 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 JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE,



4822026

**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 7/30/2024.

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

FILED 8/1/2024 9:25:37 AM  
FRCL-2024-4275  
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.: 125470-TX

Date: July 25, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: JONATHAN DELGADO AND SPOUSE, CHARLETTE DELGADO

ORIGINAL MORTGAGEE: SUN CAPITAL FUNDING

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

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 3/21/2007, RECORDING INFORMATION: Recorded on 3/26/2007, as Instrument No.  
20070179466 in Book RP 041-70 Page 0972

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FOUR (4), IN BLOCK FIVE (5), OF  
COPPERFIELD SOUTHCREEK VILLAGE, SECTION SEVEN (7), AN ADDITION IN HARRIS  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 339,  
PAGE 21 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2024, 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.

FAY SERVICING, LLC 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. FAY SERVICING,  
LLC, 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 FAY SERVICING, LLC  
1601 LBJ Freeway, Suite 150  
Farmers Branch, TX 75234



Matter No.: 125470-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

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 December 19, 2005 and recorded under Clerk's File No. Y986392, in the real property records of HARRIS County Texas, with Alfredo Guerra and Norma Alicia Guerra, husband and wife as community property as Grantor(s) and ICAP Financial Corp as Original Mortgagee.

Deed of Trust executed by Alfredo Guerra and Norma Alicia Guerra, husband and wife as community property securing payment of the indebtedness in the original principal amount of \$84,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Alfredo Guerra. 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. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

#### Legal Description:

**LOT 215, BLOCK 20, OF STERLING FOREST, SECTION 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 165, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

### SALE INFORMATION

**Date of Sale: 09/03/2024**

**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,"



FILED 8/1/2024 9:25:37 AM

FRCL-2024-4276

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 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 July 26, 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. 44-24-01976

UNRECORDED

**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**

**WHEREAS**, in my capacity as the attorney for the Mortgagee and/or its **TRUSTEE:** 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 September 03, 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



FILED 8/1/2024 9:25:37 AM FRCL-2024-4277 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 01/13/2023 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER RP-2023-18746 in the real property records of Harris County Texas, with JKV INVESTORS A, SPE, LLC as Grantor(s) and ANCHOR LOANS, LP as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by JKV INVESTORS A, SPE, LLC securing the payment of the indebtedness in the original principal amount of \$183,750.00 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 JKV INVESTORS A, SPE, LLC. RESIDENTIAL INVESTMENT TRUST V 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. ANCHOR LOANS, LP is acting as the Mortgage Servicer for RESIDENTIAL INVESTMENT TRUST V who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ANCHOR LOANS, LP, as Mortgage Servicer, is representing the Mortgagee, whose address is:

RESIDENTIAL INVESTMENT TRUST V  
c/o ANCHOR LOANS, LP  
One Baxter Way, Suite 220  
Thousand Oaks, CA 91362

**LEGAL**

**DESCRIPTION OF PROPERTY TO BE SOLD:** LOT 11, BLOCK 101, BEAR CREEK VILLAGE, SECTION NINE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 241, PAGE 112, MAP

DT: zNOS AND APPT (SVC) 240318

AL: 4822 WHISPERING FALLS DR



RECORDS, HARRIS COUNTY, TEXAS (the "Property")

**REPORTED  
PROPERTY  
ADDRESS:**

4822 WHISPERING FALLS DR, HOUSTON, TX 77084

**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: 4822 WHISPERING FALLS 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 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 July, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165308

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: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 240318

AL: 4822 WHISPERING FALLS 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: \_\_\_\_\_

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 September 03, 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: 8923 ARLINGTON FOREST DR



4821879

FILED 8/1/2024 9:25:37 AM FRCL-2024-4278 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 12/30/2022 and recorded under Volume, Page or Clerk's File No. RP-2023-1198 in the real property records of Harris County Texas, with MARLANA S VICKERS, A SINGLE WOMAN as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by MARLANA S VICKERS, A SINGLE WOMAN securing the payment of the indebtedness in the original principal amount of \$175,000.00 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 MARLANA S VICKERS. 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 18, IN BLOCK 5, OF INWOOD NORTH, SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 273, PAGE 52 OF THE MAP, RECORDS OF HARRIS COUNTY, TEXAS (the

DT: zNOS AND APPT (SVC) 240318

AL: 8923 ARLINGTON FOREST DR



COPY UNOFFICIAL

“Property”)

**REPORTED  
PROPERTY ADDRESS:** 8923 ARLINGTON FOREST DR, HOUSTON, TX 77088  
**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: 8923 ARLINGTON FOREST 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 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 19 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: #NOS AND APPT (SVC) 240318

AL: 8923 ARLINGTON FOREST 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: \_\_\_\_\_

UNOFFICIAL COPY

DT: zNOS AND APPT (SVC) 240318

AL: 8923 ARLINGTON FOREST 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 September 03, 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

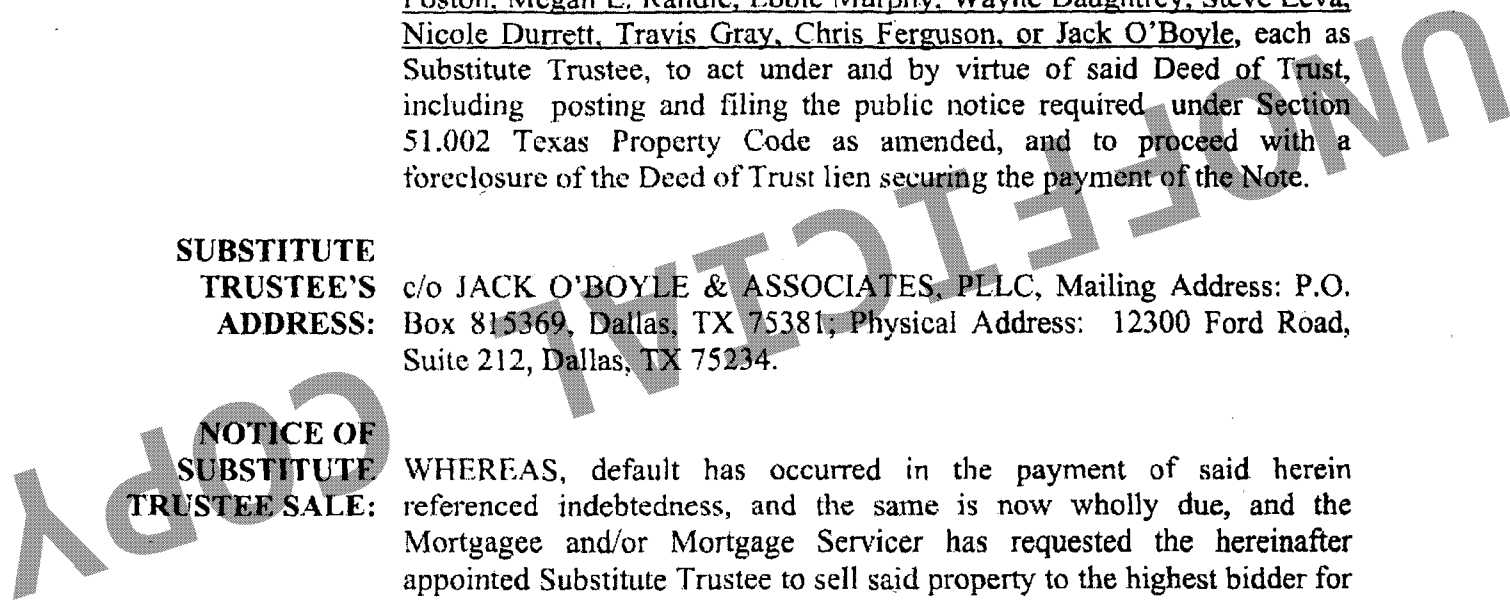


AL: 1012 W HART AVE



4821817

FILED 8/1/2024 9:25:37 AM FRCL-2024-4279 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 10/17/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-427021 in the real property records of Harris County Texas, with CALBERT ENTERPRISES LLC as Grantor(s) and CAPITAL FUND I, LLC ISAOA as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by CALBERT ENTERPRISES LLC securing the payment of the indebtedness in the original principal amount of \$133,000.00 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 CALBERT ENTERPRISES 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 FOUR (4), OF SUNSET TERRACE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 50 OF THE MAP RECORDS OF HARRIS

DT: zNOS AND APPT (SVC) 240318

AL: 1012 W HART AVE



COPY UNOFFICIAL

COUNTY, TEXAS (the "Property")

**REPORTED**  
**PROPERTY** 1012 W HART AVE, PASADENA, TX 77506  
**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 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: 1012 W HART AVE



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).

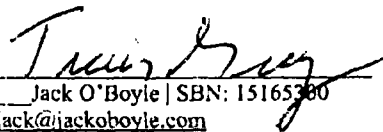
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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 27 day of July, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
Jack O'Boyle | SBN: 15165380  
[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: 1012 W HART AVE



ORIGINAL COPY



DT: zNOS AND APPT (SVC) 240318  
AL: 1012 W HART AVE



UNOFFICIAL 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: \_\_\_\_\_

UNOFFICIAL COPY

DT: zNOS AND APPT (SVC) 240318

AL: 1012 W HART AVE



1711 Wine Cedar Ln, Katy, TX 77450

24-026792

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

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

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

Date: 09/03/2024

Time: Between 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 July 9, 2016 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. RP-2016-311707 with Robert A. Blancett and Marcella C. Blancett (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 A. Blancett and Marcella C. Blancett, securing the payment of the indebtedness in the original amount of \$248,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT TWENTY-SIX (26), IN BLOCK THREE (3), OF NOTTINGHAM COUNTRY, SECTION 10, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 311, PAGE 144, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4289

FILED 8/1/2024 10:50:22 AM

COPY  
UNOFFICIAL

FILED 8/1/2024 10:50:22 AM FRCL-2024-4289 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

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

July 30, 2024

August 1, 2024

Executed on

Executed on

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

**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston Nicole Durrett  
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 August 1, 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.

Declarants Name: Chris Poston  
Date: 8/1/24

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4290  
FILED 8/1/2024 10:51:03 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** May 17, 2007

**Amount:** \$129,975.00

**Grantor(s):** DAVID JOSEPH KISS and LANA YOLANDA PIGAO

**Original Mortgagee:** JSC FEDERAL CREDIT UNION

**Current Mortgagee:** J.S.C. FEDERAL CREDIT UNION D/B/A WELLBY FINANCIAL

**Mortgagee Address:** J.S.C. FEDERAL CREDIT UNION D/B/A WELLBY FINANCIAL, 1330 Gemini, Houston, TX 77058

**Recording Information:** Document No. 20070319061

**Legal Description:** LOT SIXTY (60), IN BLOCK ONE (1), OF PARTIAL REPLAT OF BAY KNOLL, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 339 PAGE 104 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** September 3, 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, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2021-001766

  
\_\_\_\_\_  
Printed Name: **Chris Poston**  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**DUPLICATE**

FILED 8/1/2024 10:51:04 AM FRCL-2024-4291 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** August 25, 2000

**Amount:** \$86,000.00

**Grantor(s):** DONNA J. ALLEN

**Original Mortgagee:** MILESTONE MORTGAGE CORPORATION

**Current Mortgagee:** US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

**Mortgagee Servicer and Address:** c/o NEWREZ MORTGAGE LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

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. U607169

**Legal Description:** LOT 18 IN BLOCK 11, OF CONCORD COLONY, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 246, PAGE 143 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

WHEREAS DONNA J. ALLEN is deceased.

**Date of Sale:** September 3, 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: 2018-008298

  
\_\_\_\_\_  
Printed Name: Chris Poston  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

UNRECORDED COPY

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

<b>Grantor(s)</b>	Ikechukwu Emmanuel Okolo	<b>Deed of Trust Date</b>	January 10, 2019
<b>Original Mortgagee</b>	Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for Greenbox Loans, Inc., its successors and assigns	<b>Original Principal</b>	\$259,000.00
<b>Recording Information</b>	Instrument #: RP-2019-21223 in Harris County, Texas	<b>Original Trustee</b>	Riverway Title Company
<b>Property Address</b>	1211 Caroline St., Unit 1502, Houston, TX 77002	<b>Property County</b>	Harris

## MORTGAGE SERVICER INFORMATION:

<b>Current Mortgagee</b>	WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2019-3	<b>Mortgage Servicer</b>	BSI Financial Services
<b>Current Beneficiary</b>	WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2019-3	<b>Mortgage Servicer Address</b>	4200 Regent Blvd., Suite B200, Irving, TX 75063

## SALE INFORMATION:

<b>Date of Sale</b>	09/03/2024
<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:

<b>Legal Description as per the Deed of Trust:</b> UNIT 1502, OF MARLOWE 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 AND DEFINED IN THE CONDOMINIUM DECLARATION AND THE FIRST AMENDMENT TO THE DECLARATION THEREOF RECORDED IN VOLUME 216, PAGE 823, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.
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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.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 190-00182

PAGE 1

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4292

FILED 8/1/2024 10:51:05 AM

## 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 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 29, 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:** 04/15/2005  
**Grantor(s):** TIMOTHY DALE ROGERS, A SINGLE PERSON  
**Original Mortgagee:** WASHINGTON MUTUAL BANK, FA  
**Original Principal:** \$98,720.00  
**Recording Information:** Book RP 004-44 Page 1464 Instrument Y410590  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 12010 NECTAR GROVE CT, HOUSTON, TX 77089

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** SELENE FINANCE, LP  
**Mortgage Servicer:** Selene Finance, LP  
**Current Beneficiary:** SELENE FINANCE, LP  
**Mortgage Servicer Address:** 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of September, 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 Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or 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. Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or 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):** Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or 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 August 1, 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.

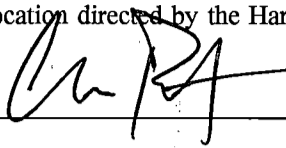
By: 

Exhibit "A"

LOT SIX (6), BLOCK THREE (3), CLEAR BROOK CROSSING SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 613, PAGE 146 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

UNOFFICIAL COPY

FILED 8/1/2024 10:51:06 AM FRCL-2024-4293 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## 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: 9/3/2024  
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

Trustor(s):	<b>JEFFREY SMITH AND SEBRINA ZERKUS SMITH</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., IS ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS</b>
Current Beneficiary:	<b>U.S. Bank Trust National Association, as trustee for the Dwelling Series III Trust</b>	Loan Servicer:	<b>Nationstar Mortgage, LLC</b>
Current Substituted Trustees:	<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>		

FILED 8/1/2024 12:57:06 PM  
FRCL-2024-4294  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 by 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: August 1, 2024

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



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

COPY UNOFFICIAL

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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: August 7, 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  
Attention: 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

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<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  
Attention: 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, September 3, 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]***

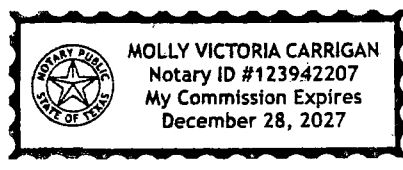
*Mark Patterson*

**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 7th day of August, 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 1

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

### Notice of Foreclosure Sale

August 2, 2024

Deed of Trust ("Deed of Trust"):

Dated: April 8, 2014

Grantor: JOHN D. HOLLOWAY and ZANE E. HOLLOWAY

Original Lender: AARON D. JOHNSON

Recorded in: 20140373041 of the real property records of Harris County, Texas

Legal Description: Lot 42, in Block 4, of Pines of Atascocita, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof in Volume 286, Page 93, of the Map Records of Harris County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$179,000.00, executed by JOHN D. HOLLOWAY and ZANE E. HOLLOWAY ("Borrower") and payable to the order of Lender, as transferred to Guy Emry ("Holder" or "Mortgagee") by Transfer of Lien dated December 1, 2017, recorded May 11, 2023 under RP-2023-171746 of the real property records of Harris County, Texas.

Substitute Trustee: Steven M. Smith

Substitute Trustee's Address: 710 North Post Oak Road, Suite 209, Houston, TX, 77024

Foreclosure Sale:

Date: Tuesday, September 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 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 HOLDER'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, HOLDER, 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 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(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 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.

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 HOLDER. 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*

---

Steven M. Smith  
710 North Post Oak Road, Suite 209  
Houston, TX 77024  
Telephone (713) 355-5600  
Telecopier (713) 355-5606  
sms@smithsmithlaw.com

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4298  
FILED 8/6/2024 12:11:35 PM

**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 3rd day of September, 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,

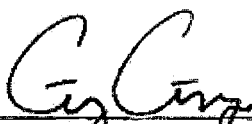
FILED 8/6/2024 12:11:35 PM  
FRCL-2024-4298  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

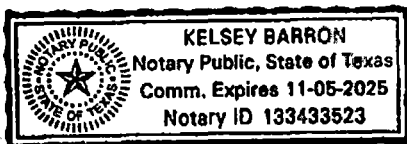
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish 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 5<sup>th</sup> day of August, 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  
Brilliant, any to act as trustee

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 5<sup>th</sup> day of August, 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 Brilliant, 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 Brilliant, 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.**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4298

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: **August 6, 2024**

Substitute Trustee: **DIEGO COVARRUBIAS**

Substitute Trustee's Address: **P.O. Box 365  
La Blanca, Texas 78558**

Lender: **LOS PINOS INVESTORS, LP., a Texas limited partnership**

Note: **SIXTY-SIX THOUSAND FIVE HUNDRED AND NO/100THS  
DOLLARS (\$66,500.00)**

**Deed of Trust**

Date: **September 18, 2023**

Grantor: **GERARDO MARTINEZ**

Lender: **LOS PINOS INVESTORS, LP., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated September 18, 2023, executed by LOS PINOS INVESTORS, LP., 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-2023-384502 Official Records, Harris County, Texas.**

Property: **(including any improvements), All of Lot 16, 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): **September 3, 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 refileing may be after the date originally scheduled for this sale.

  
 \_\_\_\_\_  
 DIEGO COVARRUBIAS, Substitute Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: **August 6, 2024**  
Substitute Trustee: **DIEGO COVARRUBIAS**  
Substitute Trustee's Address: **P.O. Box 365  
La Blanca, Texas 78558**  
Lender: **LOS PINOS INVESTORS, LP., a Texas limited partnership**  
Note: **SIXTY-SIX THOUSAND FIVE HUNDRED AND NO/100THS  
DOLLARS (\$66,500.00)**

Deed of Trust  
Date: **December 26, 2023**  
Grantor: **TONYA ELENA TRISTAN AND EVELIO VELASCO VELASCO**  
Lender: **LOS PINOS INVESTORS, LP., a Texas limited partnership**

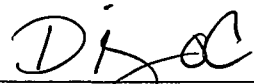
Recording information: **A Special Warranty Deed with Vendor's Lien dated December 26, 2023, executed by LOS PINOS INVESTORS, LP., a Texas limited partnership TONYA ELENA TRISTAN AND EVELIO VELASCO VELASCO, recorded under Clerk's Document No. 0 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith TONYA ELENA TRISTAN AND EVELIO VELASCO VELASCO, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2024-37094 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 32, 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): **September 3, 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

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

**Deed of Trust:**

**Date:** May 2, 2023  
**Grantor:** Daniel Hernandez and Connie Gonzalez Hernandez  
**Grantor's County:** Harris County, Texas  
**Beneficiary:** AA SKYY, LLC, a Texas limited liability company  
**Trustee:** Frederick L. Fuhr, or Laticia Fuhr, or James Tittle  
**Recorded in:** Harris County, Texas, Clerk's File No. RP-2023-157778  
**Property Address:** 19223 Bristlestar Dr., Katy, Harris County, TX 77449

**Renewal, Extension and Modification Deed of Trust**

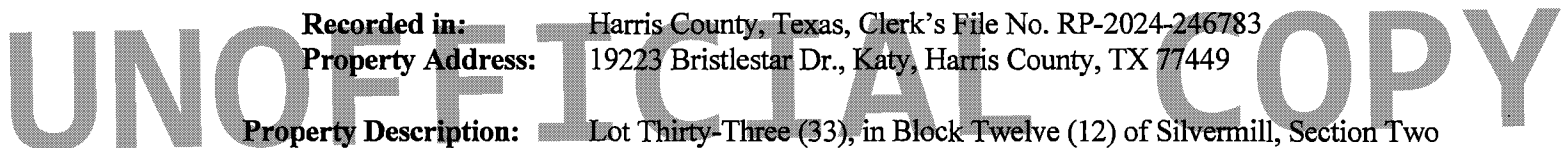
**Date:** June 2, 2024  
**Grantor:** Daniel Hernandez and Connie Gonzalez Hernandez  
**Grantor's County:** Harris County, Texas  
**Beneficiary:** AA SKYY, LLC, a Texas limited liability company  
**Trustee:** Frederick L. Fuhr  
**Recorded in:** Harris County, Texas, Clerk's File No. RP-2024-246783  
**Property Address:** 19223 Bristlestar Dr., Katy, Harris County, TX 77449

**Property Description:** Lot Thirty-Three (33), in Block Twelve (12) of Silvermill, Section Two (2), an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 317, Page 32 of the Map Records of Harris County, Texas (the "Property").

**Date of Sale of Property:** Tuesday, September 3, 2024 between the hours of 10:00 a.m. and 4:00 p.m., the earliest time to be 1:00 p.m., but not later than 4:00 p.m.

**Place of Sale of Property:** At the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, or if the proceedings area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.

Because of default in performance of the obligations of the Deed of Trust and Renewal, Extension and Modification Deed of Trust, 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.



EXECUTED this 5<sup>th</sup> day of August, 2024.

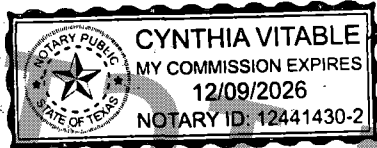
THE FUHR LAW FIRM

By: *F Fuhr*

FREDERICK L. FUHR  
T.B.A. No. 00798193  
107 Landing Blvd., Ste. F  
League City, Texas 77573  
Telephone: (281) 332-1400  
Facsimile: (281) 332-8885  
TRUSTEE

ACKNOWLEDGED, SUBSCRIBED AND SWORN to by FREDERICK L. FUHR before me,  
the undersigned authority, on the 5<sup>th</sup> day of August, 2024.

*Cynthia Vitable*  
Notary Public, State of Texas



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RP-2024-285957  
08/06/2024 RP2 \$33.00

**Notice of Trustee's Sale**

Date: 8/6/2024

Trustee: Nadyrshah Dhanani

Trustee's Address: 11333 Fountain Lake Drive, Stafford, Texas 77477

Lender/Beneficiary: Dhanani Investment Inc.

Note: Balloon Real Estate Lien Note dated June 26, 2023

Date: June 26, 2023

Amount: \$4,500,000.00

Borrower: Pratik Gandhi, an individual and Buildvestments LLC, a Texas limited liability company

Lender/Beneficiary: Dhanani Investment Inc.

Payoff Amount: \$5,310,000.00 plus attorney's fees, interest and other costs as provided in the Note

(2)10R

**Deed of Trust and Security Agreement**

Date: June 26, 2023

Grantor: Buildvestments LLC, a Texas limited liability company

Lender/Beneficiary: Dhanani Investment Inc.

Recording No: RP-2023-241513, recorded in Official Public Records of Harris County, Texas.

Recording Date: June 29, 2023

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UNOFFICIAL COPY

Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE 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 ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62,

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 868.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 MIN. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED .185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

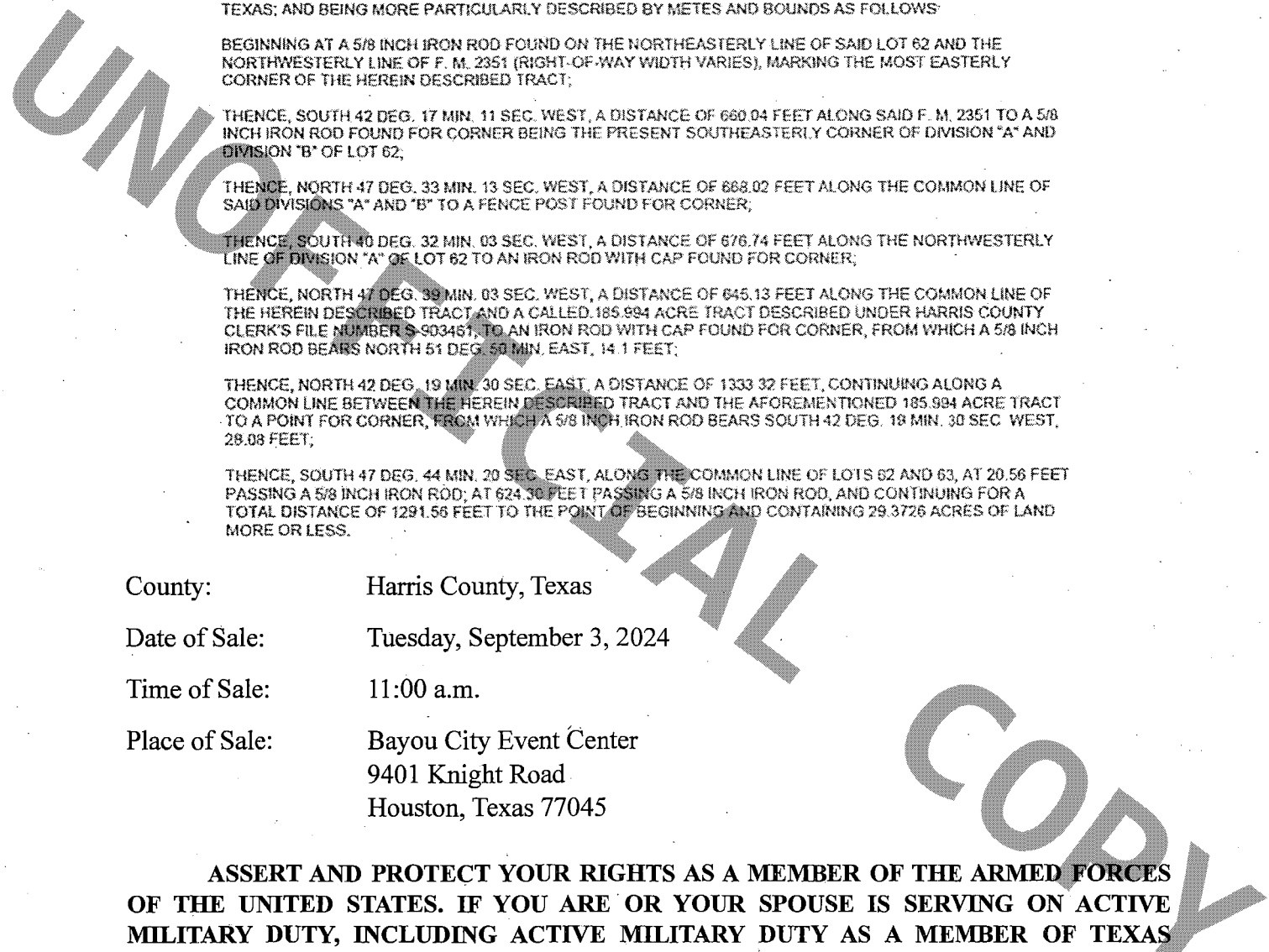
THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED .185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 18 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.3726 ACRES OF LAND MORE OR LESS.

County: Harris County, Texas  
Date of Sale: Tuesday, September 3, 2024  
Time of Sale: 11:00 a.m.  
Place of Sale: Bayou City Event Center  
9401 Knight Road  
Houston, Texas 77045


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

Lender/Beneficiary, Dhanani Investment Inc., under the Deed of Trust and Security Agreement has appointed Nadyrshah Dhanani as Trustee. Lender/Beneficiary has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.



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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.

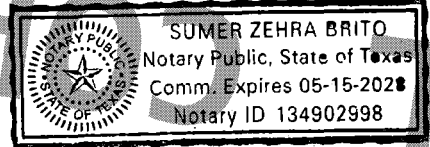
  
\_\_\_\_\_  
Nadyrshah Dhanani, Trustee


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**STATE OF TEXAS**       §  
  §  
**COUNTY OF HARRIS**   §

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nadyrshah Dhanani, personally known to me, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of August, 2024.



  
\_\_\_\_\_  
Notary Public, State of Texas

Ref  
to:

TRUSTEE'S ADDRESS:  
Nadyrshah Dhanani  
11333 Fountain Lake Drive  
Stafford, Texas 77477

UNOFFICIAL

FILED FOR RECORD

3:08:07 PM

Tuesday, August 6, 2024

*Tenesia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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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, August 6, 2024

*Tenesia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

August 6, 2024

Deed of Trust:

Dated: December 15, 2020

Grantor: Alfred D. Johnson and Angela M. Johnson

Trustee: Cash Flow King LLC, a Texas limited liability company

Lender(s): Cash Flow King LLC, a Texas limited liability company

Recorded as: Document Number RP-2021-422059 of the Real Property Records of Harris County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$370,000.00, executed on December 15, 2020 by Alfred D. Johnson and Angela M. Johnson and payable to the order of Cash Flow King LLC, a Texas limited liability company.

Property: LOT 11, BLOCK 2, SANCTUARY VERITAS IN HARRIS COUNTY, TEXAS, known as 4315 Sanctuary Hills Court, Spring, Texas 77388.

Substitute Trustee: Rick Guerra, Eric Days, Brent Smith, Esteban Almaraz, and/or Armando Guerra.

Address: 515 N. Sam Houston Pkwy E., Suite 250  
Houston, TX 77060

Foreclosure Sale:

Date: Tuesday September 3, 2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10 a.m. and 1 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10 a.m. The sale will be completed by no later than 4:00 p.m.

Place: The sale will be held at the Bayou City Event Center,

Magnolia South Ballroom, located at 9401 Knight Rd., Houston, TX 77045 OR AS DESIGNATED BY THE COMMISSIONER'S COURT of HARRIS COUNTY, TEXAS, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE for conducting foreclosure sales.

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 of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

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

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

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

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

warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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


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.

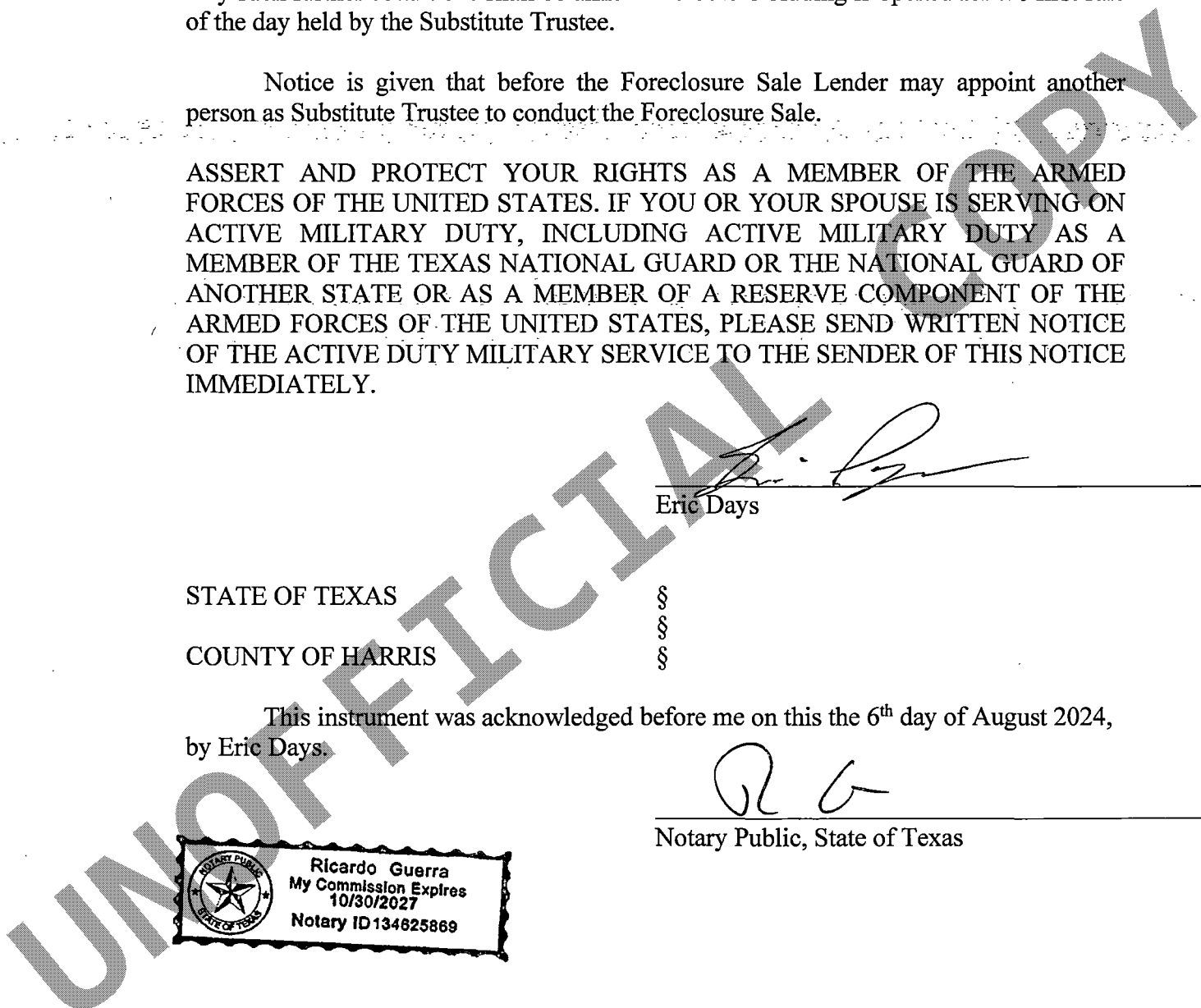
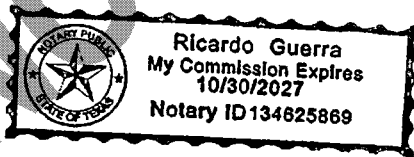
  
Eric Days

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 6<sup>th</sup> day of August 2024, by Eric Days.

  
Notary Public, State of Texas



2023-1  
11-11  
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**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**

**DEED OF TRUST:**

Date: January 20, 2023

Grantors(s): Depriest Land Management, LLC

Original Mortgagee: LENDING R US, LLC, GWB Investments, LP and Eric Trung Vu

Current Mortgagee: LENDING R US, LLC, GWB Investments, LP and Eric Trung Vu

Original Principal Amount: \$395,000.00

Recorded at: Harris County Clerk's File No. RP-2023-21344, Real Property Records of Harris County, Texas

Property County: Harris County, Texas

Legal Description (Property):

**Tract 1:**

**Lot 407, Block 15, LINCOLN CITY SEC. a subdivision in Harris County, Texas according to the map or plat of recorded in Volume 23, Page 17, of The Map Records of Harris County, Texas, and**

**Tract 2:**

**Lot 175, Block 7, Lots 280 and 283, Block 10, Lots 302, 303, 307, 308, 309, and 310, Block 11, LINCOLN CITY 7<sup>th</sup> SECTION a subdivision in Harris County, Texas according to the map or plat of recorded in Volume 28, Page 59, of The Map Records of Harris County, Texas, all as being more particularly described in the above referenced Deed of Trust.**

Date of Foreclosure Sale: **Tuesday, September 3, 2024.**

Earliest time sale will begin: 10:00 o'clock a.m., and will be concluded within three (3) hours of such time.

Trustee: Original Trustee: Michael Villasana

Substitute Trustee: Warren C. Brown

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

FILED 8/7/2024 11:23:19 AM FRCL-2024-4304 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



**NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORGAGEE OR MORTGAGEE SERVICER.**

Place of Sale: Ballroom, Bayou City Event Center, 9401 Knight Rd., Houston, TX 77045 in that place where such sales are normally held, or as designated by the Commissioner's Court of Harris County, Texas, and recorded in the Real Property Records of Harris County, Texas.

Default has occurred in the payment of said indebtedness secured by the Deed of Trust 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. The Substitute Trustee will sell such Property by public auction to the highest bidder for cash or acceptable certified funds at the place and date specified herein. **The sale will begin at the earliest time stated above or within three (3) hours after such time.**


The sale will be made subject to all restrictions, easements, rights-of-way, all oil, gas and other mineral reservations and royalty interests, and all oil, gas and other mineral leases, maintenance and assessment charges and any liens securing same, set back lines, zoning laws, ordinances of municipal and other governmental authorities, all present and delinquent ad valorem taxes and assessments by governmental agencies, and all covenants and agreements, if any, relating to the Property to the extent the same are in force and effect and shown of record in the office of the County Clerk in which the Property is located.

No warranty, express or implied, is made as the physical and environmental condition of the Property and any improvements which may be located thereon, and the successful purchaser will be conveyed such Property and any improvements thereon in their present "AS IS, WHERE IS, WITH ALL FAULTS" condition, with no warranties, express or implied.

The Trustee has not made an independent examination of the title to the Property being sold hereby and makes no representations or warranties as to the status of the title or matters that may affect same.

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

Dated: August 7, 2024

  
WARREN C. BROWN, Substitute Trustee  
617 Caroline, 4<sup>th</sup> Floor  
Houston, TX 77002  
832/547-1948 [warbrown88@hotmail.com](mailto:warbrown88@hotmail.com)

10

FILED 8/7/2024 11:23:19 AM FRCL-2024-4304 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, September 3, 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 Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045, 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: August 7<sup>th</sup>, 2024.

  
\_\_\_\_\_  
Grant Jones  
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)

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:

Lot Three (3), of HARRY'S REALTY COM ADD, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 40, Page 37 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: September 3, 2024

Time: The sale shall begin no earlier than 10:00 a.m. or not later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Bayou City Event Center (BCEC), Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045; or such other place as designated by the Harris County Commissioners Court

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.

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. The Property will be sold "AS IS." There will be no warranty relating to title, possession, quiet enjoyment, or the like.

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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and real estate lien note executed by The Grand Marquis Homes, LLC. The deed of trust is dated June 24, 2021, and is recorded under Document No. RP-2021-364227 in the Official Public Records of Real Property of the County Clerk of Harris County, Texas and extended by an unrecorded Modification and Extension Agreement dated September 2022 and an unrecorded extension agreement dated May 8, 2023. Equity Trust Co Custodian FBO Harsh Srivastava IRA #200261812 is the current owner and holder of the obligations and is the beneficiary under the deed of trust.

5. 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 the promissory note/real estate lien note dated June 24, 2021, in the principal amount of \$210,000.00, executed by The Grand Marquis Homes, LLC payable to the order of Equity Trust Co Custodian FBO Harsh Srivastava IRA #200261812 which is secured by the Deed of Trust dated June 24, 2021, recorded under Document No. RP-2021-364227 in the Official Records of Real Property of the County Clerk of Harris County, Texas and extended by and unrecorded Modification and Extension Agreement dated September 2022 and an unrecorded extension agreement dated May 8, 2023. Equity Trust Co Custodian FBO Harsh Srivastava IRA #200261812 is the current owner and holder of the obligations and is the beneficiary under the deed of trust.

As of August 6, 2024, there is owed \$296,567.53 on the note plus attorney's fees and costs of collection. The per diem interest rate after August 6, 2024 is \$140.63.

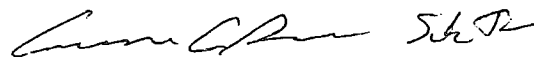
Questions concerning the sale may be directed to the undersigned: CANDICE C. SMITH, (713) 228-2481, email [csmith@lammsmith.com](mailto:csmith@lammsmith.com).

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. Edwin Lamm, III, Candice C. Smith or Scott T. Citek whose mailing address is 3730 Kirby Drive, Suite 650, Houston, Texas 77098, and JEFF LAVA or SANDY DASIGENIS or PATRICIA POSTON or MEGAN L. RANDLE or EBBIE MURPHY or WAYNE DAUGHTREY or STEVE LEVA or NICOLE DURRETT, whose mailing address is 4600 Fuller Avenue, Suite 400, Irving, Texas 75038, are also designated as trustees, and they may also conduct this sale as requested by the beneficiary. 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.**

DATED: August 7, 2024.

UNOFFICIAL COPY



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CANDICE C. SMITH, Substitute Trustee  
3730 Kirby Drive, Suite 650  
Houston, Texas 77098  
Telephone: (713) 228-2481  
FAX: (713) 651-1044  
Email: [csmith@lammsmith.com](mailto:csmith@lammsmith.com)

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:

Lot Eight (8), Block Ninety-Eight (98), of AGUSTA ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 56, Page 139 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: September 3, 2024

Time: The sale shall begin no earlier than 10:00 a.m. or not later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Bayou City Event Center (BCEC), Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045; or such other place as designated by the Harris County Commissioners Court

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. The Property will be sold "AS IS." There will be no warranty relating to title, possession, quiet enjoyment, or the like.

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.



4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and real estate lien note executed by The Grand Marquis Homes, LLC. The deed of trust is dated April 1, 2021, and is recorded under Document No. RP-2021-186729 in the Official Public Records of Real Property of the County Clerk of Harris County, Texas, which was extended by Modification and Extension Agreement dated June 30, 2022 recorded under Document No. RP-2022-343140 and further extended by and unrecorded modification dated May 18, 2023.

5. 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 the promissory note/real estate lien note dated April 1, 2021, in the principal amount of \$125,000.00, executed by The Grand Marquis Homes, LLC payable to the order of Equity Trust Co Custodian FBO Harsh Srivastava IRA #200363013 which is secured by the Deed of Trust dated April 1, 2021, recorded under Document No. RP-2021-186729 in the Official Records of Real Property of the County Clerk of Harris County, Texas. Equity Trust Co Custodian FBO Harsh Srivastava IRA #200363013 is the current owner and holder of the obligations and is the beneficiary under the deed of trust.

As of August 6, 2024, there is owed \$174,869.13 on the note plus attorney's fees and costs of collection. The per diem interest rate after April 29, 2024 is \$68.87.

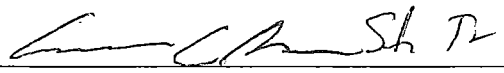
Questions concerning the sale may be directed to the undersigned: CANDICE C. SMITH, (713) 228-2481, email csmith@lammsmith.com.

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. Edwin Lamm, III, Candice C. Smith or Scott T. Citek whose mailing address is 3730 Kirby Drive, Suite 650, Houston, Texas 77098, and JEFF LAVA or SANDY DASIGENIS or PATRICIA POSTON or MEGAN L. RANDLE or EBBIE MURPHY or WAYNE DAUGHTREY or STEVE LEVA or NICOLE DURRETT, whose mailing address is 4600 Fuller Avenue, Suite 400, Irving, Texas 75038, are also designated as trustees, and they may also conduct this sale as requested by the beneficiary. 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.**

DATED: August 7, 2024.

COPY



CANDICE C. SMITH, Substitute Trustee  
3730 Kirby Drive, Suite 650  
Houston, Texas 77098  
Telephone: (713) 228-2481  
FAX: (713) 651-1044  
Email: [csmith@lammsmith.com](mailto:csmith@lammsmith.com)

CONFIDENTIAL

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: August 7, 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

**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.):** 3rd day of September, 2024.

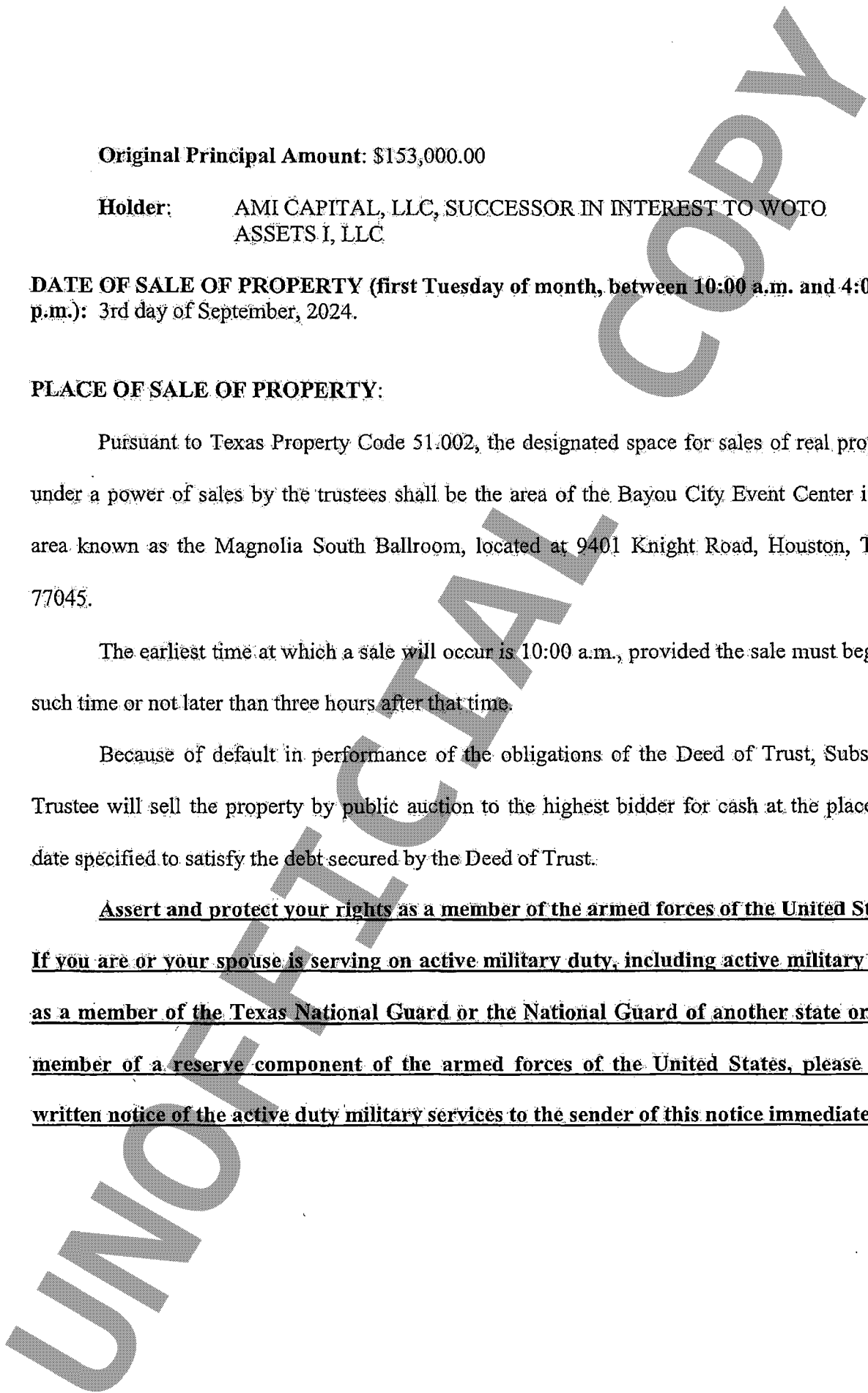
**PLACE OF SALE OF PROPERTY:**

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.**



*Susan Mills*

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

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.:** 2230810075.6

**DATE:** August 6, 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 as 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

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

9/3/2024, 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**

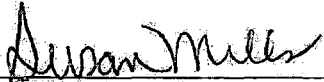
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute 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 Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Trustee

COPY UNOFFICIAL



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:

Lot Twenty-Six (26), in Block Forty-One (41), of TURNER COURT, in Harris County, Texas, according to the map or plat thereof, recorded in Volume 10, Page 1 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, September 3, 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 Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045, 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.

UNOFFICIAL COPY

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

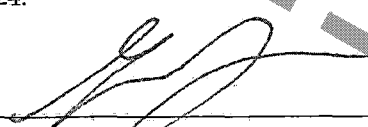
United States, please send written notice of the active duty military service to the sender of this notice.

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 DWA Holdings, LLC, dated June 27, 2022 and recorded in Document Number RP-2022-361564 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 \$640,000.00 executed by DWA Holdings, LLC 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: August 7<sup>th</sup>, 2024.

  
Grant Jones  
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)

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:

Lot Twenty-Seven (27), in Block Forty-One (41), of TURNER COURT, in Harris County, Texas, according to the map or plat thereof, recorded in Volume 10, Page 1 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, September 3, 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 Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045, 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4311  
FILED 8/7/2024 3:10:18 PM

UNOFFICIAL COPY

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, Security Agreement, Assignment of Rents and Financing Statement executed by DWA Holdings, LLC, dated August 20, 2021 and recorded in Document Number RP-2021-486929 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 \$760,000.00 executed by DWA Holdings, LLC 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: August 7<sup>th</sup>, 2024.

  
\_\_\_\_\_  
Grant Jones  
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)

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:

Lot Twenty-Five (25), in Block Forty-One (41), of TURNER COURT, in Harris County, Texas, according to the map or plat thereof, recorded in Volume 10, Page 1 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, September 3, 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 Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045, 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 DWA Holdings, LLC, dated June 27, 2022 and recorded in Document Number RP-2022-361964 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 \$400,000.00 executed by DWA Holdings, LLC 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: August 7<sup>th</sup>, 2024.

  
\_\_\_\_\_  
Grant Jones  
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)

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4313  
FILED 8/8/2024 8:18:04 AM

6010 PARKER RD  
HOUSTON, TX 77016

0000009648957

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

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

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

Date: September 03, 2024

Time: The sale will begin at 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 22, 2005 and recorded in Document CLERK'S FILE NO. Y688809 real property records of HARRIS County, Texas, with EFFIE H. WILLIAMS AKA EFFIE HACKETT WILLIAMS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EFFIE H. WILLIAMS AKA EFFIE HACKETT WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$48,560.00, 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



6010 PARKER RD  
HOUSTON, TX 77016

0000009648957

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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-2024-4313  
FILED 8/8/2024 8:18:04 AM

6010 PARKER RD  
HOUSTON, TX 77016

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0000009648957

HARRIS

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN HARRIS COUNTY, TEXAS, OUT OF THE W.P. MAYS SURVEY A-575, BEING LOT 254 AND PART OF LOT 255 IN BLOCK 14 OF BRISTOL PLACE, A SUBDIVISION OF PART OF SAID SURVEY (ACCORDING TO PLAT OF SAME RECORDED IN VOLUME 29 AT PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS) SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF PARKER ROAD 275.23 FEET WEST OF ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID POINT BEING MARKED BY A 5/8 INCH IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING 14.37 FEET EAST FROM THE NORTHEAST CORNER OF SAID LOT 254; THENCE WEST WITH THE SOUTH RIGHT OF WAY LINE OF PARKER ROAD (60 FOOT WIDE) 166.51 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 254; THENCE SOUTH 49 DEGREES 55 MINUTES EAST WITH THE SOUTHWEST LINE OF LOT 254 AND LOT 255 A DISTANCE OF 217.60 FEET TO A 3/4 INCH IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE NORTH PARALLEL TO AND 14.37 FEET AT RIGHT ANGLES FROM THE EAST LINE OF SAID LOT 254 A DISTANCE OF 140.13 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11,666.52 SQ. FT. OF LAND.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4313

FILED 8/8/2024 8:18:04 AM

FILED 8/8/2024 8:18:04 AM  
FRCL-2024-4314  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

13402 MEISTERWOOD DRIVE  
HOUSTON, TX 77065

0000010203792

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

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

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

Date: September 03, 2024  
Time: The sale will begin at 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 24, 2023 and recorded in Document CLERK'S FILE NO. RP-2023-278182 real property records of HARRIS County, Texas, with VGN BAE PROPERTIES LLC AND DOMINIQUE SIDE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by VGN BAE PROPERTIES LLC AND DOMINIQUE SIDE, securing the payment of the indebtednesses in the original principal amount of \$155,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7 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. SERVICEMAC LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SERVICEMAC LLC  
9726 OLD BAILES RD., SUITE 200  
FORT MILL, SC 29707-7882



13402 MEISTERWOOD DRIVE  
HOUSTON, TX 77065

00000010203792

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

**DUPLICATE**

FILED 8/8/2024 8:18:04 AM  
FRCL-2024-4314  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

13402 MEISTERWOOD DRIVE  
HOUSTON, TX 77065

00000010203792

00000010203792

HARRIS

**EXHIBIT "A"**

LOT TWENTY-SEVEN (27), IN BLOCK FOUR (4), OF CORRECTED PLAT OF MEISTERWOOD, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF IN VOLUME 269, PAGE 139 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4314

FILED 8/8/2024 8:18:04 AM

7414 OAKLAND WOOD COURT  
HUMBLE, TX 77346

00000009726761

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 03, 2024

Time: The sale will begin at 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 23, 2016 and recorded in Document CLERK'S FILE NO. RP-2016-88061 real property records of HARRIS County, Texas, with WILLIAM BRIAN WASHBURN AND BRANDI LYNNE WASHBURN 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 WILLIAM BRIAN WASHBURN AND BRANDI LYNNE WASHBURN HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$304,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET 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. 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

UNOFFICIAL 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:

FRCL-2024-4315  
FILED 8/8/2024 8:18:04 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY ORIGINAL UNOFFICIAL

7414 OAKLAND WOOD COURT  
HUMBLE, TX 77346

0000009726761

0000009726761

HARRIS

**EXHIBIT "A"**

LOT FOUR (4), IN BLOCK FIVE (5) OF KINGS RIVER VILLAGE, SECTION NINE (9), AN ADDITION IN HARRIS COUNTY, TEXAS  
ACCORDING TO THE MAP OF PLAT THEREOF RECORDED UNDER FILM CODE NO. 422140 OF THE MAP RECORDS OF HARRIS  
COUNTY, TEXAS.

COPY

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4315

FILED 8/8/2024 8:18:04 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/31/2005	<b>Grantor(s)/Mortgagor(s):</b> BYRON K. PREADOM A MARRIED PERSON JOINED HEREIN BY CATHY PREADOM
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE1 Asset Backed Pass-Through Certificates
<b>Recorded in:</b> <b>Volume:</b> RP 013-98 <b>Page:</b> 2253 <b>Instrument No:</b> Y891508	<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> 9/3/2024	<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 THREE (3), IN BLOCK TWO (2), OF WOODFOREST NORTH, SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 384098 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.

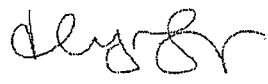
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of  
TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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: 8/2/2024



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

Dated: 8/8/2024

SANDY DASIGENIS

Printed Name:



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

**MH File Number:** TX-22-81075-POS  
**Loan Type:** Conventional Residential

FILED 8/8/2024 8:49:24 AM FRCL-2024-4316 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 1/3/2002	<b>Grantor(s)/Mortgagor(s):</b> ROBBIE HART DENMAN
<b>Original Beneficiary/Mortgagee:</b> THE CIT GROUP/CONSUMER FINANCE INC. (A DELAWARE CORPORATION)	<b>Current Beneficiary/Mortgagee:</b> The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-2
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> V530383	<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> 9/3/2024	<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:** SEE ATTACHED LEGAL DESCRIPTION '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, 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: 8/7/2024

Dated: 8/8/2024



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 Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-22-94082-HE  
**Loan Type:** Conventional Residential

DUPLICATE COPY

FRCL-2024-4317  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 8/8/2024 8:49:24 AM

Exhibit "A"

DESCRIPTION

Unit Seventy-five (75), Building Site No. Thirty-seven (37), Reserve "A", of Green Ridge North, Section Ten (10), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 170, Page 101 of the Map Records of Harris County, Texas; said tract being more fully described by metes and bounds as follows:

BEGINNING at a point for the Easterly corner of said building site, which is 35.61 feet North and 170.50 feet West from the Northerly Southeast corner of the said Reserve "A";

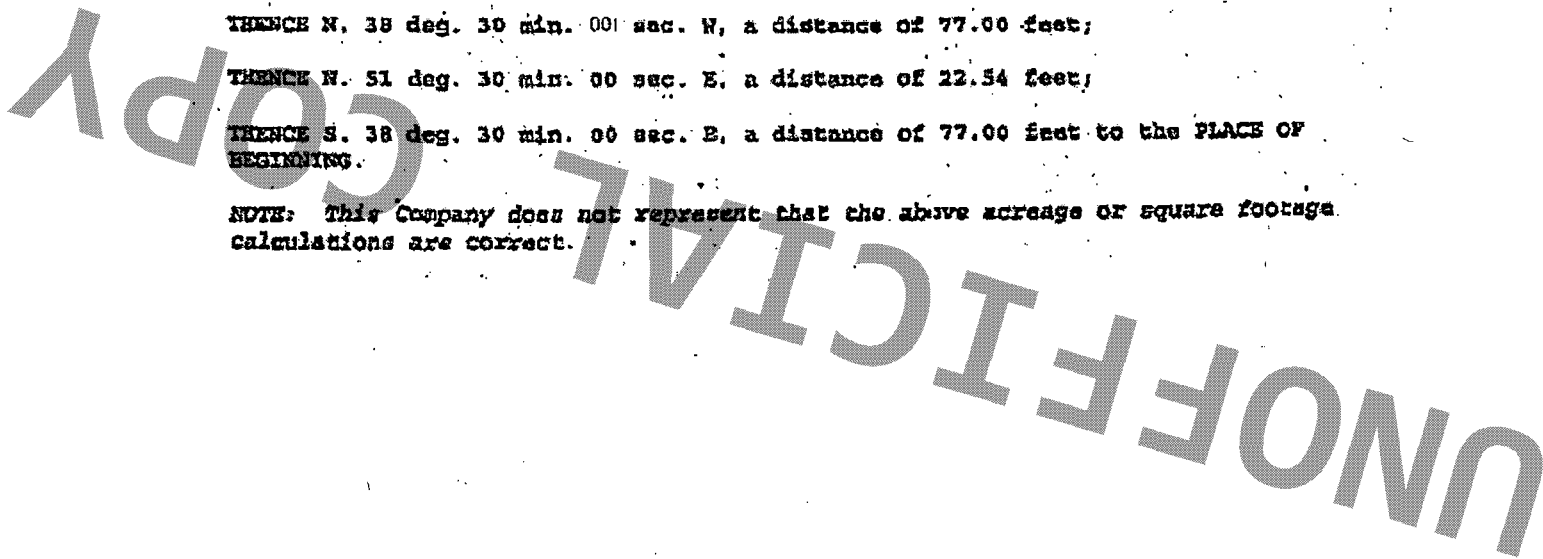
THENCE S. 51 deg. 30 min. 00 sec. W, a distance of 22.54 feet;

THENCE N. 38 deg. 30 min. 00 sec. W, a distance of 77.00 feet;

THENCE N. 51 deg. 30 min. 00 sec. E, a distance of 22.54 feet;

THENCE S. 38 deg. 30 min. 00 sec. E, a distance of 77.00 feet to the PLACE OF BEGINNING.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/13/2018	<b>Grantor(s)/Mortgagor(s):</b> MATTHEW KOTOWSKI AND MEGHAN KOTOWSKI, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS	<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-2018-525415	<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> 9/3/2024	<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 22, IN BLOCK 1, OF TRAILWOOD VILLAGE, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 169, PAGE 95 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, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

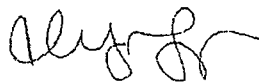
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

Dated: 8/2/2024

Dated: 8/8/2024



SANDY DASIGENIS

Printed Name:



Substitute Trustee  
c/o Auction.com  
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: Wells Fargo Bank, N.A.

**MH File Number:** TX-23-98277-POS  
**Loan Type:** Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4318

FILED 8/8/2024 8:49:24 AM

24TX255-0042  
8507 WILD BASIN, HOUSTON, TX 77088

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### NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
LOT FORTY-SEVEN (47), IN BLOCK FOUR (4) OF INWOOD FOREST VILLAGE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 299, PAGE 64 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 1, 2024 and recorded on April 8, 2024 as Instrument Number RP-2024-122870 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: September 03, 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 OTERO ALLIANCE GROUP LLC secures the repayment of a Note dated April 1, 2024 in the amount of \$162,000.00. BFSR3, 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.



4822475

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

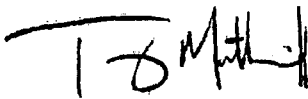
FRCL-2024-4320

FILED 8/8/2024 9:57:33 AM

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 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 30, 2007 and recorded under Vol. RP 043-65, Page 0186, or Clerk's File No. 20070268447, in the real property records of HARRIS County Texas, with Arthur E Shields 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 Arthur E Shields securing payment of the indebtedness in the original principal amount of \$40,920.00 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 Arthur E Shields. U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY 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:

CONDOMINIUM UNIT NUMBER 15-A, IN BUILDING "A", 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 A PART OF PEBBLE BROOK CONDOMINIUM, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR PEBBLE BROOK CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 105, PAGE 48, VOLUME 155, PAGE 18 AND VOLUME 155, PAGE 141 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

### SALE INFORMATION

Date of Sale: 09/03/2024

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

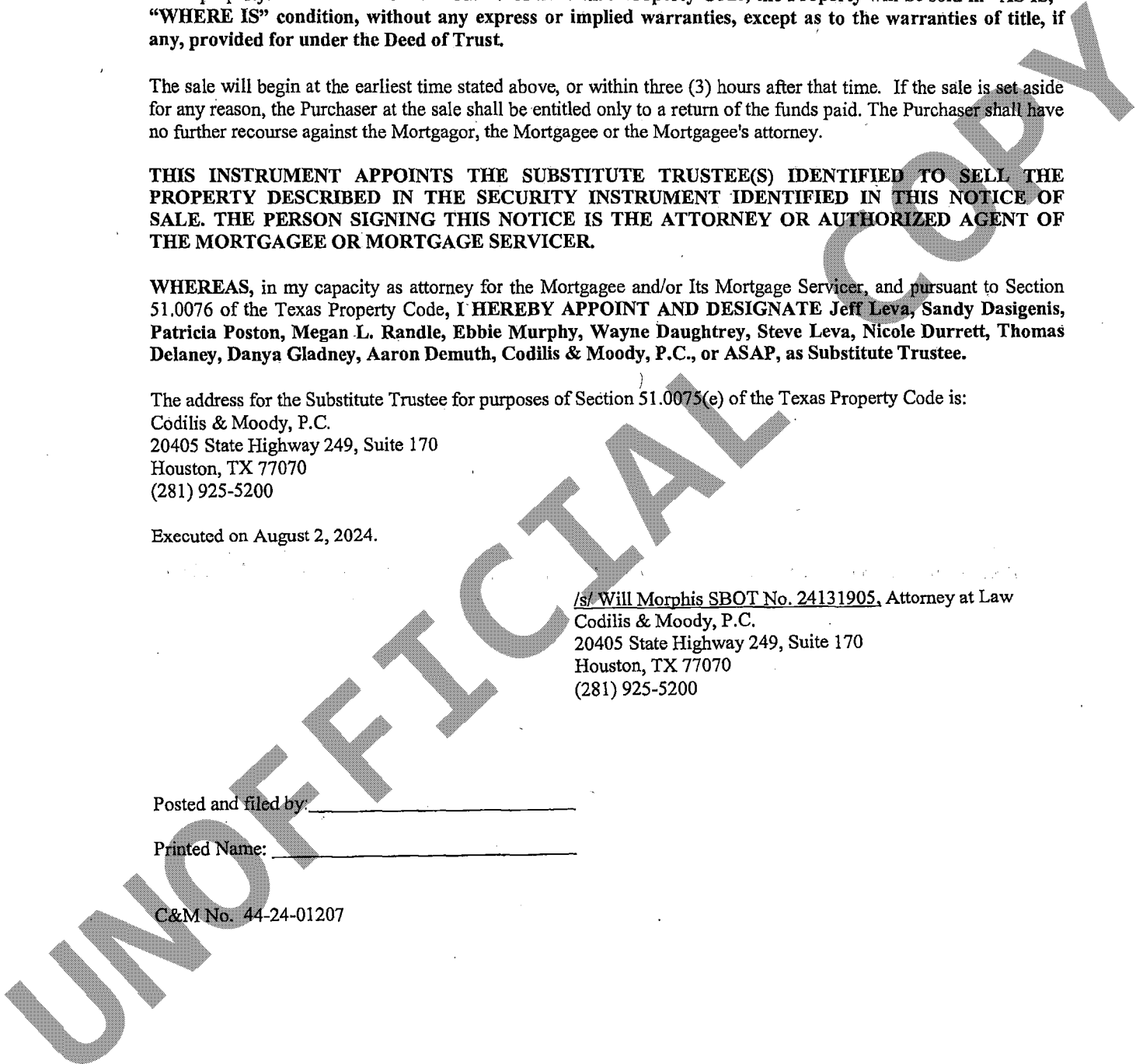
Executed on August 2, 2024.

/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. 44-24-01207



## 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 23, 2004 and recorded under Vol. 591-46, Page 2332, or Clerk's File No. X879373, in the real property records of HARRIS County Texas, with Jessica I Ramos-Mendoza and Juan E Mendoza, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Universal American Mortgage Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jessica I Ramos-Mendoza and Juan E Mendoza, wife and husband securing payment of the indebtedness in the original principal amount of \$220,350.00 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 Jessica I Ramos-Mendoza, Juan E Mendoza. 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 SEVENTEEN (17), IN BLOCK TWO (2), OF COUNTRY LAKE ESTATES SEC. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. W-170645, RECORDED AT FILM CODE NO. 523260, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 09/03/2024**

**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 August 2, 2024.

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

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

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

C&M No. 44-24-01821

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 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: 09/03/2024**

**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 August 5, 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. 44-24-00392

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-2021-307014, 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: 09/03/2024**

**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,"

FILED 8/8/2024 9:57:33 AM FRCL-2024-4324 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** 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 August 2, 2024.

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

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

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

C&M No. 44-23-3303

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 September 03, 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



4822358

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4325  
FILED 8/8/2024 9:57:33 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 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: zÑOS AND APPT (SVC) 240318

AL: 2626 HOLLY HALL ST, APT 403



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**

**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

DT: zNOS AND APPT (SVC) 240318

AL: 2626 HOLLY HALL ST, APT 403



lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

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

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

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

DT: zNOS AND APPT (SVC) 240318

AL: 2626 HOLLY HALL ST, APT 403



Signed on the 5 day of August, 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

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

COPY UNOFFICIAL

DT: zNOS AND APPT (SVC) 240318

AL: 2626 HOLLY HALL ST, APT 403



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4325

FILED 8/8/2024 9:57:33 AM

**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

DT: zNOS AND APPT (SVC) 240318

AL: 2626 HOLLY HALL ST, APT 403



### 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 NINETEEN (19), BLOCK SIX (6) OF SHORES SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 581206 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/06/2016 and recorded in Document RP-2016-465090 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: 09/03/2024

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 CURTIS M. LINDSAY AND VALERIE LINDSAY, provides that it secures the payment of the indebtedness in the original principal amount of \$349,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: [www.auction.com](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.

FILED 8/8/2024 9:57:53 AM  
FRCL-2024-4327  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF FORECLOSURE SALE

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

- 1. Property to Be Sold.** The property to be sold is described as follows: LOT THIRTEEN (13), 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 11/17/2005 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: 09/03/2024  
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 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 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 FOURTEEN (14), IN BLOCK FIVE (5), OF WOODFOREST NORTH, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 338, PAGE 119, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/26/2007 and recorded in Document 20070447638 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: 09/03/2024

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 CAROLYN HARRIS AND ELLIOTT HARRIS, provides that it secures the payment of the indebtedness in the original principal amount of \$115,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2023-A 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 Owner Trustee for Citigroup Mortgage Loan Trust 2023-A 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/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 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: LOTS THIRTY (30) AND THIRTY-ONE (31) IN BLOCK EIGHTY FOUR (84) OF CENTRAL PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 5, 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 10/27/2005 and recorded in Document Y876710 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: 09/03/2024

Time: 12:00 PM

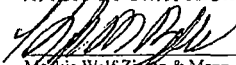
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 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 IRENE R. DONES AND JOHNNY T. DONES, 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. 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, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *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  
Esler 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 DEFAULT AND FORECLOSURE SALE**

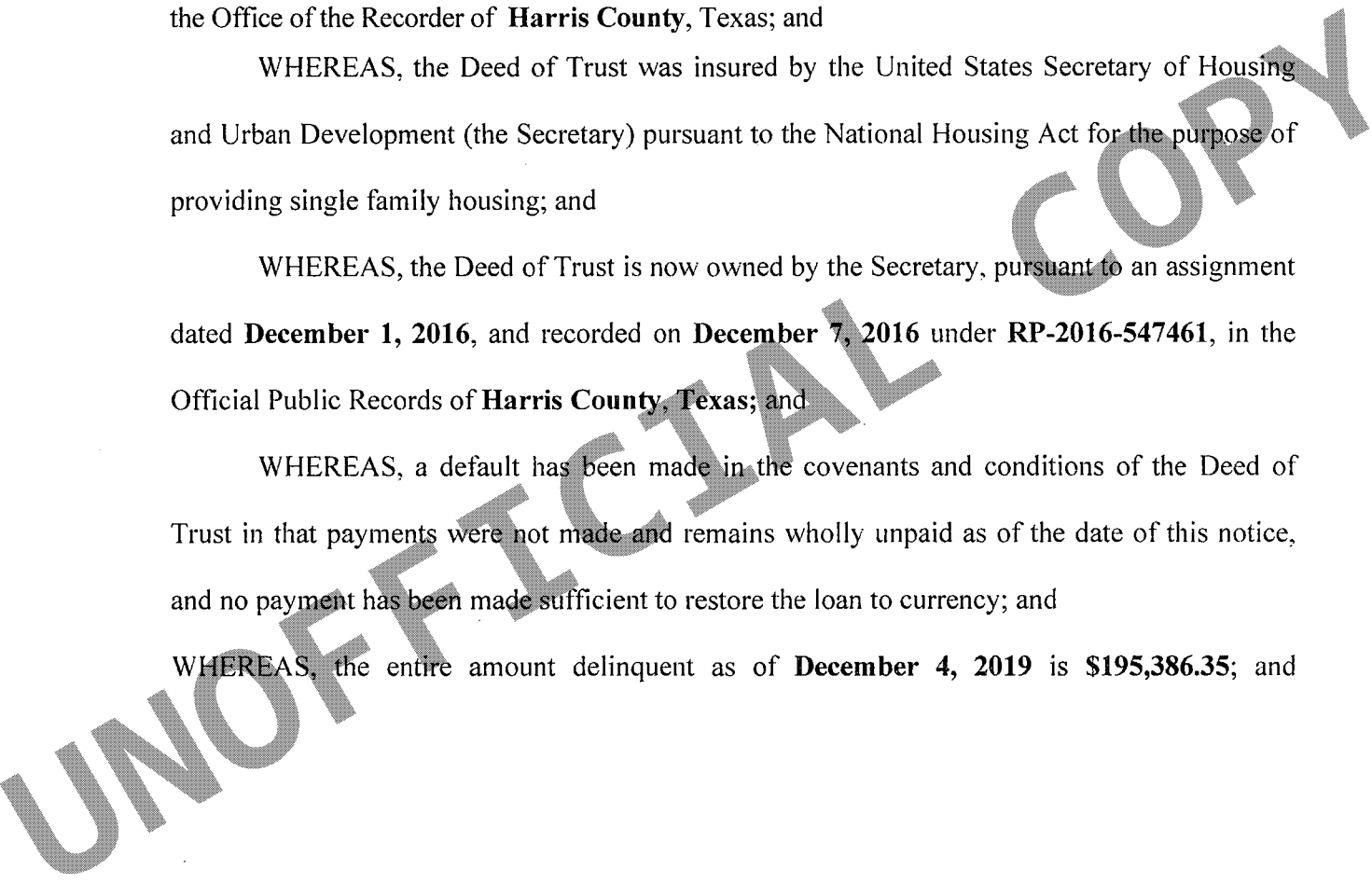
WHEREAS, on **December 9, 2011**, a certain Deed of Trust was executed by **Ruth A. Halliburton**, as Trustor(s), in favor of **Texas Pioneer Title** as Trustee, and **Mortgage Electronic Registration Systems, Inc.**, as nominee for **EquiPoint Financial Network, Inc.** as Beneficiary, and was recorded on **December 27, 2011** in **Instrument Number 20110538495**, in the Office of the Recorder of **Harris County, Texas**; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated **December 1, 2016**, and recorded on **December 7, 2016** under **RP-2016-547461**, in the Official Public Records of **Harris County, Texas**; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that payments were not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of **December 4, 2019** is **\$195,386.35**; and



UNOFFICIAL COPY

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable.

NOW THEREFORE, pursuant to powers vested in me by the Single Family Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 27 subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on **June 24, 2021**, under Document Number **RP-2021-355177**, notice is hereby given that, **on September 03, 2024 at 10am-1pm local time**, all real and personal property at or used in connection with the following described premises ("Property"), will be sold at public auction to the highest bidder(s):

SEE ATTACHED EXHIBIT "A"

Commonly known as: 3265 Frick Rd Houston TX 77086  
Permanent Parcel Number: 076-177-009-0008

The sale will be in the **Bayou City Event Center Located at 9401 Knight Rd Houston, TX 77045 or as designated by the county commissioner's office.**

The United States Secretary of Housing and Urban Development will bid an amount to be determined.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser(s) will pay, at or before closing, his (their) pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders, except the Secretary, must submit a deposit totaling 10% of the purchase price in the form of a certified check or cashier's check made out to the United States Secretary of Housing and Urban Development (HUD). Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of 10% of the purchase price must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of

the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder(s) will pay all conveyancing fees, all real estate and other taxes that are due on or after the date of closing and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidder(s) will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee paid in advance. The extension fee shall be paid in the form of a certified or cashier's check made payable to the United States Secretary of Housing and Urban Development (HUD). If the high bidder(s) close(s) the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due at closing.

If the high bidder(s) is/are unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidders' deposit may be forfeited, or the high bidder may be liable to the Secretary for any costs incurred as a result of such failure, and the Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire

purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

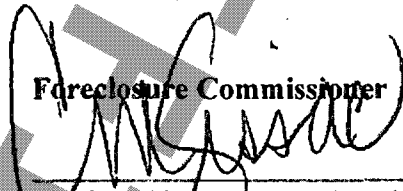
The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the Deed of Trust agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the United States Secretary of Housing and Urban Development HUD, before public auction of the property is completed.

In the case of a foreclosure involving a monetary default, the amount that must be paid if the Deed of Trust is to be reinstated prior to the scheduled sale is the entire amount of principal and interest which would be due if payments under the Deed of Trust had not been accelerated. In the case of a foreclosure involving a non-monetary default, the amount that must be paid if the Deed of Trust is to be reinstated prior to the scheduled sale is (i) all amounts due under the Deed of Trust agreement (excluding additional amounts which would have been due if Deed of Trust payments had been accelerated); (ii) all amounts of expenditures secured by the Deed of Trust; and (iii) all costs of foreclosure incurred for which payment from the proceeds of foreclosure is provided in 12 U.S.C. 3751, including advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out of pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: 8/1/2024

**Foreclosure Commissioner**



Candace Sissac, Esq. on behalf of  
JAMES E. ALBERTELLI, P.A.  
HUD Foreclosure Commissioner  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039  
Phone: 469-804-8457  
Fax: 469-804-8462  
[cssisac@alaw.net](mailto:cssisac@alaw.net)

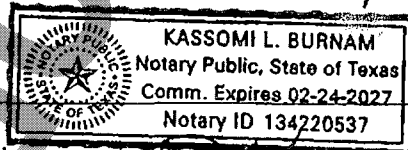
Acknowledgment

State of TEXAS     )  
County of DALLAS    )


Before me the undersigned authority, on this day personally appeared Candace Sissac, known to me (or proved to me through an identity card or other document) 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 on this 1 day of August, 2024.

(Seal)



Notary Public  
My Commission Expires:

  
02-24-2027

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT NO. 8, BLOCK NO. 9, WEISENBERGER CITY ADDITION, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 031, PAGE 051 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND AND THE RIGHT OF INGRESS AND EGRESS IN CONNECTION THEREWITH.

UNOFFICIAL COPY



# Notice of Substitute Trustee Sale

F22-00055 TX  
399358356

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: **09/03/2024**  
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 MOST RECENTLY DESIGNATED BY THE COUNTY 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:

Lots 15 and 16, in Block 3, of Wilsey's South End Addition, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 572, Page 412, of the Deed Records of Harris County, Texas.

Commonly known as: 4520 and 4524 Balkin Street, Houston, TX 77021

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Commercial Deed of Trust, Security Agreement, and Fixture Filing dated 08/27/2021 (the “Deed of Trust”) which was recorded in the office of the County Clerk of Harris County, Texas, recorded on 09/02/2021 as Document No. RP-2021-505884 of the Real Property Records of Harris County, Texas.

Trustor(s):	AGGIELAND INFINITY REAL ESTATE MANAGEMENT, INC. a Texas corporation	Original Beneficiary:	Easy Financial LLC, a Nevada 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., as loan servicer and Churchill Funding I, LLC, as master servicer
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</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, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4335  
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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 **Exhibit "A"** attached hereto. 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 \$525,300.00, executed by AGGIELAND INFINITY REAL ESTATE MANAGEMENT, INC. a Texas corporation, and payable to the order of Easy Financial LLC, a Nevada limited liability company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of AGGIELAND INFINITY REAL ESTATE MANAGEMENT, INC. a Texas corporation. 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.

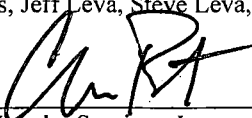
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, 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  
c/o Churchill Funding I, LLC  
1415 Vantage Park Drive  
Suite 240  
Charlotte, NC 28203  
assetmgmt@churchillre.com  
980-270-5758  
980-299-0562

Dated: August 8, 2024

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4335

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F22-00055 TX  
399358356

**EXHIBIT "A"**  
**(Personal Property Description)**

- a. All Ownership Interests that the Debtor has in **AGGIELAND INFINITY REAL ESTATE MANAGEMENT, INC.**, a Texas corporation having its principal place of business at **2600 South Loop West, Suite 435, Houston, TX 77054** ("Borrower") now or hereafter acquired, and all certificates of ownership or other indicia of ownership representing any Ownership Interests, shares or otherwise referred to together with all rights to the proceeds thereof as the "Units";
- b. All dividends and other distributions received by Pledgor from the Borrower ("Pledgor" means Silas Montgomery, and includes all co-signers, guarantors of the Note related Loan Documents; and
- c. All "Proceeds" and Assets owned by Borrower as such term is defined in the Uniform Commercial Code as the same may from time-to-time be in effect in the Commonwealth of Texas (the "Code").

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

FRCL-2024-4335 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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COPY UNOFFICIAL

# 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: **09/03/2024**  
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**

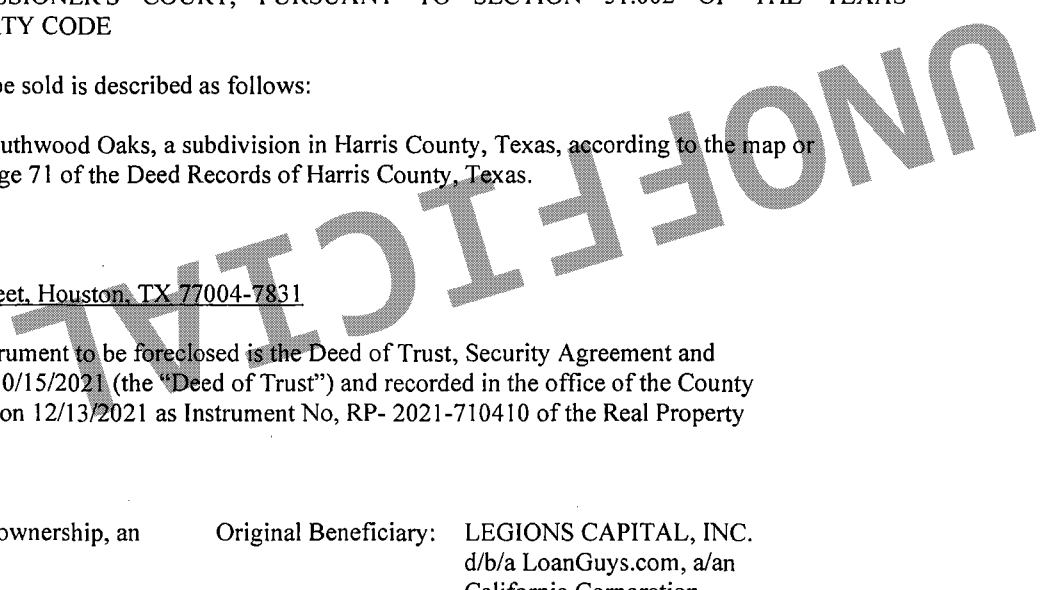
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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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: 8-8-24

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

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FRCL-2024-4336  
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AFTER RECORDING, PLEASE RETURN TO:  
Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

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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**

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**COUNTY OF HARRIS**

Date: August 5, 2024

Borrower: Jackson Gardens, LLC

Borrower's Address: 2771 Merrick Avenue  
Merrick, New York 11566

Holder: Stormfield Capital Funding I, LLC

Holder's Address: 200 Pequot Avenue  
Southport, Connecticut 06890

Substitute Trustee: James L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing

Date: May 13, 2022

Grantor: Jackson Gardens, LLC

Lender: Stormfield Capital Funding I, LLC

Trustee: Michael J. Schroeder or D. Anthony Schroder



Secures: Promissory Note, dated as of May 13, 2022 (the "Note"), executed by Grantor, payable to Lender, in the original stated principal amount of Two Million Nine Hundred Thousand and 00/100 Dollars (\$2,900,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as File Number RP-2022-259751.

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, September 3, 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 L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, 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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UNRECORDED

*Chris Poston*  
Chris Poston

Substitute Trustee

STATE OF TEXAS

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COUNTY OF HARRIS

Subscribed and sworn to before me on this 8 day of AUG., 2024.

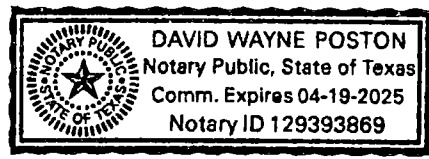
*David W. Poston*

Notary Public, State of Texas

[SEAL]

My Commission expires:

4/19/2025



After recording return to:

Adam Rayford  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

**EXHIBIT A**

Legal description of the land:

BEING 1.0647 ACRES (46,378. SQUARE FEET) OF LAND AND BEING ALL OF LOTS 61, 62, 63, 68 AND A PORTION OF LOT 64 OF TATAR SUBDIVISION IN THE CITY OF PASADENA, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 58, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.0647 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF LOT 60 OF SAID TATAR SUBDIVISION AND ALSO BEING THE MOST SOUTHEASTERLY CORNER OF AFORESAID LOT 61 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 58 DEGREES 19 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 60 AND THE SOUTH LINE OF SAID LOT 61 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF CRUSE ROAD (50 FEET WIDE) AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CRUSE DRIVE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 25 MINUTES 44 SECONDS; A CHORD BEARING NORTH 13 DEGREES 40 MINUTES 58 SECONDS WEST, A CHORD DISTANCE OF 66.93 FEET AND AN ARC LENGTH OF 67.32 FEET TO A 5/8 INCH IRON ROD SET AT A POINT OF TANGENCY;

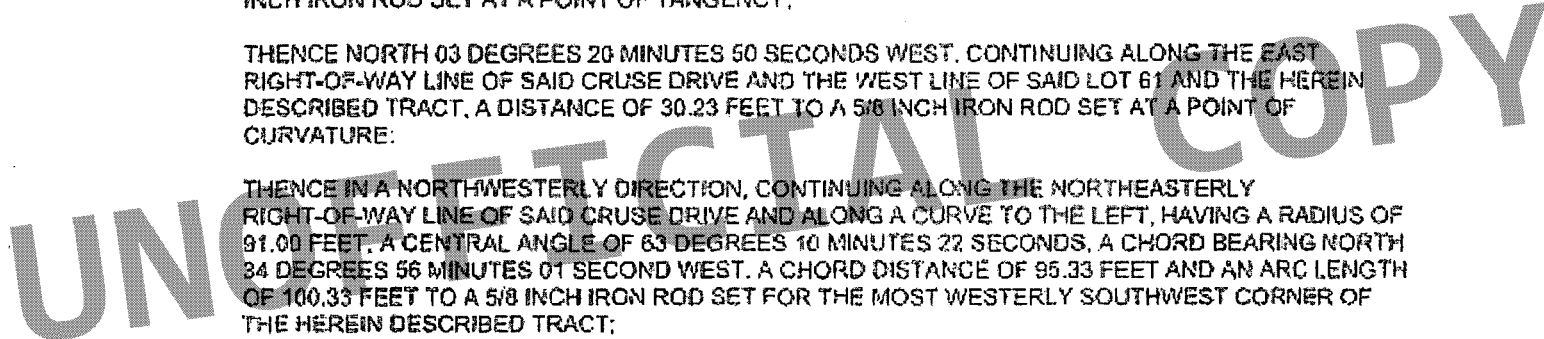
THENCE NORTH 03 DEGREES 20 MINUTES 50 SECONDS WEST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CRUSE DRIVE AND THE WEST LINE OF SAID LOT 61 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 30.23 FEET TO A 5/8 INCH IRON ROD SET AT A POINT OF CURVATURE;

THENCE IN A NORTHWESTERLY DIRECTION, CONTINUING ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID CRUSE DRIVE AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 63 DEGREES 10 MINUTES 22 SECONDS, A CHORD BEARING NORTH 34 DEGREES 56 MINUTES 01 SECOND WEST, A CHORD DISTANCE OF 95.33 FEET AND AN ARC LENGTH OF 100.33 FEET TO A 5/8 INCH IRON ROD SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 46 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 118.29 FEET TO A 5/8 INCH IRON ROD SET FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 28 MINUTES 04 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 67 AND THE NORTH LINE OF SAID LOT 64, A DISTANCE OF 29.35 FEET TO A 5/8 INCH IRON ROD SET FOR AN INTERIOR CORNER;

THENCE NORTH 00 DEGREES 31 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 67 AND THE WEST LINE OF SAID LOT 68, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 68, SAME BEING THE NORTHEAST CORNER OF SAID LOT 67 AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF JACKSON AVENUE (60 FEET WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;



THENCE SOUTH 89 DEGREES 32 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 68, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF JACKSON AVENUE, A DISTANCE OF 86.97 FEET TO AN "X" SET IN CONCRETE FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 14 DEGREES 54 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 68, SAME BEING THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 23.73 FEET TO AN "X" SET IN CONCRETE FOR AN ANGLE POINT;

THENCE SOUTH 08 DEGREES 11 MINUTES 32 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 68 AND THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 73.34 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 68;

THENCE SOUTH 24 DEGREES 51 MINUTES 16 SECONDS EAST, CONTINUING ALONG THE SOUTHEAST CORNER OF SAID LOT 68 AND THE EAST LINE OF SAID LOT 63 AND THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 100.03 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 63 AND THE NORTHEAST CORNER OF LOT 62:

THENCE SOUTH 21 DEGREES 29 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 62, THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 53.91 FEET TO AN "X" SET IN CONCRETE;

THENCE SOUTH 03 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 62 AND LOT 61, THE APPROXIMATE CENTERLINE OF LITTLE VINCE BAYOU, A DISTANCE OF 95.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0847 ACRES OF LAND, MORE OR LESS.

Tax ID # for informational purposes only: 071-085-000-0058

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.

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

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§

Date: August 5, 2024

Borrower: Sycamore Gardens, LLC

Borrower's Address: 2771 Merrick Avenue  
Merrick, New York 11566

Holder: Stormfield Capital Funding I, LLC

Holder's Address: 200 Pequot Avenue  
Southport, Connecticut 06890

Substitute Trustee: James L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

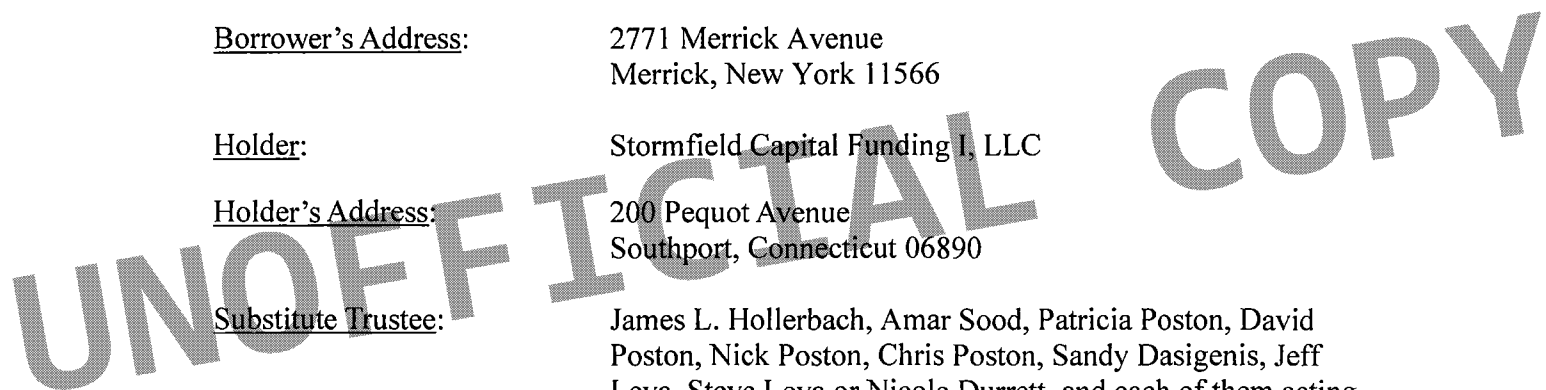
Deed of Trust: Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing

Date: May 13, 2022

Grantor: Sycamore Gardens, LLC

Lender: Stormfield Capital Funding I, LLC

Trustee: Michael J. Schroeder or D. Anthony Schroder



Secures: Promissory Note, dated as of May 13, 2022 (the "Note"), executed by Grantor, payable to Lender, in the original stated principal amount of Four Million Four Hundred Forty-Six Thousand and 00/100 Dollars (\$4,446,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as File Number RP-2022-258840.

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, September 3, 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 L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, 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]



COPY

*Chris Poston*  
Chris Poston

Substitute Trustee

STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

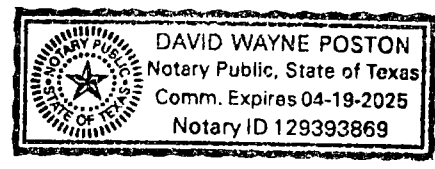
Subscribed and sworn to before me on this 8 day of Aug. 2024.

*David W. Poston*

Notary Public, State of Texas

[SEAL]

My Commission expires:  
4/19/2025



After recording return to:

Adam Rayford  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

UNOFFICIAL

**EXHIBIT A**

The North 1/2 of Lot 31 and the North 1/2 of Lot 32 of Amended Golden Acres, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 9, Page 67 of the Map Records of Harris County, Texas.

COPIES  
UNOFFICIAL

FILED 8/8/2024 11:29:18 AM FRCL-2024-4339 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** November 8, 2016

**Amount:** \$142,000.00

**Grantor(s):** EARL PERROW and MARY A PERROW

**Original Mortgagee:** SECURE FINANCIAL SERVICES, INC. D/B/A SECURE MORTGAGE COMPANY, A TEXAS CORPORATION

**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. RP-2016-513622

**Legal Description:** LOT TWENTY-NINE (29), IN BLOCK EIGHT (8), OF OLDE OAKS, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 244, PAGE 15, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

WHEREAS EARL PERROW is deceased.

**Date of Sale:** September 3, 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 Wood Gardner, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-001349

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

**Chris Poston**

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

FILED 8/8/2024 11:29:19 AM FRCL-2024-4340 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** August 6, 2021

**Amount:** \$199,579.00

**Grantor(s):** JOSHUA AKINS

**Original Mortgagee:** BETTER MORTGAGE CORPORATION, A CALIFORNIA CORPORATION

**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. RP-2021-451891

**Legal Description:** LOT 23, IN BLOCK 11, OF LEXINGTON WOODS, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 178, PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** September 3, 2024 between the hours of 10:00 AM and 1:00 PM.

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

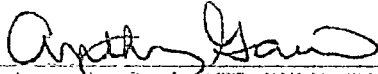
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

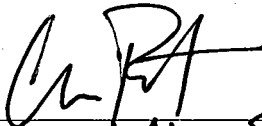
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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: 2023-005115

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

COPY

FILED 8/8/2024 11:29:20 AM  
FRCL-2024-4341  
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:** September 3, 2024, between the hours of 10:00 AM and 1:00 PM.

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

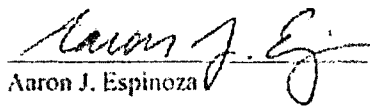
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

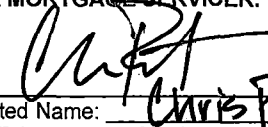
Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett and/or Aaron J. Espinoza have been appointed as Substitute Trustee(s) (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place 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 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., 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 8/8/2024 11:57:37 AM FRCL-2024-4344 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE 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.**

1. **Property to Be Sold.** The property to be sold is all of the rights, titles, and interests of 6363 PARTNERS DE LLC, a Delaware limited liability company, having its principal place of business at 282D Cedar Bridge Avenue, Lakewood, New Jersey 08071 ("**Borrower**" or "**Grantor**") in and to the following property, rights, interests, and estates now owned, or hereafter acquired, by Borrower (collectively, the "**Property**"):
  - a) The Land (as described in Exhibit A), or, if Borrower's interest in the Land is pursuant to a Ground Lease, the Ground Lease and the Leasehold Estate.
  - b) The Improvements.
  - c) The Fixtures.
  - d) The Personalty.
  - e) All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights of way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses and appurtenances related to or benefiting the Land or the Improvements, or both, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated.
  - f) All proceeds paid or to be paid by any insurer of the Land, the Improvements, the Fixtures, the Personalty or any other part of the

Mortgaged Property, whether or not Borrower obtained the insurance pursuant to Lender's requirement.

- g) All awards, payments and other compensation made or to be made by any municipal, state or federal authority with respect to the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof.
- h) All contracts, options and other agreements for the sale of the Land, or the Leasehold Estate, as applicable, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property entered into by Borrower now or in the future, including cash or securities deposited to secure performance by parties of their obligations.
- i) All proceeds from the conversion, voluntary or involuntary, of any of the items described in subsections (a) through (h) inclusive into cash or liquidated claims, and the right to collect such proceeds.
- j) All Rents and Leases.
- k) All earnings, royalties, accounts receivable, issues and profits from the Land, the Improvements or any other part of the Mortgaged Property, and all undisbursed proceeds of the loan secured by this Instrument.
- l) All Imposition Reserve Deposits.
- m) All refunds or rebates of Impositions by Governmental Authority or insurance company (other than refunds applicable to periods before the real property tax year in which this Instrument is dated).
- n) All tenant security deposits which have not been forfeited by any tenant under any Lease and any bond or other security in lieu of such deposits.

- o) All names under or by which any of the above Mortgaged Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Mortgaged Property.
- p) If required by the terms of Section 4.05 of the Loan Agreement, all rights under the Letter of Credit and the Proceeds, as such Proceeds may increase or decrease from time to time.
- q) If the Note provides for interest to accrue at a floating or variable rate and there is a Cap Agreement, the Cap Collateral.

All capitalized terms not otherwise defined herein shall have the meaning given to such terms in the Deed of Trust and Loan Documents.

- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is that certain Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (as modified, amended and assigned, from time to time, the "**Deed of Trust**"), dated as of April 5, 2022, recorded on April 6, 2022, as Document Number RP-2022-181865 in the office of the County Clerk of Harris County, Texas (the "**Records**").
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, September 3, 2024

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The Magnolia South Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, Texas 77045, the place designated by the Harris County Commissioner's Court as the place for the sale described herein to occur, 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 as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the place where the Notice of Foreclosure Sale was posted.

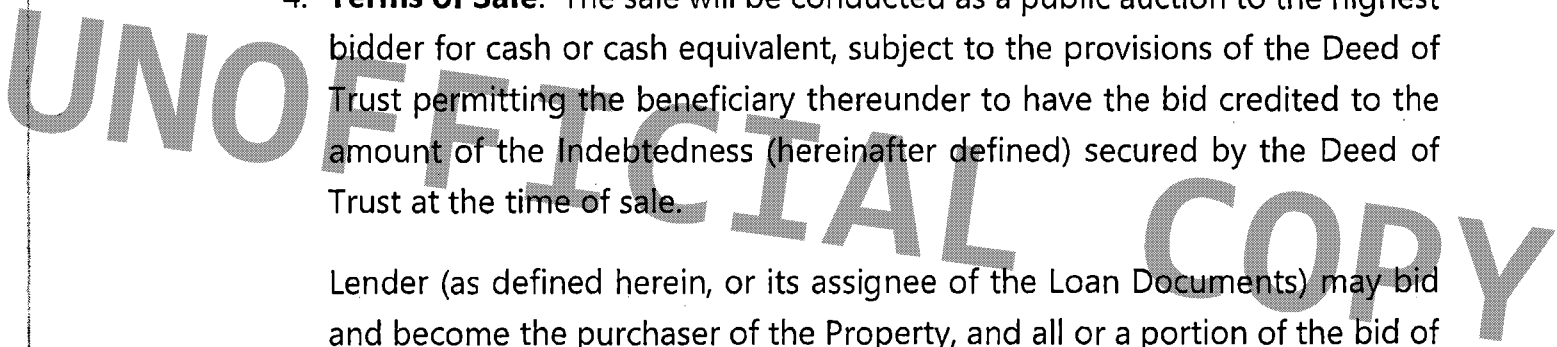
If Lender passes this foreclosure sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

- 4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash or cash equivalent, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the amount of the Indebtedness (hereinafter defined) secured by the Deed of Trust at the time of sale.

Lender (as defined herein, or its assignee of the Loan Documents) may bid and become the purchaser of the Property, and all or a portion of the bid of Lender (or such assignee) may consist of a credit to be given against the Indebtedness owing. If Lender (or such assignee) is the successful bidder, its bid shall be applied as a credit against the Indebtedness to the extent possible.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash or cash equivalent 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.

After commencing the sale, the Substitute Trustee (defined below) conducting the sale may (a) from time to time adjourn the sale to be recommenced and completed at any time prior to 4:00 p.m. on the same day, and/or (b) withdraw the Property or cancel the foreclosure sale at any time prior to the completion of the 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 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.

- 5. Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantor.

The Property 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.

6. **Obligations Secured.** The Deed of Trust secures the payment of the Indebtedness and the performance of the covenants and agreements of Borrower contained in the Loan Agreement and any other Loan Document, including but not limited to the loan in the original principal amount of \$37,250,000.00, which is governed by the terms of that certain Multifamily Loan and Security Agreement, dated as of April 5, 2022, by and among Borrower and Capital One, National Association (in such capacity, "**Original Lender**") (as modified, amended or assigned, the "**Loan Agreement**") and evidenced by that certain Multifamily Note, dated April 5, 2022 ("**Note**").
7. **Lender.** Wilmington Trust, National Association, as Trustee for the Registered Holders of Citigroup Commercial Mortgage Securities Inc., Multifamily Mortgage Pass-Through Certificates, Series 2022-KF138 ("**Lender**"), is the successor-in-interest to Original Lender and is the current owner and holder of the Loan Agreement and the Note and is the current beneficiary of the Deed of Trust and any extensions and modifications thereof. The address of Lender is:
- c/o Wells Fargo Bank, N.A.  
Commercial Mortgage Servicing  
MAC D1086-23A  
550 S. Tryon Street, 23rd floor  
Charlotte, NC 28202-4200  
Attn: Jon Watkins
8. **Special Servicer.** Wells Fargo Bank, N.A., is the special servicer for the Lender (in such capacity, the "**Special Servicer**"), and is authorized to represent the Lender by virtue of a servicing agreement with Lender. Pursuant to such servicing agreement and Texas Property Code Section 51.0025, the Special Servicer is authorized to collect the debt and to administer any resulting foreclosure of the Property securing the Indebtedness referenced herein. The address of Special Servicer is:

Wells Fargo Bank, N.A.  
Commercial Mortgage Servicing  
MAC D1086-23A  
550 S. Tryon Street, 23rd floor  
Charlotte, NC 28202-4200  
Attn: Jon Watkins

9. **Substitute Trustee.** Agnes Doyle, David Rusk, Aiden Johnsen, Stephen McCallister, and Manny Gardberg have each been appointed as "**Substitute Trustee**" under (and pursuant to the terms and provisions of) the Deed of Trust, each empowered to act independently, in the place of the "Original Trustee" thereunder. The address of Substitute Trustee is:

Holland & Knight LLP  
One Arts Plaza, 1722 Routh Street, Suite 1500  
Dallas, Texas 75201

10. **Default and Request to Act.** An Event of Default has occurred under the Deed of Trust and the other Loan Documents, as described in those certain letters dated January 24, 2024 and July 12, 2024, stating that one or more Events of Default (as such term is defined in the Loan Agreement) have occurred, and Lender has properly accelerated the Indebtedness pursuant to the terms of the Deed of Trust, and the Indebtedness is now wholly due and payable, but has not been paid. Lender, the present owner and holder of the Indebtedness secured by the Deed of Trust and the Loan Documents and the beneficiary under the Deed of Trust, has therefore requested the Substitute Trustee to conduct this sale in accordance with the Deed of Trust in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so. Notice is given that the beneficiary may appoint another person as substitute trustee to conduct the sale.

UNOFFICIAL COPY

## RECITALS IN SUPPORT OF NOTICE OF SALE

A. Borrower executed and delivered the Deed of Trust to Bryan E. Martin, an individual, as "Trustee" thereunder ("**Original Trustee**") for the benefit of Original Lender, irrevocably granting, conveying, assigning, warranting and transferring to Original Trustee, with the power of sale, for the benefit of Original Lender and its successors and assigns all of Borrower's right, title and interest in and to the Property described in the "Property to Be Sold" section above.

B. The Deed of Trust and the grants, assignments, and transfers set forth therein were made for the purpose of securing the payment of the indebtedness described in the Deed of Trust, including but not limited to, the Indebtedness evidenced by that certain Note, dated as of April 5, 2022, executed by Borrower, as maker, payable to Original Lender, and that certain Loan Agreement, dated as of April 5, 2022, executed by Borrower and Original Lender, as such Note and Loan Agreement are described in the Deed of Trust. The Note, the Loan Agreement, the Deed of Trust, and all other documents evidencing, governing, securing, or otherwise relating to the Loan Agreement are hereinafter collectively referred to as the "**Loan Documents**". The Note and the Loan Agreement and all indebtedness evidenced thereby, including, but not limited to, principal, interest and attorneys'

fees and expenses, together with all indebtedness described in and secured by the Deed of Trust and/or the Loan Documents are hereinafter collectively referred to as the "**Indebtedness**" herein (as further defined in the Loan Agreement).

C. By instrument styled Removal of Trustee, Appointment of Substitute Trustee, Request to Substitute Trustee, dated as of August 6, 2024, recorded in the Records, Lender removed Original Trustee under the Deed of Trust, and appointed each of Agnes Doyle, David Rusk, Aiden Johnsen, Stephen McCallister, and Manny Gardberg as "Substitute Trustee" under (and pursuant to the terms and provisions of) the Deed of Trust, each empowered to act independently, in the place of the Original Trustee thereunder, to succeed to and become vested with all of the estate and title of the Original Trustee in the Property, and with all the rights, powers, privileges and authority vested in the Original Trustee, by the terms and conditions of the Deed of Trust. The undersigned Substitute Trustee has been requested to provide this notice on behalf of Lender and Special Servicer.

D. An Event of Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust and the other Loan Documents, and as such, the Indebtedness is now wholly due and payable, but has not been paid.

E. Lender, the present owner and holder of the Note secured by the Deed of Trust and the Loan Documents, is the beneficiary under the Deed of Trust, and has therefore requested that Substitute Trustee sell the Property in accordance with the Deed of Trust in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so.

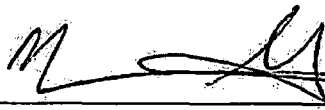
**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;**

**SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

COPY UNOFFICIAL

EXECUTED on the 8<sup>th</sup> day of August, 2024.

**SUBSTITUTE TRUSTEE:**



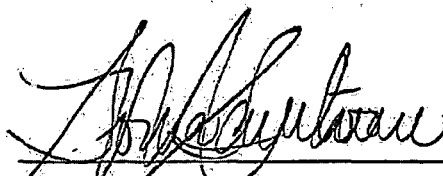
Agnes Doyle, David Rusk, Aiden  
Johnsen, Stephen McCallister, or Manny  
Gardberg

STATE OF TEXAS                         )  
   )  
COUNTY OF HARRIS                     )

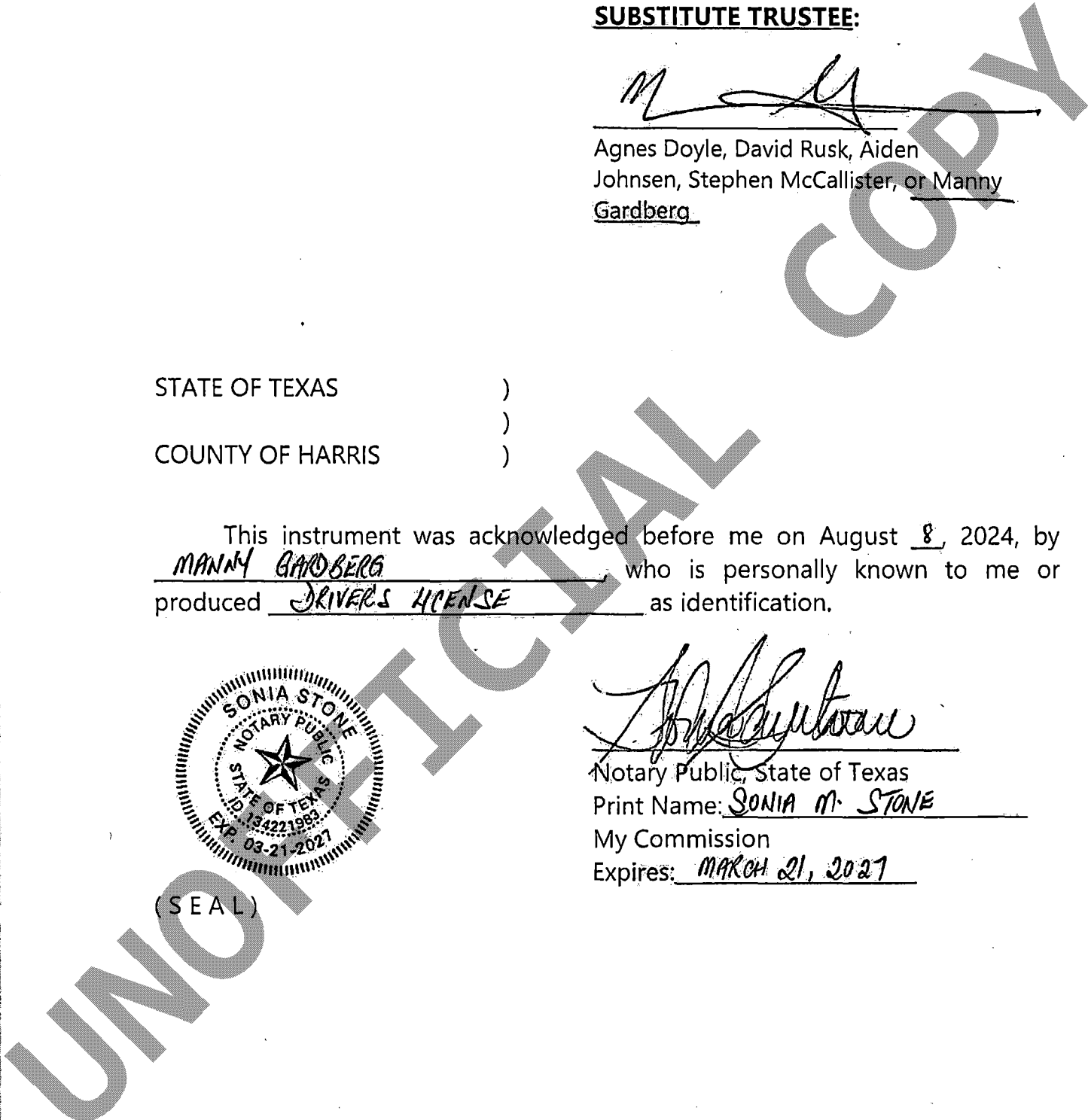
This instrument was acknowledged before me on August 8, 2024, by  
MANNY GARDBERG, who is personally known to me or  
produced DRIVERS LICENSE as identification.



(SEAL)



Notary Public, State of Texas  
Print Name: SONIA M. STONE  
My Commission  
Expires: MARCH 21, 2027





**EXHIBIT A****(Description of Land)**

Being a tract of land containing 17.11 acres (745,450 square feet) of land located in the Demas Elliot Survey, Abstract 1071, in Harris County, Texas; said 17.11 acre tract being all of Greenhouse Patio Apartments, a subdivision recorded in Volume 310, Page 2 of the Harris County Map Records (H.C.M.R.); said 17.11 acre tract being more particularly described by metes and bounds as follows:

Being a tract of land containing 17.11 acres (745,450 square feet) of land located in the Demas Elliot Survey, Abstract 1071, in Harris County, Texas; said 17.11 acre tract being all of Greenhouse Patio Apartments, a subdivision recorded in Volume 310, Page 2 of the Harris County Map Records (H.C.M.R.); said 17.11 acre tract being more particularly described by metes and bounds as follows (bearings are referenced to the subdivision plat of said Greenhouse Patio Apartments):

BEGINNING at a 5/8-inch iron rod found at the northeast end of a transition line between the south right of way (R.O.W.) line of West Airport Boulevard (100 feet wide per Volume 185, Page 6 of the H.C.M.R.) and the east R.O.W. line of Sandpiper Drive (60 feet wide per Volume 304, Page 108 of the H.C.M.R.) at the northerly northwest corner of said Greenhouse Patio Apartments;

THENCE, with the south R.O.W. line of said West Airport Boulevard and the north line of said Greenhouse Patio Apartments, North 87 degrees 20 minutes 07 seconds East, a distance of 806.99 feet to a 5/8-inch capped iron rod found at the northwest end of a transition line between the south R.O.W. line of said West Airport Boulevard and the west R.O.W. line of Bobwhite Drive (60 feet wide per Volume 304, page 108 of the H.C.M.R.) at the northerly northeast corner of said Greenhouse Patio Apartments;

THENCE, with said transition line, South 47 degrees 42 minutes 20 seconds East, a distance of 14.15 feet to a 5/8-inch capped iron rod found at the southeast end of said transition line;

THENCE, with the west R.O.W. line of said Bobwhite Drive and the east line of said Greenhouse Patio Apartments the following five (5) courses:

1. South 02 degrees 44 minutes 46 seconds East, a distance of 257.22 feet to a 5/8-inch capped iron rod found at the beginning of a curve to the right;
2. 181.67 feet along the arc of said curve to the right, having a radius of 470.00 feet, a central angle of 22 degrees 08 minutes 46 seconds, and a chord that bears South 08 degrees 19 minutes 37 seconds West, a distance of 180.54 feet to an "X" cut in concrete found at a point of tangency;
3. South 19 degrees 24 minutes 00 seconds West, a distance of 112.38 feet to a 5/8-inch capped iron rod found at the beginning of a curve to the left;
4. 202.64 feet along the arc of said curve to the left, having a radius of 530.00 feet, a central angle of 21 degrees 54 minutes 22 seconds, and a chord that bears South 08 degrees 26 minutes 49 seconds West, a distance of 201.40 feet to a 5/8-inch capped iron rod found at a point of tangency;
5. South 02 degrees 30 minutes 22 seconds East, a distance of 200.00 feet to a 5/8-inch capped iron rod found at the northeast corner of Block 12 of Main Street Gardens, Section Two, a subdivision of record in Volume 655, Page 67 of the Harris County Deed Records and the southeast corner of said Greenhouse Patio Apartments;

THENCE, with the north lines of said Block 12 and Restricted Reserve "A" of Bethel Family Baptist Church, a subdivision of record in Film Code Number 577135 of the H.C.M.R. and the south line of said Greenhouse Patio Apartments, South 87 degrees 29 minutes 38 seconds West, a distance of 733.86 feet to a 5/8-inch iron rod found on the east R.O.W. line of said Sandpiper Drive, at the northwest corner of said Restricted Reserve "A" and the southwest corner of said Greenhouse Patio Apartments;

THENCE, with the east R.O.W. line of said Sandpiper Drive and the west line of said Greenhouse Patio Apartments the following five (5) courses:

1. North 02 degrees 30 minutes 22 seconds West, a distance of 550.00 feet to a 5/8-inch iron rod with Miller Survey Group (M.S.G.) cap found at the beginning of a curve to the right;
2. 48.86 feet along the arc of said curve to the right, having a radius of 470.00 feet, a central angle of 05 degrees 57 minutes 22 seconds, and a chord that bears North 00 degrees 28 minutes 19 seconds East, a distance of 48.84 feet to a 5/8-inch iron rod found at a point of tangency;
3. North 03 degrees 27 minutes 00 seconds East, a distance of 132.63 feet to a 5/8-inch iron rod found at the beginning of a curve to the left;
4. 52.71 feet along the arc of said curve to the left, having a radius of 530.00 feet, a central angle of 05 degrees 41 minutes 55 seconds, and a chord that bears North 00 degrees 36 minutes 03 seconds East, a distance of 52.69 feet to 5/8-inch iron rod with M.S.G. cap found at a point of tangency;
5. North 02 degrees 14 minutes 55 seconds West, a distance of 150.96 feet to a 5/8-inch iron rod found at the southwest end of said transition line between the south R.O.W. line of said West Airport Boulevard and the east R.O.W. line of said Sandpiper Drive;

THENCE, with said transition line, North 42 degrees 32 minutes 36 seconds East, a distance of 14.19 feet to the POINT OF BEGINNING and containing 17.11 acres (745,450 square feet) of land.

**NOTICE OF TRUSTEE'S SALE**

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

GRANTOR: THIRON GREGOIR and wife, FELICIA GREGOIR

BORROWER: THIRON GREGOIR and wife, FELICIA GREGOIR

PROPERTY: 2514 Blackridge Road, Houston, Texas and more particularly described as: LOT 32 BLOCK 2, HERITAGE VILLAGE SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 501122 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

NOTE: Promissory Note dated as of May 28, 2021 (the "Note")

NOTEHOLDER: Bedford Capital Investments, LLC – Series F

DEED OF TRUST: Executed by Borrower to Jason D. Kraus, Trustee on behalf of Bedford Capital Investments, LLC – Series F dated May 28, 2021 and recorded at Instrument No. RP-2021-302813 in Harris County, Texas

**Note Payable**

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

**Notice of Foreclosure Sale**

3, 2024 REFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **September 3, 2024**, a foreclosure sale of the property will be conducted in Harris County, Texas at the following location at The Bayou City Event Center's Magnolia South Ballroom at 9401 Knight Road, Houston, Texas 77045 or if unavailable, alternatively being the area designated by Harris County Commissioners' Court as the place where foreclosure sales are to take place. The sale will be conducted no earlier than 1:00 p.m. and will be concluded within three hours of said starting time.

### Terms of Sale

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

### Property to be Conveyed "As Is"

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

Signed on August 2, 2024 and posted on August \_\_\_\_\_, 2024.



JASON D. KRAUS

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-2024-4358  
FILED 8/8/2024 2:43:54 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS    )  
                                  )  
                                  ) KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS    )

Date of Notice:               August 8, 2024

Deed of Trust:

    Dated:                     October 18, 2018

    Grantor:                  Enna Gonzalez

    Grantor's Address:       9119 W. Montgomery Road  
                                  Houston, Texas 77088

    Original and Current  
    Beneficiary:             Linh Khanh Nguyen, whose address is 13104 Leader Trail, Houston,  
                                  Texas 77072

    Trustee:                  Khanh T. Pham

    Substitute Trustee:      Rex L. Kesler was appointed Substitute Trustee by that certain  
                                  Appointment of Substitute Trustee duly recorded on or about May  
                                  11, 2020, in the Real Property Records of the County Clerk of Harris  
                                  County, Texas

    Recorded In:             Said Deed of Trust having been duly recorded in the Real Property  
                                  Records of Harris County, Texas, under Clerk's File No. RP-2018-  
                                  478277

    Property:                 That certain tract or parcel of real property and improvements  
                                  commonly known as 9119 W. Montgomery Road, Houston, Harris  
                                  County, Texas 77088, and being otherwise known as Lots 5 and 6, of  
                                  an unrecorded subdivision of Lot 28, in Block 1, of HIGHLAND  
                                  ACRE HOMES, a subdivision in Harris County, Texas, according to  
                                  the map or plat thereof recorded in Volume 3, Page 45, of the Map  
                                  Records of Harris County, Texas, and being more particularly  
                                  described by metes and bound in Exhibit "A" attached hereto and  
                                  made a part hereof by reference for all purposes (the "Property")

    Date of Sale:             Tuesday, September 3, 2024

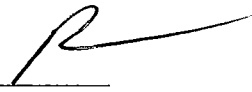
Time of Sale: Sale shall take place at 11:00 o'clock a.m., and no earlier than that time, nor later than 3 hours after that time.


Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, Texas, in the Large Ballroom in the designated area outlined in the Harris County Commissioner's Court Order for Trustee's Sales, or as further designated by said County Commissioners

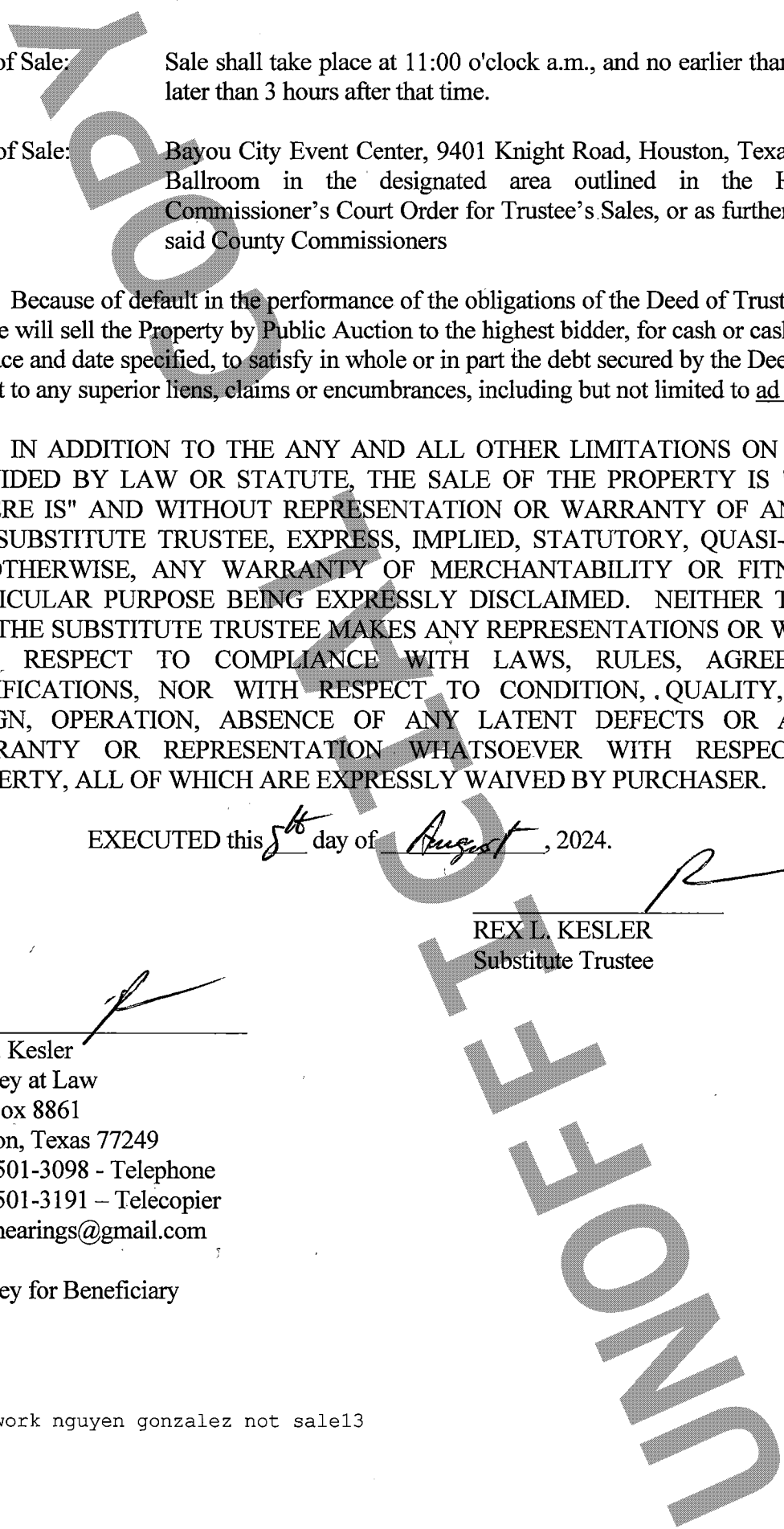
Because of default in the performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the Property by Public Auction to the highest bidder, for cash or cash equivalent, at the place and date specified, to satisfy in whole or in part the debt secured by the Deed of Trust, and subject to any superior liens, claims or encumbrances, including but not limited to ad valorem taxes.

IN ADDITION TO THE ANY AND ALL OTHER LIMITATIONS ON WARRANTY PROVIDED BY LAW OR STATUTE, THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE LENDER NOR THE 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 ARE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED this 5<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_  
REX L. KESLER  
Substitute Trustee

  
\_\_\_\_\_  
Rex L. Kesler  
Attorney at Law  
P.O. Box 8861  
Houston, Texas 77249  
(281) 501-3098 - Telephone  
(281) 501-3191 - Telecopier  
keslerhearings@gmail.com  
  
Attorney for Beneficiary



FILED 8/8/2024 2:43:54 PM  
FRCL-2024-4358  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT "A"

Legal Description of land:

BEING A TRACT OF LAND CONTAINING 0.2789 ACRES (12,150 SQUARE FEET), SITUATED IN THE JAMES LOVE SURVEY, ABSTRACT 258, HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO TRAVIS J. CARTER, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. D894366 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, BEING MORE COMMONLY KNOWN AS LOTS 5 AND 6, OF AN UNRECORDED SUBDIVISION OF LOT 28, IN BLOCK 1, OF HIGHLAND ACRE HOMES, SAID HIGHLAND ACRE HOMES BEING A SUBDIVISION PLAT RECORDED IN VOLUME 3, PAGE 45 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID 0.2789-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 28 WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF WEST MONTGOMERY ROAD (30.00 FEET WIDE);

THENCE SOUTH 40° 10' 00" EAST, WITH SAID SOUTHWEST RIGHT-OF WAY LINE, A DISTANCE OF 213.79 FEET TO A FOUND 1-INCH IRON PIPE FOR THE MOST EASTERLY CORNER OF LOT 4, OF SAID UNRECORDED SUBDIVISION, THE MOST NORTHERLY CORNER OF SAID LOT 5, AND FOR THE MOST NORTHERLY CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 40° 10' 00" EAST, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE AND THE NORTHEAST LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 100.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE MOST EASTERLY CORNER OF SAID LOT 6, THE MOST NORTHERLY CORNER OF LOT 7, OF SAID UNRECORDED SUBDIVISION, AND THE MOST EASTERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 49° 50' 00" WEST, WITH THE COMMON BOUNDARY LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 62.55 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE COMMON SOUTHERLY CORNER OF SAID LOTS 6 AND 7, BEING IN THE COMMON BOUNDARY LINE OF LOTS 28 AND 41, IN SAID BLOCK 1, AND FOR THE MOST SOUTHERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 89° 52' 00" WEST, WITH THE SOUTH LINE OF SAID LOTS 6 AND 6, AND THE COMMON BOUNDARY LINE OF SAID LOTS 28 AND 42, A DISTANCE OF 154.61 FEET TO A 2-INCH METAL POST FOR THE COMMON SOUTHERLY CORNER OF SAID LOTS 5 AND 4, THE COMMON CORNER OF LOTS 28, 41, 40 AND 29, IN SAID BLOCK 1, AND THE MOST WESTERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 49° 50' 00" EAST, WITH THE COMMON BOUNDARY LINE OF SAID LOTS 5 AND 4, A DISTANCE OF 180.46 FEET (CALLED 180.42 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.2789 ACRES (12,150 SQUARE FEET), MORE OR LESS.

ALSO KNOWN AS: 9119 W. Montgomery Rd., Houston, Texas 77088

AFTER RECORDING RETURN TO:  
Nguyetkhanh Trinh  
16720 Stuebner Airline Rd. #267  
Spring, Texas 77379  
Harris County



## 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: 09/03/2024  
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 Twelve (12), Brock Four (4), WALDEN ON LAKE HOUSTON, PHASE 1, 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.

Trustor(s): Alexandria Bakeman, an individual      Original Beneficiary: CAPITAL CURVE, INC., a/an Florida Corporation

Current Beneficiary: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3      Loan Servicer: PHH Mortgage Services

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"

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4348  
FILED 8/8/2024 2:21:45 PM

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 \$294,750.00, 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.

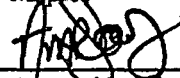
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, 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: 8/8/24

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

# 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:** 09/03/2024  
**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:

Legal Description - See Exhibit "A"

APN: 0882590000021

Commonly known as: 10664 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.

**Trustor(s):** Svetlana A. Pestova, an Individual      **Original Beneficiary:** Velocity Commercial Capital, LLC, a California Limited Liability Company

**Current Beneficiary:** U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2      **Loan Servicer:** PHH Mortgage Services

**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 \$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.

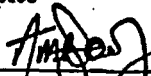
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, 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 91362  
Ivan Lopez  
[ILopez@VelocityCommercial.com](mailto:ILopez@VelocityCommercial.com)

Dated: 8/8/24

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

## 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 I, 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#: 0882590000021

# 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:** 09/03/2024  
**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 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 TEXAS LIMITED LIABILITY COMPANY  
**Original Beneficiary:** PARK PLACE FINANCE LLC

**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: 8/8/24

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

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

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> November 30, 2005	<b>Original Mortgagor/Grantor:</b> BETTY SHELTON, TERRY ANTHONY SHELTON AND LANA TURNER SHELTON
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TEXAS CAPITAL BANK, N.A., 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> N/A <b>Page:</b> N/A <b>Instrument No:</b> Y942109	<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 \$210,348.00, executed by BETTY SHELTON and payable to the order of Lender.

**Property Address/Mailing Address:** 18438 S ROARING RIVER CT, HUMBLE, TX 77346

**Legal Description of Property to be Sold:** LOT SIX (6), BLOCK ONE (1), EAGLE SPRINGS, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 500111 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

THE IMPROVEMENTS THEREON BEING KNOWN AS 18438 SOUTH ROARING RIVER COURT, HUMBLE, TEXAS - 77346.

<b>Date of Sale:</b> September 03, 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,



FILED 8/8/2024 2:21:45 PM FRCL-2024-4351 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



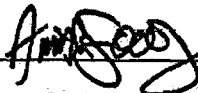
Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly, Irvine, CA 92618 OR Amar Sood, Patricia Poston, David 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 *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 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,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

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: February 21, 2013	Original Mortgagor/Grantor: DANNY P. GUEVARA AND SUSAN G. GUEVARA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 41 Page: 207 Instrument No: 20130098396	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 § 51.0025, 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 \$46,570.00, executed by SUSAN G. GUEVARA and DANIEL P. GUEVARA and payable to the order of Lender.

Property Address/Mailing Address: 3422 ACORN WAY LN, SPRING, TX 77389

Legal Description of Property to be Sold: LOT 5, IN BLOCK 14, OF REPLAT OF FOREST NORTH, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 240, PAGE 18 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS..

Date of Sale: September 3, 2024	Earliest time Sale will begin: 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, 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 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,



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4352  
FILED 8/8/2024 2:21:45 PM

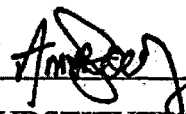
Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, 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, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

COPY

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Hosanna Ekpri and Francis A. Ekpo	Deed of Trust Date	September 17, 2021
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$242,500.00
Recording Information	Instrument #: RP-2021-539112 in Harris County, Texas	Original Trustee	David Zalman
Property Address	2707 Magnolia Hill Trail, Houston, TX 77038	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	09/03/2024
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 27, IN BLOCK 3, OF MAPLE RIDGE PLACE, SEC 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 605220 OF THE MAP AND/OR PLAT 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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00834

PAGE 1

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4353

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## 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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

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

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

Dated August 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)	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 77089	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	09/03/2024
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:

<b>Legal Description as per the Deed of Trust:</b> <b>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.</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.

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 August 5, 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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4345

FILED 8/8/2024 2:13:36 PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF HARRIS

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KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, on **DECEMBER 18, 2015**, **JAMES BOND, INC.**, a Texas corporation ("**Debtor**") executed that certain Deed of Trust (as extended and renewed, "**Deed of Trust**") conveying to **ROBERT J. ADAM, STEPHEN W. BING, LEIGH ANN THOMPSON OR PHILIP D. CONWAY**, 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. **20150573851** 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 **JAMES BOND, INC.**, a Texas corporation and **WENDY GUERRERO DBA GUERRERO INSURANCE AGENCY**, payable to the order of **HOUSTON BUSINESS DEVELOPMENT, INC.** ("**Creditor**"), said Note being in the original principal amount of **TWO HUNDRED SEVENTY FIVE THOUSAND FOUR HUNDRED FORTY ONE AND NO/100 (\$275,441.00) 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 an 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 **SEPTEMBER 3, 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 9 day of AUGUST, 2024.

*Susan Mills*  
By: Susan Mills  
Title: Substitute Trustee

ATTACHMENT

Exhibit "A"- Property Description

UNOFFICIAL

EXHIBIT "A"

LOT 12, IN BLOCK 57, OF BROOKE SMITH, SECOND ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 11, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

COPY

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4346

FILED 8/8/2024 2:13:36 PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, on SEPTEMBER 7, 2023, TEXAS DIRECT AUTO GROUP LLC, a Texas limited liability company ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to ROBERT J. ADAM, STEPHEN W. BING, LEIGH ANN THOMPSON OR PHILIP D. CONWAY, 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-2023-348799 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 FRANKLIN & FRANKLIN INVESTMENTS, LLC, a Texas limited liability company ("Creditor"), said note being in the original principal amount of FOUR HUNDRED NINETY NINE THOUSAND AND NO/100 (\$499,000.00) 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 an 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 SEPTEMBER 3, 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 8 day of AUGUST, 2024.

By: Susan Mills  
Title: Substitute Trustee

ATTACHMENT

Exhibit "A"- Property Description

UNOFFICIAL COPY

EXHIBIT "A"

CONDOMINIUM UNIT NUMBER 204, IN BUILDING "A", 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 LAMAR TOWER, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR LAMAR TOWER, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, 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, AND UNDER FILM CODE NOS. 162117, 189223, 190052, 190107, 192262, 194003, 194147, 210252 AND 212003 ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS  
COUNTY OF HARRIS

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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 SEPTEMBER 3, 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 8 day of AUGUST, 2024.

By: Susan Mills  
Title: Substitute Trustee

ATTACHMENT

Exhibit "A"- Property Description

UNOFFICIAL COPY

**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



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**August 8, 2024**

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

**DEED OF TRUST ("Deed of Trust"):**

Dated: July 18, 2023  
Grantor: TUYET THI NGOC VO and HAI THANH NGUYEN  
Trustee: Khanh T. Pham  
Lender: KIM NGUYEN  
Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. RP-2023-275612  
Property: Lot 13, Block 1, BRIDGELAND PRAIRIELAND VILLAGE SEC 4, a subdivision in Harris County Texas, according to the map or plat thereof recorded under Film Code No. 694262 of the Map Records of Harris County, Texas; MORE COMMONLY KNOWN AS 20927 Velvet Wing Drive, Cypress, TX 77433  
Secures: Promissory Note executed July 18, 2023 ("Note") in the original principal amount of \$540,000.00, executed by TUYET THI NGOC VO and HAI THANH NGUYEN ("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., Suite 101, Houston, Texas 77042

**FORECLOSURE SALE:**

Date: Tuesday, September 3, 2024  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 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.**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4359

FILED 8/8/2024 2:45:19 PM

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/Loan T. Tran

Loan T. Tran  
Attorney for Lender  
State Bar No.: 24069159  
ttran@vophamlaw.com  
10300 Westoffice Dr., Suite 101, Houston, Texas 77042  
Phone: 713-271-8886  
Fax: 713-271-8897

COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**August 8, 2024**

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

**DEED OF TRUST ("Deed of Trust"):**

Dated: April 7, 2023  
 Grantor: ENNA MARITHZA GONZALEZ  
 Trustee: Khanh T. Pham  
 Lender: DANNY NGUYEN  
 Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. RP-2023-128391  
 Property: Lot Four Hundred Seventy-Three (473), in Block Twenty-Three (23), of CLAIRMONT PLACE, SECTION 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; MORE COMMONLY KNOWN AS 8141 Homewood Lane, Houston, TX 77028  
 Secures: Promissory Note executed April 7, 2023 ("Note") in the original principal amount of \$139,000.00, executed by ENNA MARITHZA GONZALEZ ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.  
 Substitute Trustee(s): Vo & Pham Law Firm, PLLC and Loan T. Tran  
 10300 Westoffice Dr, Ste 101, Houston, TX 77042

**FORECLOSURE SALE:**

Date: Tuesday, September 3, 2024  
 Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 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.**

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

WHEREAS Lender has requested Substitute Trustee to sell the property.

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

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

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

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

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

/s/Loan T. Tran

Loan T. Tran  
Attorney for Lender  
State Bar No.: 24069159  
ttran@vophamlaw.com  
10300 Westoffice Dr., Ste 101, Houston, Texas 77042  
Phone: 713-271-8886  
Fax: 713-271-8897

**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: **June 29, 2005**  
Grantor(s): **Teofila Adame, married and Raymundo Adame, married**  
Original Mortgagee: **JPMorgan Chase Bank, N.A.**  
Original Principal: **\$213,750.00**  
Recording Information: **Book 008-15, Page 0807**  
Property County: **Harris**  
Property: **Lot Ten (10), Block Two (2) of MEADOWS OF CLEAR CREEK, SECTION ONE, a subdivision in Harris County, Texas as platted by Film Code No. 420023 of the Map Records of Harris County, Texas.**  
Property Address: **9919 Clear Meadow Lane  
Houston, TX 77089**

**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: **September 3, 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  
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.

*Pjms*

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 8-8-24, 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: 8-8-24

Padgett Law Group  
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com  
(850) 422-2520

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## Notice of Substitute Trustee Sale

T.S. #: 24-11692

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

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

**Date:** 9/3/2024  
**Time:** The sale will begin no earlier than 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:

The South 1/2 of Lot 53 and all of lot 52, in Block 23 of Newport, Section One (1), a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 190, Page 105 of the map records of Harris County, Texas.

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 12/17/2007 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No 20070757671, recorded on 12/31/2007, in Book --, Page --, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 20150144152 and recorded on 04/09/2015, and modified again by Loan Modification recorded as Instrument #RP-2022-61982 and recorded on 02/03/2022. of the Real Property Records of Harris County, Texas.

Property Address: 15915 CASTAWAY COURT CROSBY TEXAS 77532-5533

<b>Trustor(s):</b>	<b>FRANK MESA, AKA FRANK MESA, JR AND LORI MESA</b>	<b>Original Beneficiary:</b>	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR COREY COLE &amp; COMPANY, INC., ITS SUCCESSORS AND ASSIGNS</b>
<b>Current Beneficiary:</b>	<b>U.S. Bank Trust National Association as Trustee of the Cabana Series IV Trust</b>	<b>Loan Servicer:</b>	<b>SN Servicing 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, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC</b>		



T.S. #: 24-11692

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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 FRANK MESA, WHO TOOK TITLE AS FRANK MESA, JR AND LORI MESA, A MARRIED COUPLE. 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 \$133,000.00, executed by FRANK MESA, WHO TOOK TITLE AS FRANK MESA, JR AND LORI MESA, A MARRIED COUPLE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR COREY COLE & COMPANY, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of FRANK MESA, WHO TOOK TITLE AS FRANK MESA, JR AND LORI MESA, A MARRIED COUPLE to FRANK MESA, AKA FRANK MESA, JR AND LORI MESA. U.S. Bank Trust National Association as Trustee of the Cabana Series IV Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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


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

**U.S. Bank Trust National Association as Trustee of the Cabana Series IV Trust**  
c/o SN Servicing Corporation  
323 5th Street  
Eureka, CA 95501  
800-603-0836

T.S. #: 24-11692

Dated: 8.8.24

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

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

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. #: 24-11734

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

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

**Date:** 9/3/2024

**Time:** The sale will begin no earlier than 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 Thirty (30), in Block Twenty-Nine (29), of MEMORIAL PARKWAY, SECTION FIVE (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 242, Page 34 of the Map Records of Harris County, Texas.

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 9/24/2021 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No RP-2021-555055, recorded on 9/28/2021, of the Real Property Records of Harris County, Texas.  
Property Address: 21410 PARK VALLEY DR KATY, TEXAS 77450

<b>Trustor(s):</b>	<b>OSCAR AMADO GUERRERO AND GIANNINA CRYSTAL GUERRERO</b>	<b>Original Beneficiary:</b>	<b>Mortgage Electronic Registration Systems, Inc., as Nominee for Everett Financial, Inc. dba Supreme Lending its successors and assigns</b>
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<b>Current Beneficiary:</b>	<b>U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust</b>	<b>Loan Servicer:</b>	<b>SN Servicing Corporation</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>
--------------------------------------	---

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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. #: 24-11734

**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 OSCAR AMADO GUERRERO AND GIANNINA CRYSTAL GUERRERO, COMMUNITY PROPERTY. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$292,602.00, executed by OSCAR AMADO GUERRERO AND GIANNINA CRYSTAL GUERRERO, COMMUNITY PROPERTY, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Nominee for Everett Financial, Inc. dba Supreme Lending its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of OSCAR AMADO GUERRERO AND GIANNINA CRYSTAL GUERRERO, COMMUNITY PROPERTY to OSCAR AMADO GUERRERO AND GIANNINA CRYSTAL GUERRERO. U.S. Bank Trust National Association, as Trustee of Treehouse Series V 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 of Treehouse Series V Trust**  
c/o SN Servicing Corporation  
323 5th Street  
Eureka, CA 95501  
800-603-0836

T.S. #: 24-11734

Dated: 8-8-24

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,



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

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

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There was no posting assigned to this Document ID.

**Harris County Clerk  
Teneshia Hudspeth  
Harris County Clerk's Office**

COPY

UNOFFICIAL

There was no posting assigned to this Document ID.

Harris County Clerk  
Teneshia Hudspeth  
Harris County Clerk's Office

UNOFFICIAL

COPY

There was no posting assigned to this Document ID.

Harris County Clerk  
Teneshia Hudspeth  
Harris County Clerk's Office

COPY

UNOFFICIAL



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

August 9, 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:** September 3, 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").

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4367  
FILED 8/9/2024 9:22:17 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, the Note has matured, and all applicable cure periods have expired; 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.

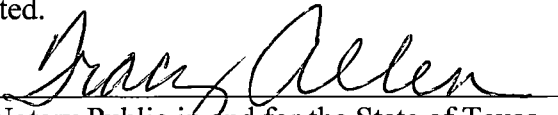
**[SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be effective as of the Effective Date.

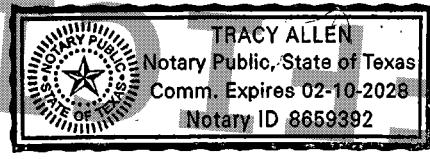
By:   
Howard E. Schreiber, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on August 8, 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: 2-10-28



FILED 8/9/2024 9:22:17 AM FRCL-2024-4367 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY ORIGINAL UNOFFICIAL

**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**

August 9, 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:** September 3, 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").

FILED 8/9/2024 9:22:18 AM  
FRCL-2024-4368  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**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, the Note has matured, all applicable cure periods have expired; 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]**



IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be effective as of the Effective Date.

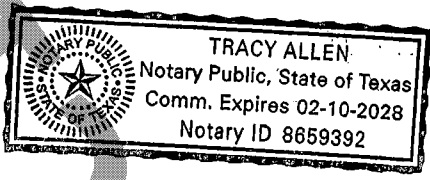
By: *Howard E. Schreiber*  
Howard E. Schreiber, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on August 8, 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: 2-10-28



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4368

FILED 8/9/2024 9:22:18 AM

**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.



**MILLER GEORGE & SUGGS**

**Texas Office**  
6080 Tennyson Pkwy, Suite 100  
Plano, Texas 75024  
Main: 972.532.0128  
Fax: 214.291.5507  
FLORIDA | TEXAS | GEORGIA

**NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on September 25, 2009, a certain Deed of Trust was executed by Kenneth D Olson and Nina R Olson as mortgagor in favor of MetLife Home Loans, a division of MetLife Bank, N.A. as beneficiary and Robert K Fowler as trustee, and was recorded on October 6, 2009, as Instrument No. 20090456186 in the Office of the County Clerk, Harris County, Texas; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated December 7, 2017, and recorded on December 13, 2017, as Instrument No. RP-2017-548122, in the office of the County Clerk, Harris County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that all borrowers are deceased; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on June 21, 2024, as Instrument No. RP-2024-226579, notice is hereby given that on September 3, 2024 at 10:00 AM local time, or not later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as:

LOT SIXTEEN (16), BLOCK EIGHT (8), SECTION TWO (2), OF LAKE SHADOWS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86, PAGES 1 THROUGH 3, MAP RECORDS OF HARRIS COUNTY, TEXAS.

The sale will be held 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.



The Secretary of Housing and Urban Development will bid \$200,053.89.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$20,005.39 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$20,005.39 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

Tender of payment by certified or cashier's check or application for cancellation of the

foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

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

Date: August 07, 2024



By: Dustin George  
Miller, George & Suggs, PLLC  
Foreclosure Commissioner  
6080 Tennyson Pkwy., Ste. 100  
Plano, Texas 75024  
(972) 532-0128 Phone  
(214) 291-5507 Fax

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4382  
FILED 8/9/2024 10:54:06 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.**

**SUBSTITUTE TRUSTEE(S): Jared Slade, Laura Hunt, and/or Stephan Harris, 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: Jared Slade, Laura Hunt, and/or Stephan Harris, 2200 Ross Ave., Suite 2300, Dallas, Texas 75201.**

<b>Deed of Trust Date:</b> July 8, 2014	<b>Grantor(s) Mortgagor(s):</b> Madison Park Borrower, LLC
<b>Original Mortgagee:</b> CBRE Capital Markets, Inc.	<b>Current Mortgagee:</b> Wilmington Trust, National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2020-KF81
<b>Recorded on:</b> May 6, 2020 <b>As File No.:</b> RP-2020-191833	<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 Promissory Note 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:** September 3, 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.

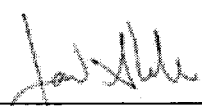
The undersigned has been appointed Substitute Trustee in place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4382  
FILED 8/9/2024 10:54:06 AM

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: August 9, 2024.

  
\_\_\_\_\_, Substitute Trustee  
Jared Slade  
Laura Hunt  
Stephan Harris  
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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4382  
FILED 8/9/2024 10:54:06 AM

**EXHIBIT A**

DESCRIPTION OF THE LAND

TRACT 1:

10.575 ACRES (460,647 SQUARE FEET) OF LAND SITUATED IN THE GEORGE L. BELLOWS SURVEY, ABSTRACT NUMBER 3, HARRIS COUNTY, TEXAS, BEING A PORTION OF BLOCK 14, RESERVE "N" OF WESTCHASE SUBDIVISION SECTION SEVEN AS SHOWN ON PLAT RECORDED UNDER VOLUME 237, PAGE 140 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING ALL OF INNSBROOK VILLAGE APARTMENTS SHOWN ON PLAT RECORDED UNDER VOLUME 243, PAGE 108 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS (BEARING BASIS IS THE EASTY LINE OF SUBJECT TRACT BEING N 02° 40' 44"1 W)

COMMENCING AT THE INTERSECTION OF THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF MEADOWGLEN LANE (BASED ON A 60 FOOT WIDTH) WITH THE EXTENDED EASTERLY RIGHT-OF-WAY LINE OF BRIARPARK DRIVE (CALLED 80 FOOT WIDTH);

THENCE, NORTH 87 DEGREES 19 MINUTES 16 SECONDS EAST, WITH SAID SOUTHERLY LINE OF MEADOWGLEN LANE A DISTANCE OF 375.40 FEET TO THE POINT OF CURVATURE;

THENCE, IN AN EASTERLY DIRECTION CONTINUING WITH SAID SOUTHERLY LINE OF MEADOWGLEN LANE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE 37 MINUTES 54 SECONDS, A RADIUS OF 2620.00 FEET AND AN ARC LENGTH OF 74.61 FEET TO AN "X" FOUND IN CONCRETE FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, IN AN EASTERLY DIRECTION CONTINUING WITH SAID SOUTHERLY LINE OF MEADOWGLEN LANE AND SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15DEGREES 18 MINUTES 29 SECONDS, A RADIUS OF 2620.00 FEET AND AN ARC LENGTH OF 700.00 FEET TO AN "X" SET IN CONCRETE FOR CORNER;

THENCE SOUTH 12 DEGREES 22 MINUTES 00 SECONDS WEST, DEPARTING SAID SOUTHERLY LINE OF MEADOWGLEN LANE AND WITH THE WESTERLY LINE OF ELMSIDE VILLAGE APARTMENTS AS SHOWN ON PLAT RECORDED UNDER VOLUME 243, PAGE 115 AT THE MAP RECORDS OF HARRIS COUNTY, TEXAS A DISTANCE OF 789.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 78 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 500.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 02 DEGREES 40 MINUTES 44 SECONDS WEST, A DISTANCE OF 748.94 FEET TO THE POINT OF BEGINNING.

TRACT 2:

LAND SITUATED IN THE GEORGE L. BELLOWS SURVEY ABSTRACT NUMBER 3, HARRIS COUNTY, TEXAS, BEING A PORTION OF BLOCK 14. RESERVE "N" OF WESTCHASE SUBDIVISION SECTION SEVEN AS SHOWN ON PLAT RECORDED UNDER VOLUME 237, PAGE

140 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING ALL OF ELMSIDE VILLAGE APARTMENTS AS SHOWN ON PLAT RECORDED UNDER VOLUME 243, PAGE 115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOW: (BEARING BASIS IS THE EASTY LINE OF SUBJECT TRACT BEING N 12°22'00" E)

COMMENCING AT THE INTERSECTION OF THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF MEADOWGLEN LANE (BASED ON A 60 FOOT WIDTH) WITH THE EXTENDED EASTERLY RIGHT-OF-WAY LINE OF BRIARPARK DRIVE (CALLED 80 FOOT WIDTH);

THENCE, NORTH 87 DEGREES 19 MINUTES 16 SECONDS EAST, WITH SAID SOUTHERLY LINE OF MEADOWGLEN LANE A DISTANCE OF 375.40 FEET TO THE POINT OF CURVATURE;

THENCE, IN A EASTERLY DIRECTION CONTINUING WITH SAID SOUTHERLY LINE OF MEADOWGLEN LANE ALONG TO A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 16 MINUTES 01 SECOND, A RADIUS OF 2620.00 FEET AND AN ARC LENGTH OF 774.61 FEET TO AN "X" SET IN CONCRETE FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, IN AN EASTERLY DIRECTION CONTINUING WITH SAID SOUTHERLY LINE OF MEADOWGLEN LANE AND SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 16 MINUTES 01 SECOND, A RADIUS OF 2620.00 FEET AND AN ARC LENGTH OF 240.84 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE POINT OF TANGENCY;

THENCE, SOUTH 70 DEGREES 28 MINUTES 20 SECONDS EAST, CONTINUING WITH SAID SOUTHERLY LINE OF MEADOWGLEN LANE, A DISTANCE OF 158.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SET FOR THE POINT OF CURVATURE;

THENCE, IN AN EASTERLY DIRECTION CONTINUING WITH SAID SOUTHERLY LINE OF MEADOWGLEN LANE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 47 MINUTES 49 SECONDS, A RADIUS OF 1530.00 FEET AND AN ARC LENGTH OF 261.61 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 36 DEGREES 46 MINUTES 34 SECONDS EAST, WITH A CUT-BACK LINE BETWEEN SAID SOUTHERLY LINE OF MEADOWGLEN LANE AND THE WESTERLY RIGHT-OF-WAY LINE OF ELMSIDE DRIVE (100 FOOT WIDTH), A DISTANCE OF 14.48 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SET FOR CORNER;

THENCE, SOUTH 08 DEGREES 13 MINUTES 26 SECONDS WEST, WITH SAID WESTERLY LINE OF ELMSIDE DRIVE A DISTANCE OF 7.77 FEET EAST TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SET FOR THE POINT OF CURVATURE;

THENCE, IN A SOUTHERLY DIRECTION CONTINUING WITH SAID WESTERLY LINE OF ELMSIDE DRIVE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 05 MINUTES 09 SECONDS, A RADIUS OF 1100.00 FEET AND AN ARC LENGTH OF 248.91 FEET TO THE POINT OF TANGENCY FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 88 DEGREES 14 MINUTES WEST, 1.90 FEET;

THENCE, SOUTH 03 DEGREES 51 MINUTES 12 SECONDS EAST, CONTINUING WITH SAID WESTERLY LINE OF ELMSIDE DRIVE A DISTANCE OF 193.01 FEET TO THE POINT OF

CURVATURE FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 87 DEGREES 41 MINUTES WEST, 1.99 FEET;

THENCE, IN A SOUTHERLY DIRECTION CONTINUING WITH SAID WESTERLY LINE OF ELMSIDE DRIVE ALONG THE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 31 SECONDS A RADIUS OF 1220.00 FEET AND AN ARC LENGTH OF 291.90 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 78 DEGREES 03 MINUTES 45 SECONDS WEST, DEPARTING SAID WESTERLY LINE OF ELMSIDE DRIVE, A DISTANCE OF 815.00 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 12 DEGREES 22 MINUTES 00 SECONDS EAST, WITH THE EASTERLY LINE OF INNSBROOK VILLAGE APARTMENTS AS SHOWN ON PLAT RECORDED UNDER VOLUME 243 PAGE 108 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS A DISTANCE OF 789.56 FEET TO THE POINT OF BEGINNING.

UNOFFICIAL COPY

**NOTICE OF TRUSTEE'S SALE**

Owner: NOE CHAVEZ LUEVANOS

Association: The 3000 South Braeswood Council of Co-Owners, a Texas non-profit corporation

Declaration: **"THE 3000 SOUTH BRAESWOOD** Declaration of Condominium" recorded in Volume 103, Page 24 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit Number 1608, in Building "P" of **THE 2600 SOUTH BRAESWOOD (formerly known as THE 3000 SOUTH BRAESWOOD)**, a Condominium Regime according to the Declaration recorded in Volume 103, Page 24, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9<sup>th</sup> day of August, 2024.



Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

**NOTICE OF TRUSTEE'S SALE**

Owner: ELIZABETH SANCHEZ

Association: Brae Acres Homeowners Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **BRAE ACRES TOWNHOMES CONDOMINIUM**" recorded in Volume 127, Page 48 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Unit No. 407, in Building "D" of **BRAE ACRES TOWNHOMES CONDOMINIUM**, a Condominium Regime according to the Declaration recorded in Volume 127, Page 48, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.


Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9<sup>th</sup> day of August, 2024.

  
 Richard C. Lievens or Kristi A. Slaughter, Trustee  
 9225 Katy Freeway, Suite 250, Houston, TX 77024

**NOTICE OF TRUSTEE'S SALE**

**Owner:** HEIRS, DEVISEES AND/OR ESTATE REPRESENTATIVES OF THE ESTATE OF ZONIA CHAVEZ AGAMA, DECEASED and JUAN LUIS DE LAS CASAS

**Association:** Cambridge Court Owners Association, Inc., a Texas non-profit corporation

**Declaration:** "Condominium Declaration for **CAMBRIDGE COURT**" recorded in Volume 135, Page 59 of the Condominium Records of Harris County, Texas and all amendments thereto.

**Trustee:** Richard C. Lievens or Kristi A. Slaughter

**Property:** Unit 54, Building "F" of **CAMBRIDGE COURT**, a Condominium Regime according to the Declaration recorded in Volume 135, Page 59, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

**Date of Sale:** September 3, 3024

**Time of Sale:** Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

**Place of Sale:** At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.


Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made: (i) subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association; (ii) subject to all matters of record affecting the above described property, (iii) subject to any administration or probate proceedings now pending or hereafter commenced concerning Zonia Chavez Agama, Deceased and by Court orders relating thereto; and (iv) and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9<sup>th</sup> day of August, 2024.

  
 Richard C. Lievens or Kristi A. Slaughter, Trustee  
 9225 Katy Freeway, Suite 250, Houston, TX 77024

**NOTICE OF TRUSTEE'S SALE**

**Owner:** FAIRPORT VENTURES LLC, ROBERT ANTILL a/k/a ROBERT J. ANTILL and MARTHA ANTILL (as their interests may appear both individually and as the purported Heirs, Devisees and/or Estate Representatives of the Estate of David L. Antill, Deceased)

**Association:** Georgetown Homeowners Association, Inc., a Texas non-profit corporation

**Declaration:** "Condominium Declaration for **GEORGETOWN TOWNHOMES**" recorded in Volume 30, Page 82 of the Condominium Records of Harris County, Texas and all amendments thereto.

**Trustee:** Richard C. Lievens or Kristi A. Slaughter

**Property:** Townhome/Condominium No. 6, in Building "T" of **GEORGETOWN TOWNHOMES**, a Condominium Regime according to the Declaration recorded in Volume 30, Page 82, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

**Date of Sale:** September 3, 2024

**Time of Sale:** Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

**Place of Sale:** At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

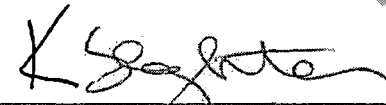
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made: (i) subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association; (ii) subject to all matters of record affecting the above described property, (iii) subject to any administration or probate proceedings now pending or hereafter commenced concerning David L. Antill, Deceased, and by Court orders relating thereto; and (iv) and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9th day of August, 2024.

  
 Richard C. Lievens or Kristi A. Slaughter, Trustee  
 9225 Katy Freeway, Suite 250, Houston, TX 77024

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4374  
FILED 8/9/2024 10:50:49 AM

**NOTICE OF TRUSTEE'S SALE**

Owner: LYNN P. GIROIR, JR.  
Association: Georgetown Homeowners Association, Inc., a Texas non-profit corporation  
Declaration: "Condominium Declaration for **GEORGETOWN TOWNHOMES**" recorded in Volume 30, Page 82 of the Condominium Records of Harris County, Texas and all amendments thereto.  
Trustee: Richard C. Lievens or Kristi A. Slaughter  
Property: Condominium Unit No. 2, in Building "II" of **GEORGETOWN TOWNHOMES**, a Condominium Regime according to the Declaration recorded in Volume 30, Page 82, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.  
Date of Sale: September 3, 2024  
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.  
Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

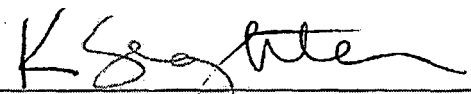
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9th day of August, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024



**NOTICE OF TRUSTEE'S SALE**

Owner: HEIRS, DEVISEES AND/OR ESTATE REPRESENTATIVES OF THE ESTATE OF TIMOTHY VERGE, DECEASED

Association: Georgetown Homeowners Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **GEORGETOWN TOWNHOMES**" recorded in Volume 30, Page 82 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Unit 2, in Building "HH" of **GEORGETOWN TOWNHOMES**, a Condominium Regime according to the Declaration recorded in Volume 30, Page 82, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made: (i) subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association; (ii) subject to all matters of record affecting the above described property, (iii) subject to any administration or probate proceedings now pending or hereafter commenced concerning Timothy Verge, Deceased, and by Court orders relating thereto; and (iv) and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9th day of August, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

**NOTICE OF TRUSTEE'S SALE**

Owner: FELIPE DELGADO ONOFRE

Association: Lakecrest Townhome Association, a Texas non-profit corporation

Declaration: "Condominium Declaration for **LAKECREST TOWNHOMES**" recorded in Volume 59, Page 46 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit No. 116, in Building "F" of **LAKECREST TOWNHOMES, PHASE II**, a Condominium Regime according to the Declaration recorded in Volume 59, Page 46, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9<sup>th</sup> day of August, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

FRCL-2024-4377

FILED 8/9/2024 10:50:49 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

- Owner: HEIRS, DEVISEES AND/OR ESTATE REPRESENTATIVES OF THE ESTATE OF JAUN A. CHRISTIANSEN, DECEASED
- Association: Shadow Pines Townhomes Condominium Association, Inc., a Texas non-profit corporation
- Declaration: "Condominium Declaration for **SHADOW PINES CONDOMINIUMS**" recorded in Volume 76, Page 71 of the Condominium Records of Harris County, Texas and all amendments thereto.
- Trustee: Richard C. Lievens or Kristi A. Slaughter
- Property: Unit 5, in Building "A" of **SHADOW PINES CONDOMINIUMS**, a condominium regime according to the Declaration recorded in Volume 76, Page 71, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.
- Date of Sale: September 3, 2024
- Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.
- Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

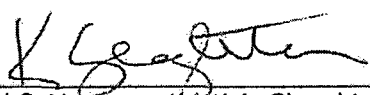
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made: (i) subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association; (ii) subject to all matters of record affecting the above described property, (iii) subject to any administration or probate proceedings now pending or hereafter commenced concerning Jaun A. Christiansen, Deceased and by Court orders relating thereto; and (iv) and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9th day of August, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

FILED 8/9/2024 10:50:49 AM FRCL-2024-4378 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

Owner: JIM PALAVAN

Association: The Sugar Hill Townhomes Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **THE SUGAR HILL**" recorded in Volume 56, Page 25 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit No. 36, in Building Lettered "C" in **THE SUGAR HILL**, a condominium regime according to the Declaration recorded in Volume 56, Page 25, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

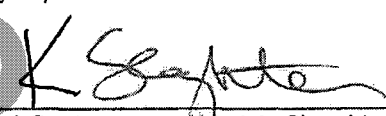
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9th day of August, 2024.

  
 Richard C. Lievens or Kristi A. Slaughter, Trustee  
 9225 Katy Freeway, Suite 250, Houston, TX 77024

**NOTICE OF TRUSTEE'S SALE**

Owner: MELISSA S. SARAVIA

Association: The Sugar Hill Townhomes Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **THE SUGAR HILL**" recorded in Volume 56, Page 25 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Unit 80, Building "F" of **SUGAR HILL**, a condominium regime according to the Declaration recorded in Volume 56, Page 25, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9<sup>th</sup> day of August, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

**NOTICE OF TRUSTEE'S SALE**

Owner: 220 INVESTMENT GROUP a/k/a 2:20 INVESTMENT GROUP, LLC

Association: Whisper Walk Townhomes Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **WHISPER WALK TOWNHOMES**" recorded in Volume 72, Page 45 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit Number 307, in Building "C" of **WHISPER WALK TOWNHOMES**, a Condominium Regime according to the Declaration recorded in Volume 72, Page 45, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED In multiple originals this 9<sup>th</sup> day of August, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

**NOTICE OF TRUSTEE'S SALE**

Owner: KINNY CHENG

Association: Whisper Walk Townhomes Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **WHISPER WALK TOWNHOMES**" recorded in Volume 72, Page 45 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit Number 505, in Building Lettered "E" in **WHISPER WALK TOWNHOMES**, a Condominium Regime according to the Declaration recorded in Volume 72, Page 45, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9th day of August, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4383  
FILED 8/9/2024 1:42:29 PM

**NOTICE OF TRUSTEE'S SALE**

Owner: Courtney Chanda Thach  
Association: El Dorado Way Condominium Association, a Texas non-profit corporation  
Declaration: "Declaration and Master Deed (for) **EL DORADO WAY CONDOMINIUMS**" recorded in Volume 97, Page 81 of the Condominium Records of Harris County, Texas and all amendments thereto.  
Trustee: Richard C. Lievens or Kristi A. Slaughter  
Property: Condominium Unit No. 256, in Building "Q" in **EL DORADO WAY CONDOMINIUMS**, a Condominium Regime according to the Declaration recorded in Volume 97, Page 81, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.  
Date of Sale: September 3, 2024  
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.  
Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9th day of August, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4384  
FILED 8/9/2024 1:42:29 PM

**NOTICE OF TRUSTEE'S SALE**

Owner: Courtney D. Miller  
Association: University Trace Condominium Association, a Texas non-profit corporation  
Declaration: "Declaration and Master Deed (for) **UNIVERSITY TRACE CONDOMINIUMS**" recorded in Volume 104, Page 40 of the Condominium Records of Harris County, Texas and all amendments thereto.  
Trustee: Richard C. Lievens or Kristi A. Slaughter  
Property: Unit No. 160, in Building "H" in **UNIVERSITY TRACE CONDOMINIUMS**, a Condominium Regime according to the Declaration recorded in Volume 104, Page 40, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.  
Date of Sale: September 3, 2024  
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.  
Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9<sup>th</sup> day of August, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4385  
FILED 8/9/2024 1:42:29 PM

**NOTICE OF TRUSTEE'S SALE**

Owner: George Cloud and Jacqueline A. Cloud

Association: Mariner Village Condominium Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **MARINER VILLAGE CONDOMINIUM**, a Condominium" recorded in Volume 68, Page 2, et seq. in the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Marina Berth Unit No. M-3, in **MARINER VILLAGE CONDOMINIUM**, a Condominium Reglme according to the Declaration recorded in Volume 68, Page 2, et seq, of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9<sup>th</sup> day of August, 2024.

Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4386  
FILED 8/9/2024 1:42:29 PM

**NOTICE OF TRUSTEE'S SALE**

Owner: Mary Fallahi  
Association: River Oaks Council of Co-Owners, a Texas non-profit corporation  
Declaration: **"RIVER OAKS GARDENS DECLARATION OF CONDOMINIUM"** recorded in Volume 76, Page 91 of the Condominium Records of Harris County, Texas and all amendments thereto.  
Trustee: Richard C. Lievens or Kristi A. Slaughter  
Property: Condominium Unit No. 22, in Building "O" in **RIVER OAKS GARDENS**, a Condominium Regime according to the Declaration recorded in Volume 76, Page 91, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.  
Date of Sale: September 3, 2024  
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.  
Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9<sup>th</sup> day of August, 2024.

Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

**NOTICE OF TRUSTEE'S SALE**

**Owner:** Oscar Acosta

**Association:** Regency Court Homeowners Association, Inc., a Texas non-profit corporation

**Declaration:** "Condominium Declaration for **REGENCY COURT TOWNHOME CONDOMINIUMS**" recorded in Volume 126, Page 125 of the Condominium Records of Harris County, Texas and all amendments thereto.

**Trustee:** Richard C. Lievens or Kristi A. Slaughter

**Property:** Condominium Unit No. 7258, in Building "A" in **REGENCY COURT TOWNHOME CONDOMINIUMS**, a Condominium Regime according to the Declaration recorded in Volume 126, Page 125, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

**Date of Sale:** September 3, 2024

**Time of Sale:** Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

**Place of Sale:** At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 9<sup>th</sup> day of August, 2024.

Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

**NOTICE OF FORECLOSURE SALE**

**Property:** 6038 Hogue St., Houston, TEXAS 77087

**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:** August 6, 2020

**Trustee:**

John D. Tamburello

**Address:**

P. O. Box 41791  
Houston, TX, 77241-1791

**Substitute Trustee:**

Spencer Gardner

**Address:**

2777 Allen Parkway, Suite 1000  
Houston, TX, 77019

**Grantor:** Marcelino Martinez-Marquez

**Mortgagee:** SaNee, LLC (hereafter "Lender")

**Recording Information:** Film Code No. RP-2020-367649 of the real property records of Harris County, Texas.

**Property Address:** 6038 Hogue St., Houston, TEXAS 77087

**Legal Description:** Lot 11 and the South 13.5 feet of Lot 12, Block 2, of FAIRLAWN PLACE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 11, Page 1, of the Map Records of Harris County, Texas.

**Note Secured by Deed of Trust:** Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

**Date:** August 6, 2020

**Original Principal Amount:** \$105,000.00

**Maker:** Marcelino Martinez-Marquez

**Lender:** SaNee, LLC

**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 located at 9401 Knight Road, Houston, TX 77045, in the Designated Area outlined in the 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 Commissioner's Court.

**Sale Date:** 09/03/2024

**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 10:00 am, 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, by and through agents, 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.

The Deed of Trust permits the Lender 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. 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, WHERE IS" to the highest cash bidder. Please be aware that the sale of this

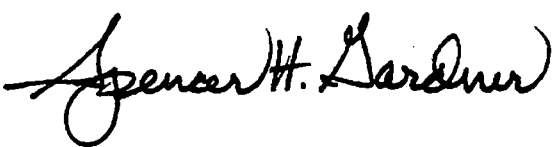
property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

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.**

**THIS DOCUMENT ASSIGNS SPENCER GARDNER AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Dated August 8, 2024



Spencer Gardner, Substitute Trustee  
2777 Allen Parkway, Suite 1000  
Houston, TX 77019  
(713) 521-5988

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4389  
FILED 8/12/2024 8:35:11 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS    §  
   §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS   §

**WHEREAS**, on May 5, 2014, **Tania Raji Daboul** ("Maker" or "Borrower"), executed and delivered that certain **Promissory Note** in the original principal amount of THREE HUNDRED EIGHTY THOUSAND DOLLARS AND NO/000 (\$380,000.00), said Note and all other Indebtedness of Borrower to Lender, including that arising by your **Guaranty Agreement** dated Janaury 16, 2019 and whereby you guaranteed payment of the debts of **KBB Best Motors, Inc.**, each being secured by that certain **Deed of Trust and Security Agreement** dated May 5, 2014, executed by **Tania Raji Daboul, an unmarried woman** as "Grantors" in favor of Daryl D. Bohls as Trustee, and filed for record on May 7, 2014 in the Official Public Records of Harris County, Texas, under File No. 20140192451 covering and describing the Premises described below and as more fully described in the Deed of Trust; and being further secured by those certain **Extensions of Real Estate Note and Lien** executed by Borrower and Lender: (i) dated May 5, 2015, recorded on July 8, 2015 in the Official Public Records of Harris County, Texas, under Instrument No. 20150299609; (ii) dated June 27, 2016, recorded on July 19, 2016 in the Official Public Records of Harris County, Texas under Instrument No. RP-2016-312740; (iii) dated May 5, 2017, recorded on July 26, 2017 in the Official Public Records of Harris County, Texas under Instrument No. RP-2017-332878; (iv) dated May 4, 2018, recorded on June 12, 2018 in the Official Public Records of Harris County, Texas under Instrument No. RP-2018-259737; (v) dated May 3, 2019, recorded on June 4,



2019 in the Official Public Records of Harris County, Texas under Instrument No. RP-2019-233909; (vi) dated May 4, 2020, recorded on July 1, 2020 in the Official Public Records of Harris County, Texas under Instrument No. RP-2020-286935; (vii) dated May 4, 2021, recorded on June 25, 2021 in the Official Public Records of Harris County, Texas under Instrument No. RP-2021-356131; and, (viii) dated May 4, 2022, recorded on June 3, 2022 in the Official Public Records of Harris County, Texas under Instrument No. RP-2022-292270; and, being further secured by that certain **Modification, Renewal and Extension Agreement** dated June 4, 2023, executed by Borrower and Lender, recorded on July 7, 2023 in the Official Public Records of Harris County, Texas under Instrument No. RP-2023-253597, whereby terms of the Note were changed.

**WHEREAS**, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank, f/k/a Allegiance Bank (the "Mortgagee"), the owner and holder of all the Note, has requested the undersigned to sell the Premises described below; and

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Premises described below at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

FILED 8/12/2024 8:35:11 AM FRCL-2024-4389 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**Date:** September 3, 2024

**Time:** 12:15 p.m.

**Place:** The Bayou City Event Center 9401 Knight Road, Harris County, Houston, Texas 77047 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 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.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Premises that has been released from the liens of the Deed of Trust. The Premises that will be sold at the foreclosure sale is described as follows:

**Premises:** Lot Two (2), of BAYOU BEND ESTATES, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 302, Page 87 of the Map Records of Harris County, Texas, together with all buildings and other Improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, utility capacity and rights, furniture, furnishings and other property, real and personal, now or hereafter installed or used on the above-described property or the Improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, venetian blinds, awnings, drapes, rugs and other floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and employment of the above-described property and the improvements thereon, and all renewals, replacements and substitutions thereof and additions thereto, all of which said property and fixtures shall be deemed to be apart of and affixed to the above-described real property; all rents, revenues, income and profits arising from any part of the above-described property and the use thereof, including all rents, revenues, bonus money, royalties, rights and benefits securing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property; and all the estate, right, title and interest of every nature whatsoever of the Grantors in and to all of the foregoing and every part and parcel thereof (the “Premises”).

**ACTIVE MILITARY SERVICE NOTICE**

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

FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.

THE SALE OF THE PREMISES IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PREMISES, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

Dated: August 6, 2024

/s/ Ted L. Walker

**Ted L. Walker**, Substitute Trustee  
PO Box 62  
Jasper, Texas 75951  
Phone (409) 384-8899  
Facsimile (409) 384-9899  
Email [twalker@walker-firm.com](mailto:twalker@walker-firm.com)

FRCL-2024-4389  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 8/12/2024 8:35:11 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4390  
FILED 8/12/2024 8:36:13 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS       §

**WHEREAS**, on June 12, 2023, **SS Biz, LLC** ("Maker" or "Borrower"), executed and delivered that certain **Balloon Real Estate Lien Note** in the original principal amount of THREE HUNDRED SIXTY THOUSAND AND NO/000 (\$360,000.00), said Note and all other Indebtedness of Borrower to Lender; being secured by that certain **Deed of Trust and Security Agreement** dated June 12, 2023, executed by **SS Biz, LLC** as "Grantor" in favor of Ramon A. Vitulli, III as Trustee, and filed for record on June 16, 2023 in the Official Public Records of Harris County, Texas, under File No. RP-2023-223784 covering and describing the Premises and Collateral described below and as more fully described in the Deed of Trust; and being further secured by that certain **UCC Financing Statement** filed on June 20, 2023 in the Texas Secretary of State under File No. 23-0026950512.

**WHEREAS**, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank, f/k/a Allegiance Bank (the "Mortgagee"), the owner and holder of all the Note, has requested the undersigned to sell the Premises and Collateral described below; and

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4390  
FILED 8/12/2024 8:36:13 AM

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Premises and Collateral described below at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

**Date:** September 3, 2024

**Time:** 12:00 p.m.

**Place:** The Bayou City Event Center 9401 Knight Road, Harris County, Houston, Texas 77047 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 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.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Premises and Collateral that has been released from the liens of the Deed of Trust. The Premises and Collateral that will be sold at the foreclosure sale is described as follows:

**Premises:** LOT FIFTEEN (15), IN BLOCK FIVE (5), OF IRVINTON PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 18, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; together with all buildings and other improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, furniture, furnishings and other property, real and personal, now or hereafter installed or used on the above-described property or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, Venetian blinds, awnings, drapes, rugs, and other floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of the above-described property and the improvements thereon, and all renewals, replacements and substitutions thereof and additions thereto, all of which said property and fixtures shall be deemed to be a part of and affixed to the above described real property; all rents, revenues, income and profits arising from any part of the above-described property and the use thereof, including all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property; and all the estate, right, title and interest of every nature whatsoever of the Grantors in and to all of the foregoing and every part and parcel thereof.

FILED 8/12/2024 8:36:13 AM FRCL-2024-4390 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**Collateral:** All leases (and all security or other deposits thereunder) affecting all or any portion of the Property, all rents or other profits derived from the Property, all construction agreements and plans and specifications relative to the construction of any improvements on the Property, and all proceeds, including without limitation, all condemnation or insurance proceeds, arising from or with respect to the Property or any improvements thereon. All of Debtor's right, title and interest now owned or hereafter acquired in and to all contracts, subcontracts and plans and specifications relating to the improvements and all deposits, funds, accounts, contract rights, instruments, documents, general intangibles (including trademarks, trade names and symbols used in connection therewith), notes or chattel paper arising from or by virtue of any transactions relating to the Property or the improvements thereon; all pennits, licenses, franchises, certificates and other rights and privileges obtained in connection with the Property and the improvements thereon; all proceeds arising from or by virtue of the sale, lease or other disposition of any of the real or personal property described herein; all proceeds (including premium refunds) payable or to be payable under each policy of insurance relating to the Property or the improvements thereon; all proceeds arising from the taking of all or any part of Property or any rights or appurtenances thereto, including change of grade of streets, curb cuts or other rights of access, for public or quasi- public use under any law, or by right of eminent domain, or by private or other purchase in lieu thereof; and without limiting the foregoing, any and all rights, royalties, rents, revenues, benefits, leases, contracts, accounts, general intangibles, money, instruments, insurance proceeds, documents, tenements, hereditament and appurtenances now owned or hereafter acquired by Debtor and appertaining to, generated from, arising out of or belonging to any of the foregoing. Proceeds of the Collateral are also covered.

**ACTIVE MILITARY SERVICE NOTICE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.**

**THE SALE OF THE PREMISES AND COLLATERAL IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF**

MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PREMISES AND COLLATERAL, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

Dated: August 12, 2024

/s/ Ted L. Walker

**Ted L. Walker**, Substitute Trustee  
PO Box 62  
Jasper, Texas 75951  
Phone (409) 384-8899  
Facsimile (409) 384-9899  
Email [twalker@walker-firm.com](mailto:twalker@walker-firm.com)

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UNOFFICIAL COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS                    §  
  §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS            §

**WHEREAS**, on June 12, 2014, **821 Chelsea, LLC** ("Maker" or "Borrower"), executed and delivered that certain **Promissory Note** in the original principal amount of SIX HUNDRED SIXTY THREE THOUSAND AND NO/100 DOLLARS (\$663,000.00), payable to Stellar Bank, formerly known as Allegiance Bank, and bearing interest as stated therein ("Note"); being secured by that certain **Deed of Trust and Security Agreement** dated June 12, 2014 executed by **821 Chelsea, LLC** as "Grantor" in favor of Charles H. Carmouche, Trustee, and filed for record on June 16, 2014 in the Official Public Records of Harris County, Texas, under Film Code No. 20140257733 (the "Deed of Trust") covering and describing the Premises and Collateral described below; being further secured by that certain **UCC Financing Statement** filed in the office of the Texas Secretary of State on June 18, 2013 under File No. 14-0019458002, whereby Stellar Bank further perfected in security interest in the Collateral; and being further secured by that certain **Collateral Assignment of Leases** dated June 12, 2014, executed by **821 Chelsea, LLC** as "Assignor" covering and describing the Premises, and filed for record on June 16, 2014 in the Official Public Records of Harris County, Texas, under Instrument No. 20140257734, whereby Borrower assigned all of its rights, titles, and interest in any and all leases and rents of the Premises to further secured payment of the indebtedness evidenced by the Note.



**WHEREAS**, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank, f/k/a Allegiance Bank, successor by merger with Post Oak Bank, N.A. (the "Mortgagee"), the owner and holder of all the Note, has requested the undersigned to sell the Premises and Collateral described below; and

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Premises and Collateral described below at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

**Date:** September 3, 2024

**Time:** 1:30 p.m.

**Place:** The Bayou City Event Center 9401 Knight Road, Harris County, Houston, Texas 77047 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 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.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Premises and Collateral that has been released from the liens of the Deed of Trust. The Premises and Collateral that will be sold at the foreclosure sale is described as follows:

**Premises:** Lot 5 and 6, Block 4, of South End Villa, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 1, Page 104, of the Map Records of Harris County, Texas, together with all buildings and other improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, and other property, real and personal, now or hereafter installed or used on the above described property or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, venetian blinds, awnings, drapes, carpets, and other floor coverings, shrubbery and other chattels and person property used or furnished in connection with the operation, use and enjoyment of the above described property and the improvements thereon, and all renewals, replacements and substitutions thereof and additions thereto, to the extent the foregoing does not constitute consumer goods, which said consumer goods are not intended to be secured hereby, all of which said property and fixtures shall be deemed to be a part of and affixed to the above described real property; all rents, revenues, income and profits arising from any part of the above described property and the use thereof, including all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above described property; all surface water rights and underground water rights in, on, under or appurtenant to the above described property; all the estate, right, title and interest of every nature whatsoever of the Grantors in and to all of the foregoing and every part and parcel thereof; and any and all leases on said Premises

**Collateral:** Debtor's interest (whether ownership or otherwise, and whether presently existing or hereafter acquired) in all personal property, Goods, Equipment and Inventory (as those terms are defined at Sections 9.105 and 9.109 of the Texas Uniform Commercial Code - Secured Transactions), which are or become attached to, installed in, or used on or in connection with the Premises, shall include, but not be limited to:

(i) all furnishings, building materials, supplies, machines, engines, boilers, dynamos, generators, motors, compressors, condensing units, furnaces, elevators, stokers, tanks, pumps, sprinkles, disposal, dishwashers, refrigerators, freezers, stoves, ovens and range hoods:

(ii) all wiring, pipe, doors, window screens, furniture, cabinets, window shades, blinds, awnings, drapes, shelving, mantels, paneling, rugs and other floor coverings and shrubbery; and

(iii) all plumbing, heating, fire prevention, air conditioning, lighting, ventilating, refrigerating, cooking, laundry, water-heating, dishwasher, radio, communication, electrical and incinerating equipment and appliances.

All future replacements and substitutions for, betterment of, and accessions and additions to said personal property, Goods, Equipment and Inventory.

All rents, issues, profits, including deposits and other sums, as may become due Debtor as lessor under any and all leases, written or verbal, covering any portion of the Premises

Any right or awards arising out of eminent domain proceedings of the taking or for loss of value of the Premises

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4391

FILED 8/12/2024 8:37:17 AM

All of Debtor's presently owned or hereafter acquired General Intangibles, as that term is defined in the Texas Uniform commercial Code - Secured Transactions and which arise out of the use and occupancy of the Equipment, Goods and Inventory, and/or the Premises

All proceeds, including cash proceeds, insurance proceeds, instruments, chattel paper, inventory, equipment, documents, consumer goods, general intangibles, and accounts, as those terms are defined in the Texas Uniform Commercial Code - Secured Transactions, and which arise out of the sale, liquidation or other transfer of, or damage to or destruction of, the above described Equipment and other Collateral described herein, or any proceeds thereof

Any and all accounts, chattel paper and general intangibles, and including all of Debtor's rights, titles and interest in and to all bonds, construction contracts and permanent loan commitments, if any relating to the construction of improvements on the Premises

Insofar as such premises consists of fixtures, chattels and personal property as hereinabove described, subject to the provisions of the Texas Uniform Commercial Code, including the proceeds and products of and from any and all of such personal property and fixtures.

**ACTIVE MILITARY SERVICE NOTICE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.**

**THE SALE OF THE PREMISES AND COLLATERAL IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO**

REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PREMISES AND COLLATERAL, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

Dated: July 31, 2024

/s/ Ted L. Walker

**Ted L. Walker**, Substitute Trustee  
PO Box 62  
Jasper, Texas 75951  
Phone (409) 384-8899  
Facsimile (409) 384-9899  
Email [twalker@walker-firm.com](mailto:twalker@walker-firm.com)

R:\ALLEGIANCE BANK\STELLAR BANK\62-41 821 Chelsea Transfer\Foreclosure\2024-07-31 NotSubTRSale.HarrisCo.wpd

COPY

**THIRD NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS                   §  
  §-- KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS           §

WHEREAS, on September 23, 2021, **AJIKS Shipping & Logistics, INC** ("Maker" or "Borrower"), executed and delivered that certain **Balloon Real Estate Lien Note** in the original principal amount of FIVE HUNDRED THOUSAND AND NO/000 (\$500,000.00), payable and bearing interest as stated therein; being secured by that certain **Deed of Trust and Security Agreement** dated September 23, 2021, executed by **AJIKS Shipping & Logistics, INC** as "Grantors" in favor of Ramon A. Vitulli, III, Trustee, and filed for record on September 27, 2021 in the Official Public Records of Harris County, Texas, under File No. RP-2021-551614 covering and describing the Premises and Collateral described below (the "Deed of Trust") and as more fully described in the Deed of Trust.

Reference is further made to that certain **Real Estate Lien Note**, executed by **AJIKS Shipping & Logistics, Inc** ("Maker" or "Borrower") dated May 25, 2023 in the original principal amount of SIX HUNDRED SIXTY FOUR THOUSAND FOUR HUNDRED TWELVE AND NO/100 (\$664,412.00), payable and bearing interest as stated therein, being a renewal and extension of the 2021 Note and secured by the Deed of Trust.

Reference is further made to that certain **Collateral Assignment of Rents and Leases** dated September 23, 2021, executed by **AJIKS Shipping & Logistics, INC** as "Assignor" and filed for record on September 27, 2021 in the Official Public Records of Harris County, Texas, under File No. RP-2021-551615.

**WHEREAS**, on November 23, 2021, **AJKS Shipping & Logistics, INC** (“Maker” or “Borrower”), executed and delivered that certain **Promissory Note** in the original principal amount of **FORTY FIVE THOUSAND ONE HUNDRED SIXTY AND NO/100** (\$45,160.00), payable and bearing interest as stated therein, said Note also being secured by the Deed of Trust.

**WHEREAS**, on January 10, 2022, **AJKS Shipping & Logistics, INC** (“Maker” or “Borrower”), executed and delivered that certain **Promissory Note** in the original principal amount of **THIRTY SEVEN THOUSAND NINE HUNDRED SIXTY AND NO/100** (\$37,960.00), payable and bearing interest as stated therein, said Note also being secured by the Deed of Trust.

**WHEREAS**, default has occurred under the terms and provisions of the referenced Notes and Deed of Trust and the same are now wholly due, and Stellar Bank, formerly known as Allegiance Bank (the "Mortgagee"), the owner and holder of all the Notes, has requested the undersigned to sell the Premises and Collateral described below; and

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Premises and Collateral described below at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4392  
FILED 8/12/2024 8:37:50 AM

**Date:** September 3, 2024

**Time:** 1:00 p.m. C.S.T

**Place:** Bayou City Event Center, 9401 Knight Road, Harris County, Houston, Texas 77047 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 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.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Premises that has been released from the liens of the Deed of Trust. The Premises and Collateral that will be sold at the foreclosure sale is described as follows:

**Premises and Collateral:** ALL OF THE RESTRICTED RESERVE "C" OF FRANZ SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 335, PAGE 19 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE & EXCEPT THEREFROM THAT CALLED 0.0762-ACRE PORTION AWARDED TO THE STATE OF TEXAS UNDER HARRIS COUNTY CLERK'S FILE NO. Z464592 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS; together with all buildings and other improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, furniture, furnishings and other property, real and personal, now or hereafter installed or used on the above-described property or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, venetian blinds, awnings, drapes, rugs, and other floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of the above-described property and the improvements thereon, and all renewals, replacements and substitutions thereof and additions thereto, all of which said property and fixtures shall be deemed to be a part of an affixed to the above-described real property; all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property; and all the estate, right, title and interest of every nature whatsoever of the Grantors in and to all of the foregoing and every part and parcel thereof.

**ACTIVE MILITARY SERVICE NOTICE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.**

**THE SALE OF THE PREMISES AND COLLATERAL IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PREMISES AND COLLATERAL, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.**

Dated: August 1, 2024



/s/ Ted L. Walker

**Ted L. Walker**, Substitute Trustee

PO Box 62

Jasper, Texas 75951

Phone (409) 384-8899

Facsimile (409) 384-9899

Email [twalker@walker-firm.com](mailto:twalker@walker-firm.com)

R:\ALLEGIANCE BANK\ASTELLAR BANK\62-04 AJIKS Shipping and Logistics\Work\Loan\A\Foreclosure\September 2024\2024-08-01 NotSubTRSale.HarrisCo,wpd

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 April 28th 1981 and duly recorded under Clerk's File Number G946776, Condominium Records of Harris County, Texas, I will, as Trustee for **ONE MONTREAL OWNERS 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 **WILLIAM CARLTON DROW** sell on Tuesday, September 3rd 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:

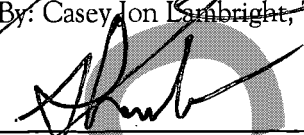
UNIT 3308, BUILDING "HH", PHASE "C", ONE MONTREAL CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AS RECORDED IN VOLUME 116, PAGE 313, CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS ALSO KNOWN AS 2120 EL PASEO, #3308, HOUSTON, TEXAS 77054.

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 **ONE MONTREAL OWNERS ASSOCIATION, INC**, **WILLIAM CARLTON DROW**, or the Trustees.

EXECUTED: August 8, 2024

**ONE MONTREAL OWNERS ASSOCIATION, INC**

  
By: Casey Jon Lambright, Trustee

  
By: Shawn R. McKee, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4415  
FILED 8/12/2024 10:57:53 AM

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 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 **KENNETH JUAREZ** sell on Tuesday, September 3, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash AT 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 ONE THIRTEEN (113), BUILDING B, ACCORDING TO THE CONDOMINIUM DECLARATION FOR KINGHURST TOWNHOMES CONDOMINIUMS RECORDED IN VOLUME 149, PAGE 38, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AS AMENDED IN VOLUME 156, PAGE 60, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH SUCH UNIT'S UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ATTRIBUTABLE TO SAID UNITS AND DESIGNATED BY THE DECLARATION AND SUCH OTHER RIGHTS TO USE THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS WHICH HAVE BEEN SPECIFICALLY ASSIGNED TO THE UNIT IN ANY OTHER MANNER. ALSO KNOWN AS 11000 KINGHURST DR #113, 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, KENNETH JUAREZ**, or the Trustees.

EXECUTED: August 8, 2024

**KINGHURST TOWNHOME  
CONDOMINIUMS**

  
By: Casey Jon Lambright, Trustee

  
By: Shawn R. McKee, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4416  
FILED 8/12/2024 10:57:54 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** July 30, 2008

**Amount:** \$74,747.76

**Grantor(s):** BRENDA A JACOBS and JACOBE JACOBS

**Original Mortgagee:** CITIFINANCIAL, INC.

**Current Mortgagee:** U.S. BANK TRUST NATIONAL ASSOCIATION, TRUSTEE OF LB-TIKI SERIES V TRUST

**Mortgagee Servicer and Address:** c/o SN SERVICING CORP, 323 5TH Street, Eureka, CA 95601

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. 20080408841

**Legal Description:** THE SOUTH 100 FEET OF LOT ELEVEN (11), OF ROSEDALE GARDENS, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1163, PAGE 238 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** September 3, 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.

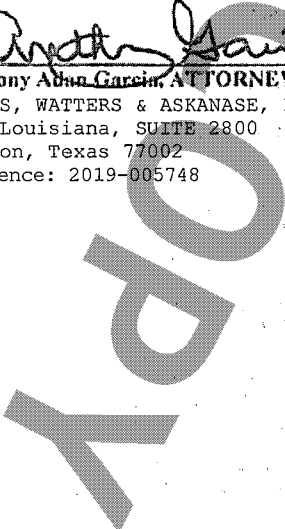
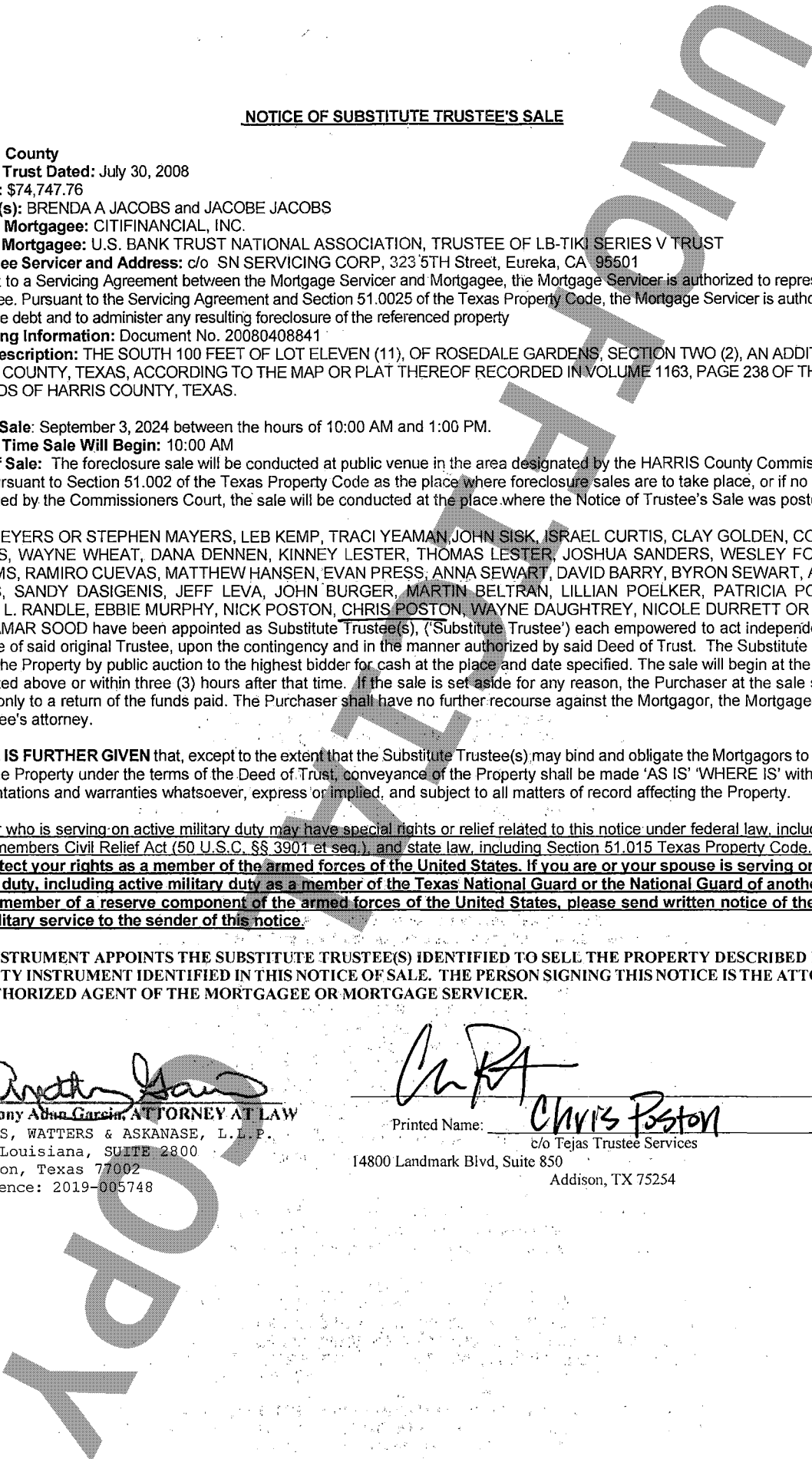
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-005748

  
Printed Name: Chris Poston  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

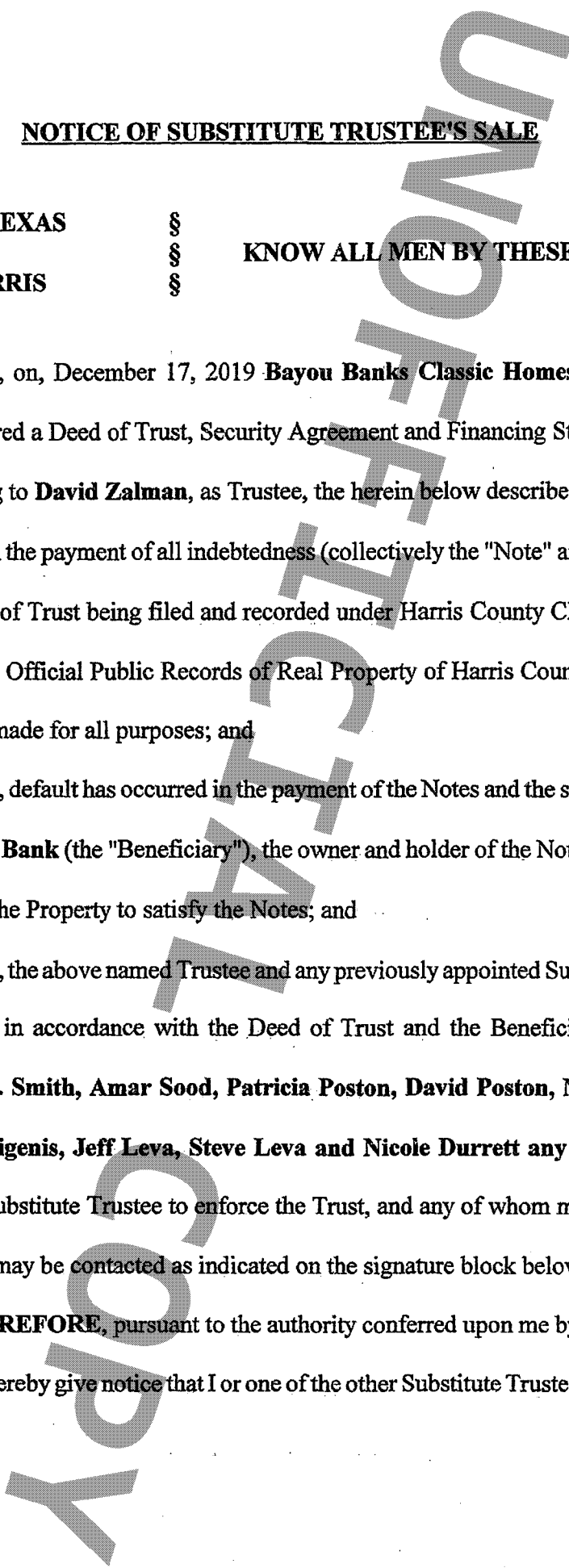
**THE STATE OF TEXAS           §  
  §           **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF HARRIS         §**

**WHEREAS**, on, December 17, 2019 **Bayou Banks Classic Homes, LLC** ("Grantor") executed and delivered a Deed of Trust, Security Agreement and Financing Statement (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank**, in the payment of all indebtedness (collectively the "Note" and/or Notes) therein described, the Deed of Trust being filed and recorded under Harris County Clerk's File No. RP--2019-562920 in the Official Public Records of Real Property of Harris County, Texas, to which reference is hereby made for all purposes; and

**WHEREAS**, default has occurred in the payment of the Notes and the same are now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Notes; and

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva and Nicole Durrett** any of whom may act **independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and



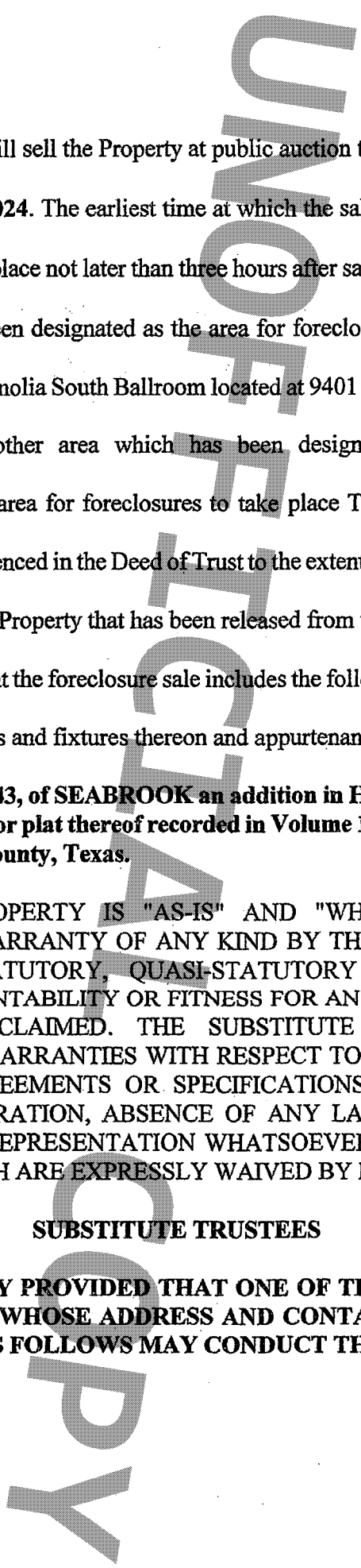
addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, September 3, 2024**. The earliest time at which the sale will occur shall be at **10:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the Bayou City Event Center, Magnolia South Ballroom located at 9401 Knight Road, Houston, Harris County, TX 77045, or any other area which has been designated by the Harris County Commissioner's Court as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

**Lot 3 and 4 in Block 43, of SEABROOK an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 1, Page 50 of the Map Records, of Harris County, Texas.**

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, 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.

**SUBSTITUTE TRUSTEES**

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**




**L. David. Smith, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva and Nicole Durrett.**

**c/o L. David. Smith**  
2618 Kittansett Circle  
Katy Texas 77450  
telephone: 281-788-3666  
Email: ldslaw7@gmail.com

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 9<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_  
L. David. Smith, Substitute Trustee  
2618 Kittansett Circle  
Katy, Texas 77450  
Telephone 281-788-3666  
Email:ldslaw7@gmail.com

UNOFFICIAL COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 3<sup>rd</sup> day of September, 2024  
**Time:** 10:00 am or not later than three hours after that time  
**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.**

**TERMS OF SALE: CASH**

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** July 9, 2021  
**Grantor(s):** ASAP Leasing, LLC  
**Original Mortgagee:** Velocity Commercial Capital, LLC  
**Original Principal:** \$350,000.00  
**Recording Information:** Deed Inst. # RP-2021-400794  
**Current Mortgagee/Beneficiary:** U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-3  
**Secures:** Term Note (the "Note") in the original principal amount of \$350,000.00 and all obligations contained therein. All sums secured by the Deed of Trust, (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, amended, corrected and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Harris  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 5827 Albert Drive, Humble, Texas 77396-2002  
**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:

**Master Mortgage Servicer:** Velocity Commercial Capital, LLC  
**Mortgage Servicer Address:** 30699 Russell Ranch Rd., Ste. 295, Westlake Village, CA 91362

UNOFFICIAL COPY



SUBSTITUTE TRUSTEE(S): Virgil Jordan, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, or any.

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Dr., Ste. 780, Irving, TX 75038

DOCUMENT PREPARED BY:  
McCalla Raymer Leibert Pierce, LLC  
1320 Greenway Drive, Ste. 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 Leibert Pierce, LLC. I declare under penalty perjury that 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: [Jay.Jordan@mccalla.com](mailto:Jay.Jordan@mccalla.com) or 1320 Greenway Drive, Ste. 780, Irving, TX 75038

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4423

FILED 8/12/2024 12:03:34 PM

**EXHIBIT "A"**

Unrestricted Reserve, in Block One (1), of GONZALEZ ESTATES, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 683499 of the Map Records of Harris County, Texas.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4423

FILED 8/12/2024 12:03:34 PM

UNOFFICIAL COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 3<sup>rd</sup> day of September, 2024  
**Time:** 10:00 am or not later than three hours after that time  
**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.**

**TERMS OF SALE: CASH**

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** April 18, 2022  
**Grantor(s):** Saran Adams  
**Original Mortgagee:** Velocity Commercial Capital, LLC  
**Original Principal:** \$106,500.00  
**Recording Information:** Deed Inst.# RP-2022-205528  
**Current Mortgage/Beneficiary:** U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-3  
**Secures:** Term Note (the "Note") in the original principal amount of \$106,500.00 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, amended, corrected and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Harris  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 6410 Paris Street, Houston, Texas 77021-4238  
**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.

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SUBSTITUTE TRUSTEE(S): Virgil Jordan, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, or any.

SUBSTITUTE TRUSTEE ADDRESS: 14800 Landmark Blvd, Suite 850, Addison, TX 75254

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC  
1320 Greenway Drive, Ste. 780, Irving, Texas 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 Leibert Pierce, LLC I declare under penalty perjury that 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: Jay.Jordan@mccalla.com or McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Ste. 780, Irving, Texas 75038**

UNOFFICIAL COPY

EXHIBIT "A"

Lot 3, Block 4 Wilsey South End, a subdivision in Harris County, Texas of the Deed Records of Harris County, Texas

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4424

FILED 8/12/2024 12:03:35 PM

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Premier Investar, LLC, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Nathan Brailsford  
12806 Indianapolis St Houston, TX 77015  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7030 13 on 08.12.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Nathan Brailsford 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-2021-626886, 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 3<sup>rd</sup> day of September, 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-Nine (39), Block Three (3), of HIDDEN FOREST, Section One (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 59, Page 2, of the Map Records of Harris County, Texas; Also known as 12806 Indianapolis St. Houston, TX 77015.

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.

FILED 8/12/2024 12:07:33 PM FRCL-2024-4425 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

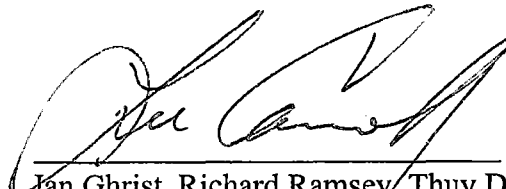
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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, Thuy Diem Kha, Lee Carroll  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

APEX REI SERIES, LLC a Texas limited liability company, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Dei' Ondris Webb  
3910 Wells Mark Dr., Humble, TX 77396  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7030 20 on 08.12.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Dei' Ondris Webb 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-2023-22461, 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 3<sup>rd</sup> day of September, 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 10, in Block 11, of Atascocita Forest, Section Two, A Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 237, Page 92 of the Map Records of Harris County, Texas; more commonly known as 3910 Wells Mark Dr., Humble, 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4426  
FILED 8/12/2024 12:07:34 PM



FILED 8/12/2024 12:07:34 PM FRCL-2024-4426 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

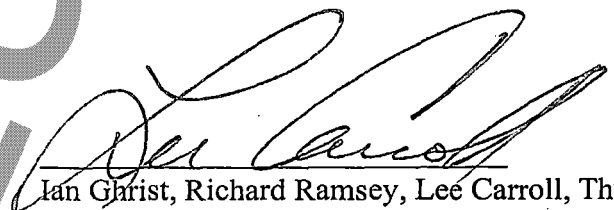
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 Grist, Richard Ramsey, Lee Carroll, Thuy Diem Kha  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

UNOFFICIAL

Sena Capital, LLC, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Domingo Garcia  
Amanda Eileen Garcia  
907 Fortune Drive, Baytown, Texas 77520  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7031 36 on 08.12.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Domingo Garcia and Amanda Eileen Garcia 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-2022-457844, 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 3<sup>rd</sup> day of September, 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 3, Block 2, Hill Terrace, an Addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 33, Page 70, Map Records, Harris County, Texas.  
Commonly Known As: 907 Fortune Drive, Baytown, Texas 77520

3. Name and Address of Sender of Notice:

FILED 8/12/2024 12:07:35 PM FRCL-2024-4427 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 8/12/2024 12:07:35 PM FRCL-2024-4427 TENESHIA 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.

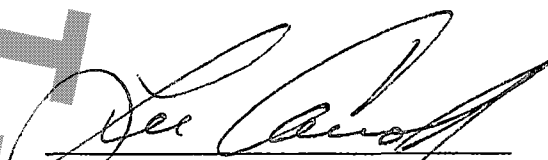
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

**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

UNOFFICIAL

Quest IRA, Inc., FBO Max Kirtley IRA #2447831, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Texas Foundation and Remodeling LLC

3206 Airport Blvd.

Houston, TX 77051

Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7030 37 on 08.12.2024

Reyes RE Investments, LLC

9634 Buffum Street

Houston, TX 77051

Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7030 51 on on 08.12.2024

Good Faith Home Buyers, LLC

25700 Interstate 45, Ste. 4119

The Woodlands, TX 77386-1364

Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7030 75 on 08.12.2024

Good Faith Home Buyers, LLC

1029 Hwy 6N, Suite 650-112

Houston, TX 77079

Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7030 99 on 08.12.2024

Texas Foundation and Remodeling LLC

Reyes RE Investments, LLC

Good Faith Home Buyers, LLC

10634 Buffum Street,

Houston, Texas 77051

Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7031 12 on 08.12.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Texas Foundation and Remodeling LLC and Reyes RE Investments, LLC, Good Faith Home Buyers, LLC 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-2016-273261, as amended by RP-2017-291864, and as further amended by RP-2018-289893., 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;

UNOFFICIAL COPY

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 3<sup>rd</sup> day of September, 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:

the property commonly known as 10634 Buffum Street, Houston, Texas, 77051, and having a legal description of: Lot 20 in Block 27 of REEDWOODS an addition in Harris County, Texas according to the map or plat thereof, recorded in Volume 42, Pages 71 and 72 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.

Born Again Rentals LLC, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Amparo Resendiz Leyva  
Adriana Contreras Magana  
707 Garrett St., Pasadena, TX 77506  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7030 44 on 08.12.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Amparo Resendiz Leyva and Adriana Contreras Magana 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-2022-123024, 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 3<sup>rd</sup> day of September, 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:

Unit B, Building 1, 707 Garrett Street Condominiums, a condominium regime located at 707 Garrett Street, Pasadena, Harris County, Texas 77506, according to the Declaration of 707 Garrett Street Condominiums, including any amendments thereto, dated February 24, 2022, recorded March 4, 2022 as Document No. RP-2022-118625, Film Code 219181, in the Real Property Records of Harris County, Texas, (collectively, the "Declaration"), together with an undivided interest in the common elements thereof, together with the

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4429  
FILED 8/12/2024 12:07:37 PM

FILED 8/12/2024 12:07:37 PM  
FRCL-2024-4429  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

limited common elements appurtenant thereto, commonly known as 707 Garrett Street, Pasadena, Texas 77506

3. Name and Address of Sender of Notice:

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

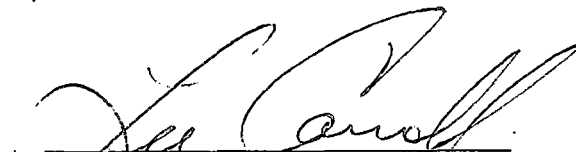
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

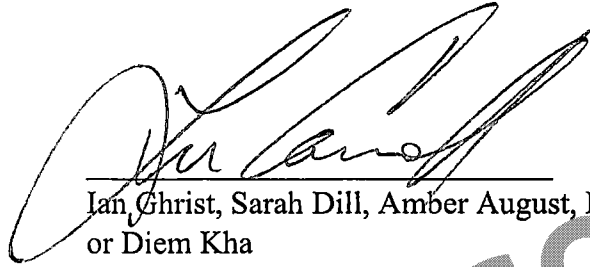
**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Lee Carroll  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 Christ, Sarah Dill, Amber August, Lee Carroll  
or Diem Kha  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

UNOFFICIAL COPY



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4430  
FILED 8/12/2024 12:07:38 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**

§

**COUNTY OF HARRIS**

§

§

WHEREAS, by that certain Deed of Trust, dated September 1, 2023 to be effective October 5, 2023 (the "Deed of Trust"), executed by EKKO CARWASH LLC, a Texas limited liability company ("Grantor"), to Paul A. Pilibosian, Trustee, filed for record on October 11, 2023 in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. RP-2023-390235, Grantor conveyed to Trustee certain real property (the "Property") situated in Harris County, Texas, and more particularly described as:

See attached Exhibit "A"

WHEREAS, said conveyance was made to secure the payment of that certain Promissory Note, dated September 1, 2023 to be effective October 5, 2023 (the "Note"), in the original principal amount of FIVE HUNDRED EIGHTEEN THOUSAND EIGHT HUNDRED TWENTY-SIX AND NO/100 DOLLARS (\$518,826.00), executed by Grantor, and payable to the order of NRZ PROPERTIES LLC, a Texas limited liability company ("Beneficiary"), and any and all other indebtedness secured by, and described in, the Deed of Trust;

WHEREAS, Beneficiary is the present legal and equitable owner and holder of the Note, the Deed of Trust, all liens and security interests securing the Note, and any and all other indebtedness secured by and described in the Deed of Trust;

WHEREAS, the Note is in default, the entire unpaid balance thereof is due and payable, and Beneficiary intends to have the power of sale set forth in the Deed of Trust enforced;

WHEREAS, the Deed of Trust grants Beneficiary the right, for any reason, to appoint a Substitute Trustee to act instead of the Trustee named therein without any other formality than the designation of a Substitute Trustee in a written instrument;

WHEREAS, Beneficiary has determined to (i) remove Paul A. Pilibosian as Trustee under the Deed of Trust; (ii) appoint a Substitute Trustee under the Deed of Trust; and (iii) direct said Substitute Trustee to enforce the power of sale in accordance with the Deed of Trust; and

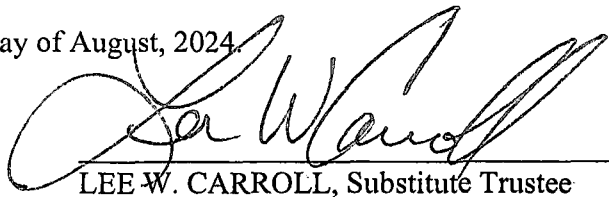
WHEREAS, Beneficiary has appointed LEE W. CARROLL, or any of them acting alone, as Substitute Trustee under the Deed of Trust and has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness described therein after giving notice of the time, place and terms of said sale, and the property to be sold, pursuant to the Deed of Trust in accordance with its terms and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

FILED 8/12/2024 12:07:38 PM FRCL-2024-4430 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

I, LEE W. CARROLL, as Substitute Trustee, hereby gives notice that I will accordingly, after due publication of this Notice, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the Magnolia South Ballroom inside the Bayou City Event Center, 9401 Knight Road, Houston, Texas, 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, no earlier than 12:00 p.m. and no later than 3:00 p.m., which is three hours thereafter, on September 3, 2024, the same being the first Tuesday in September 2024.

EXECUTED as of the 9<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_  
LEE W. CARROLL, Substitute Trustee

Address:  
PO Box 692389  
Houston, TX 77269-2389

UNOFFICIAL COPY

**EXHIBIT "A"**

**PROPERTY**

Two (2) acres of land out of the South portion of Lot No. 49, SOUTH HOUSTON GARDENS, SECTION NO. ONE (1), an addition in Harris County, Texas as shown on Map recoded in Volume 2, Page 59 of the Map Records of Harris County, Texas, reference to which is hereby made for all purposes and particulars and being described by metes and bounds on Exhibit "A-1" attached hereto and made a part hereof; or more commonly known as: 2627 Allen-Genoa Road, Pasadena, Texas 77502.

UNOFFICIAL COPY

**EXHIBIT "A-1"**

Two (2) acres of land out of the South portion of Lot No. 49, SOUTH HOUSTON GARDENS, SECTION NO. ONE (1), an addition in Harris County, Texas as shown on Map recorded in Volume 2, Page 59 of the Map Records of Harris County, Texas, reference to which is hereby made for all purposes and particulars and being described by metes and bounds as follows, to wit:  
BEGINNING at the Southwest corner of Lot 49 for the PLACE OF BEGINNING;

THENCE West with the South Line of Lot 49, a distance of 465.14 feet to its intersection with the right-of-way of Allen Genoa Road to point for corner;

THENCE North 32 deg. 20 min. West, and with the right-of-way of Allen Genoa Road, a distance of 199.25 feet to point for corner;

THENCE East a distance of 517.47 feet to the East line of Lot No. 49 to a point for corner;

THENCE South 00 deg. 14 min. East, with the East line of Lot No. 49; a distance of 168.08 feet to the PLACE OF BEGINNING, containing two (2) acres.

**SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT:**

Being a 0.0004 acre tract of land in the H.T. & B.R.R. Co., Survey, A-393, in Pasadena, Harris County, Texas and being a portion of Lot 49 of South Houston Gardens No. 1 per plat recorded in Volume 2, Page 59 of the Harris County Map Records and a portion of that tract of land sold to Hardy and Nina Robinson as described in Warranty Deed recorded under Harris County Clerk's File No. G-236732 and being more particularly described by metes and bounds as follows with all bearing and coordinates based on the State Plane Coordinate System, South Central Zone:

COMMENCING at the intersection of the existing northeasterly right-of-way line of Allen Genoa Road based on a width of 60.00 feet with the existing northerly right-of-way line of Kolb Road based on width of 50.00 feet said point also being the existing southernmost corner of Lot 63; said point having coordinates of X=3.200.419.08 and Y=687.120.67;

THENCE North 35 deg. 23 min. 17 sec. West, 710.59 feet along said existing northeasterly right-of-way line of Allen Genoa Road to southwest corner of said Lot 49 and the POINT OF BEGINNING of the herein described tract;

THENCE continuing North 35 deg. 23 min. 17 sec. West, 58.03 feet along said existing northeasterly right-of-way line of Allen Genoa Road in the most northerly corner of the herein described tract; said point being the point of curvature of a curve concave to the northeast;

THENCE southeasterly 58.63 feet along the proposed northeasterly right-of-way line of Allen Genoa Road and the arc of said curve concave to the northeast, having a radius of 1857.36 feet, a central angle of 01 deg. 48 min. 31 sec. and whose chord bears South 36 deg. 17 min. 33 sec. East, 58.63 feet to a point in the south line of said Lot 49, and the most southeasterly corner of the herein described tract;

THENCE South 87 deg. 04 min. 03 sec. West, 1.10 feet along the southerly line of the herein described tract to the POINT OF BEGINNING and containing 0.0004 acres or 18 square feet of land.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4431  
FILED 8/12/2024 12:07:39 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**

§  
§  
§

**COUNTY OF HARRIS**

WHEREAS, by that certain Subordinate Deed of Trust and Security Agreement, dated June 11, 2019 (the "Deed of Trust"), executed by PHAM AND NGUY ENTERPRISE, LLC, a Texas limited liability company ("Grantor"), to Khanh T. Pham, Trustee, filed for record on June 12, 2019 in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. RP-2019-247402, and subsequently corrected by a certain Correction Affidavit, filed for record on July 16, 2019 in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. RP-2019-305949, and a certain Correction Affidavit, filed for record on October 21, 2019 in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. RP-2019-466288, Grantor conveyed to Trustee certain real property (the "Property") situated in Harris County, Texas, and more particularly described as:

See attached Exhibit "A"

WHEREAS, said conveyance was made to secure the payment of that certain Promissory Note - Balloon, dated June 11, 2019 (the "Note"), in the original principal amount of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00), executed by Grantor, and payable to the order of CSLI, LLC, a Texas limited liability company ("Beneficiary"), and any and all other indebtedness secured by, and described in, the Deed of Trust;

WHEREAS, Beneficiary is the present legal and equitable owner and holder of the Note, the Deed of Trust, all liens and security interests securing the Note, and any and all other indebtedness secured by and described in the Deed of Trust;

WHEREAS, the Note is in default, has matured, the entire unpaid balance thereof is due and payable, and Beneficiary intends to have the power of sale set forth in the Deed of Trust enforced;

WHEREAS, the Deed of Trust grants Beneficiary the right, for any reason, to appoint a Substitute Trustee to act instead of the Trustee named therein without any other formality than the designation of a Substitute Trustee in a written instrument;

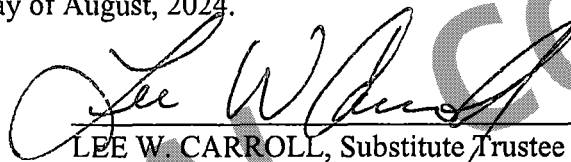
WHEREAS, Beneficiary has determined to (i) remove Ping Sung as Trustee under the Deed of Trust; (ii) appoint a Substitute Trustee under the Deed of Trust; and (iii) direct said Substitute Trustee to enforce the power of sale in accordance with the Deed of Trust; and

WHEREAS, Beneficiary has appointed LEE W. CARROLL as Substitute Trustee under the Deed of Trust and has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness described therein after giving notice of the time, place and terms of said sale, and the property to be sold, pursuant to the Deed of Trust in accordance with its terms and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

I, LEE W. CARROLL, as Substitute Trustee, hereby gives notice that I will accordingly, after due publication of this Notice, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the Magnolia South Ballroom inside the Bayou City Event Center, 9401 Knight Road, Houston, Texas, 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, no earlier than 12:00 p.m. and no later than 3:00 p.m., which is three hours thereafter, on September 3, 2024, the same being the first Tuesday in September 2024.

EXECUTED as of the 9<sup>th</sup> day of August, 2024.

  
LEE W. CARROLL, Substitute Trustee

Address:  
PO Box 692389  
Houston, TX 77269-2389

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4431  
FILED 8/12/2024 12:07:39 PM

**EXHIBIT "A"**

**PROPERTY**

**Tract I:**

ALL THAT CERTAIN 1.899 ACRES (82,702 SQUARE FEET) TRACT OF LAND SITUATED IN THE P.L. HILTON SURVEY, ABSTRACT NO. 1265, HARRIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 10.019 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. H934818; SAID 1.899 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE:

COMMENCING AT THE NORTHWEST CORNER OF RESERVE "A" OF BELTWAY 8 PARK, RECORDED IN FILM CODE NO. 569045 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING IN THE NORTH LINE OF SAID 10.019 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF BELTWAY 8 (WIDTH VARIES);

THENCE, NORTH 88 DEGREES 18 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID 10.019 ACRE TRACT, THE NORTH LINE OF SAID RESERVE "A" OF BELTWAY 8 PARK AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BELTWAY 8, A DISTANCE OF 280.00 FEET TO A BENT 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID RESERVE "A" AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEGREES 18 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID 10.019 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BELTWAY 8, A DISTANCE OF 243.42 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 01 MINUTES 35 SECONDS EAST, CROSSING SAID 10.019 ACRE TRACT, A DISTANCE OF 338.39 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTH LINE OF SAID 10.019 ACRE TRACT AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 39 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID 10.019 ACRE TRACT, A DISTANCE OF 243.42 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THE AFORESAID RESERVE "A" AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 01 MINUTES 35 SECONDS WEST, CROSSING SAID 10.019 ACRE TRACT AND ALONG THE EAST LINE OF SAID RESERVE "A", A DISTANCE OF 341.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.899 ACRES, (82,702 SQUARE FEET) OF LAND.

**Tract II:**

A PERMANENT, UNOBSTRUCTED, RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND ACCESS FOR VEHICULAR AND PEDESTRIAN PASSAGE AS CREATED, SET FORTH AND DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT FILED FOR RECORD UNDER COUNTY CLERK'S FILE NO. W382186, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4432  
FILED 8/12/2024 12:07:40 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§

COUNTY OF HARRIS

§

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WHEREAS, by that certain Deed of Trust and Security Agreement, dated November 22, 2019 (the "Deed of Trust"), executed by NHI PHAM ENTERPRISE, LLC, a Texas limited liability company ("Grantor"), to Ping Sung, Trustee, filed for record on November 26, 2019 in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. RP-2019-523447, Grantor conveyed to Trustee certain real property (the "Property") situated in Harris County, Texas, and more particularly described as:

See attached Exhibit "A"

WHEREAS, said conveyance was made to secure the payment of that certain Promissory Note, dated November 22, 2019 (the "Note"), in the original principal amount of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00), executed by Grantor, and payable to the order of WAN QING YANG AND LUCY LU YANG, TRUSTEES OF THE WAN QING YANG AND LUCY LU YANG LIVING TRUST DATED APRIL 17, 2018, AND ANY AMENDMENTS THERETO ("Yang Trust"), and any and all other indebtedness secured by, and described in, the Deed of Trust;

WHEREAS, Yang Trust has sold, transferred, assigned, and conveyed all of its right, title and interest in and to the Deed of Trust and the Note in accordance with that certain Assignment of Note and Liens, dated December 8, 2022 and to be effective as of October 1, 2022, and filed for record on December 9, 2022, in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. RP-2022-580619 (the "Deed of Trust Assignment") to LUCY LU YANG, TRUSTEE OF THE LUCY YANG LIVING TRUST DATED MARCH 29, 2021, AND ANY AMENDMENTS THERETO ("Beneficiary"), and any and all other indebtedness secured by and described in the Deed of Trust;

WHEREAS, Beneficiary is the present legal and equitable owner and holder of the Note, the Deed of Trust, all liens and security interests securing the Note, and any and all other indebtedness secured by and described in the Deed of Trust;

WHEREAS, the Note is in default, has matured, the entire unpaid balance thereof is due and payable, and Beneficiary intends to have the power of sale set forth in the Deed of Trust enforced;

WHEREAS, the Deed of Trust grants Beneficiary the right, for any reason, to appoint a Substitute Trustee to act instead of the Trustee named therein without any other formality than the designation of a Substitute Trustee in a written instrument;



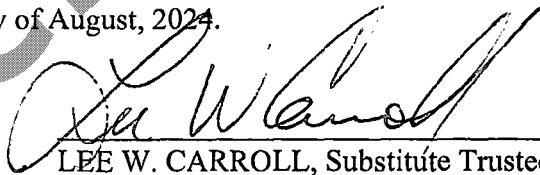
WHEREAS, Beneficiary has determined to (i) remove Ping Sung as Trustee under the Deed of Trust; (ii) appoint a Substitute Trustee under the Deed of Trust; and (iii) direct said Substitute Trustee to enforce the power of sale in accordance with the Deed of Trust; and

WHEREAS, Beneficiary has appointed LEE W. CARROLL as Substitute Trustee under the Deed of Trust and has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness described therein after giving notice of the time, place and terms of said sale, and the property to be sold, pursuant to the Deed of Trust in accordance with its terms and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

I, LEE W. CARROLL, as Substitute Trustee, hereby gives notice that I will accordingly, after due publication of this Notice, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the Magnolia South Ballroom inside the Bayou City Event Center, 9401 Knight Road, Houston, Texas, 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, no earlier than 12:00 p.m. and no later than 3:00 p.m., which is three hours thereafter, on September 3, 2024, the same being the first Tuesday in September 2024.

EXECUTED as of the 9<sup>th</sup> day of August, 2024.

  
LEE W. CARROLL, Substitute Trustee

Address:  
PO Box 692389  
Houston, TX 77269-2389

**EXHIBIT "A"****PROPERTY****TRACT 1:**

A TRACT OR PARCEL CONTAINING 1.894 ACRES OR 82,519 SQUARE FEET OF LAND SITUATED IN THE P.L. HILTON SURVEY, ABSTRACT NO. 1265, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A", BLOCK 1, OF PHAM AND NGUY DEVELOPMENT AT FAIRBANKS, AS RECORDED UNDER FILM CODE (F.C.) NO. 688178 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R) AND BEING ALL OF A CALLED 1.899 ACRE TRACT OF LAND CONVEYED TO NHI PHAM ENTERPRISE, LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2017-463439, WITH SAID 1.894 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NA D 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF BELTWAY 8 (R.O.W. VARIES), FOR THE NORTHWEST CORNER OF A CALLED 2.0572 ACRE TRACT OF LAND CONVEYED TO PREMISES BELTWAY, LLC, AS RECORDED UNDER H.C.C.F. NO. 20080231311 AND MARKING THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 07 MIN. 21 SEC. EAST, ALONG THE WEST LINE OF SAID 2.0572 ACRE TRACT, A DISTANCE OF 339.11 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF RESTRICTED RESERVE "D", OF SILVER OAK TRAILS SEC. 1, AS RECORDED UNDER F.C. NO. 530277 H.C.M.R., FOR THE SOUTHWEST CORNER OF A SAID 2.0572 ACRE TRACT AND MARKING THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE SOUTH 59 DEG. 22 MIN. WEST - 1.43 FEET;

THENCE, SOUTH 87 DEG. 35 MIN. 13 SEC. WEST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "D", A DISTANCE OF 244.86 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF A CALLED 1.899 ACRE TRACT OF LAND CONVEYED TO PHAM AND NGUY ENTERPRISE, LLC, AS RECORDED UNDER H.C.C.F. NO. RP-2017-462457 AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 07 MIN. 21 SEC. WEST, OVER AND ACROSS SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 337.56 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH R.O.W. LINE OF SAID BELTWAY 8, AND FOR THE NORTHEAST CORNER OF SAID 1.899 ACRE TRACT (H.C.C.F. NO. RP-2017-462457) AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 11 MIN. 47 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID BELTWAY 8, A DISTANCE OF 156.54 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT;

THENCE, NORTH 85 DEG. 30 MIN. 06 SEC. EAST, CONTINUING ALONG THE SOUTH R.O.W. LINE OF SAID BELTWAY 8, A DISTANCE OF 88.40 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 1.894 ACRES OR 82,519 SQUARE FEET OF LAND, MORE OR LESS.

**TRACT 2:**

A PERMANENT, UNOBSTRUCTED, NON-EXCLUSIVE, RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND ACCESS FOR VEHICULAR AND PEDESTRIAN PASSAGE AS CREATED, SET FORTH AND DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT FILED FOR RECORD UNDER COUNTY CLERK'S FILE NO. W382186, OFFICIAL PUBLIC RECORDS, 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 AND  
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.

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 L.Scott Horne 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 line securing the payment of the note.

WHEREAS, default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee 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.

Notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of September 2024, the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Harris County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the Bayou City Event Center Pavilion, 9401 Knight Road, Houston, TX 77045.

FILED 8/12/2024 12:16:07 PM FRCL-2024-4433 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

7  
2024

**Date of Deed of Trust:** December 21, 2017

**Executed by:** Chevelle Marie Johnson

**Original Trustee named in Deed of Trust:** Brian S. Carr

**Substitute Trustee:** L. Scott Horne

**Original amount of Secured Indebtedness:** \$346,103.72

**Original Beneficiary named in Deed of Trust:** Houston Modern Homes, LLC

**Property described in Deed of Trust:**

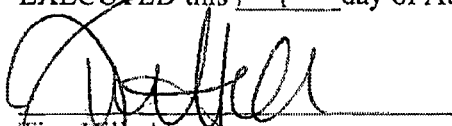
Lot 7, in Block 1, of MIRABELLA, SECTION 10, a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Film Code No. 676838, of the Map Reords of Harris County, Texas. **More commonly known as 9427 Brisco Bend Lane, Cypress, Texas 77433.**

Said Deed of Trust is recorded under Document No.RP-2018-422593 in the Deed of Trust Records of Harris County, Texas.

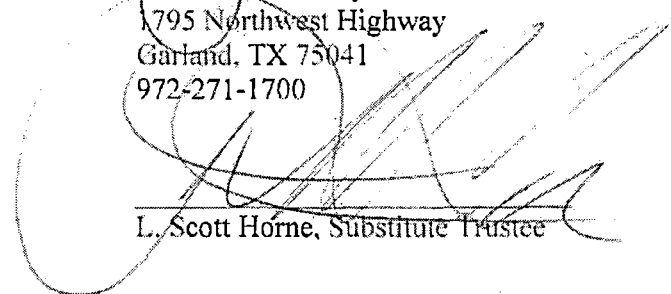
**Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above August REI, LLC is representing the lender and their address is:

P.O. Box 496644  
Garland, TX 75049

EXECUTED this 9<sup>th</sup> day of August 2024



Tina Hill, Attorney  
1795 Northwest Highway  
Garland, TX 75041  
972-271-1700



L. Scott Horne, Substitute Trustee

UNOFFICIAL

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of August 2024, by Tina Hill, in the capacity therein stated.

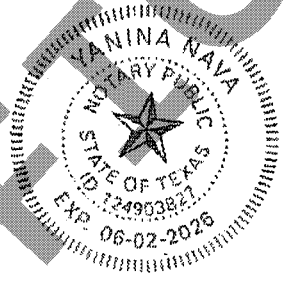


*[Signature]*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of August 2024, by L.Scott Horne, in the capacity therein stated.



*[Signature]*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

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 and Security Agreement executed by **TERRY L. JONES (a married man joined by his spouse, JOCELYN JONES)**, dated September 23, 2022, and duly filed for record on September 27, 2022 and recorded in the Office of the County Clerk of Harris County, Texas under Harris County Clerk's File No. **RP-2022-482019** 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:

**Being 0.3842 acres of land situated in the J.T. Harroll Survey, Abstract No. 329, Harris County, Texas and being known as Lots 3 and 4 and parts of Lots 1 and 2 of Sherwick Place, according to the map or plat thereof recorded in Vol. 1163, Pg. 124, of the Deed Records of Harris county, Texas (DRHCT), said 0.3842 acre tract of land being that same tract of land conveyed to Terry 1. Jones by deed filed for record under County Clerk's File No. (CCFNO), U319842 of the Real Property Records of Harris County, Texas (RPRHCT) and being more particularly described by metes and bounds as follows, (bearings based on south line of subject tract as set forth in vesting deed and shown on the attached survey plat);**

**COMMENCING for reference at the intersection of the easterly right-of-way line of Jensen Drive, (100' right-of-way) with the northerly right-of-way line of Laura Koppe Road, said point being the southwest corner of Reserve "A" of said Sherwick Place;**

**THENCE for reference, East, a distance of 200.00 feet to an "X" found in concrete at the southwest corner and POINT OF BEGINNING of the herein described tract of land, said point being the southeast corner of Lot 1;**

**THENCE North 00°36'55" East, a distance of 43.05 feet (Called North 01°16'02" East, 42.95'), to a point for corner;**

**THENCE North 89°47'34" East, a distance of 0.60 feet (called East, 0.60'), to a point for Corner;**

**THENCE North 00°10'53" West, a distance of 58.29 feet (called North 00°05'16" East, 58.29'), to a point for corner;**

**THENCE North 89°59'11" East, a distance of 165.64 feet (called East, 165.50'), with the south line of Lots 31-29 to a chain link fence post found at the southeast corner of Lot 29, the northwest corner of 5 and the northeast corner of Lot 4 and the herein described tract of land;**

**THENCE South 00°51'20" West, a distance of 101.39 feet (called South 01°16'02" West, 101.25'), with the west line of Lot 5 and the east line of Lot 4 to a nail set in asphalt in the northerly right-of-way line of Laura Koppe Road, at the southwest corner of Lot 5 and the southeast corner of Lot 4 and the herein described tract of land;**

**THENCE West (basis of bearings), a distance of 165.00 feet to the POINT OF BEGINNING and containing 0.3842 acres (16,734 square feet) of land. Subject to that certain exchange deed filed for record in Vol. 2062, Pg. 548, DV, HCT; 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, **Pinnacle Realty Advisors, Inc. d/b/a Pinnacle Mortgage**, appointed the undersigned as Substitute Trustee according to the provisions of the Deed of Trust and Security Agreement specified above; and

WHEREAS, the said Deed of Trust vests power in the Substitute 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 Substitute Trustee(s) proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

**SEPTEMBER 3, 2024**

(not earlier than the hour of 1:00 o'clock p.m., nor later than the hour of 3:30 p.m. on said date), 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 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.

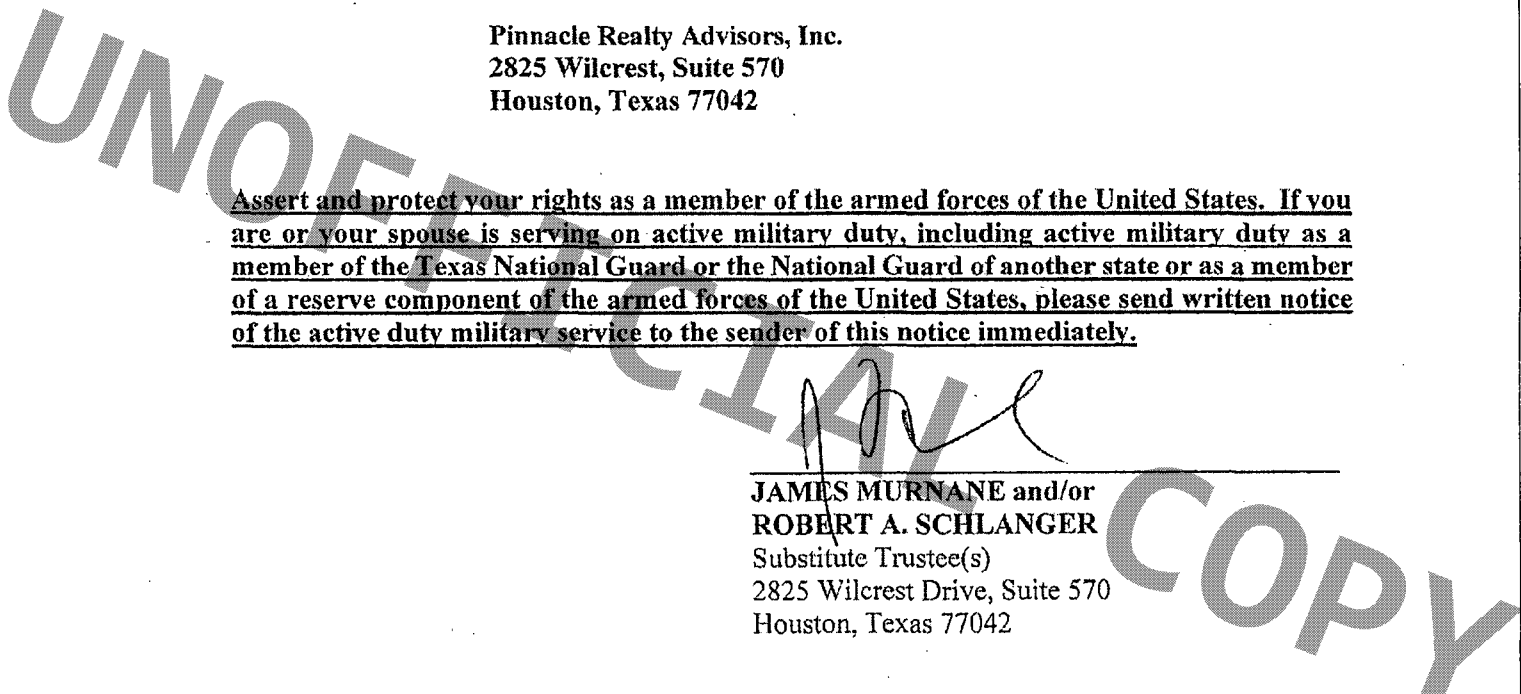
The name and address of the sender of this Notice are:

Pinnacle Realty Advisors, Inc.  
2825 Wilcrest, Suite 570  
Houston, Texas 77042

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



## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust and Security Agreement executed by **RESET AND ALIGN MINISTRY, a Texas non-profit corporation**, dated October 13, 2023, and duly filed for record on October 16, 2023, and recorded in the Office of the County Clerk of Harris County, Texas under Harris County Clerk's File No. **RP-2023-394998** 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 Three (3), Block Four (4), LA SALETTE PLACE FIRST SECTION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 34, Page 17, Map Records, 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, **Pinnacle Realty Advisors, Inc. d/b/a Pinnacle Mortgage**, appointed the undersigned as Substitute Trustee according to the provisions of the Deed of Trust and Security Agreement specified above; and

WHEREAS, the said Deed of Trust vests power in the Substitute 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 Substitute Trustee(s) proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

**SEPTEMBER 3, 2024**

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

:

**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 refiling 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:

Pinnacle Realty Advisors, Inc.  
2825 Wilcrest, Suite 570  
Houston, Texas 77042

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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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FILED 8/12/2024 10:22:38 AM FRCL-2024-4393 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: August 12, 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



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, September 3, 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 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.

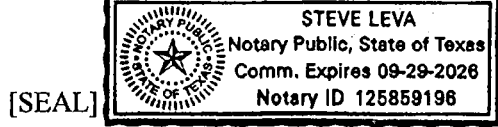
*Sandy Dasigenis*  
SANDY DASIGENIS, Substitute Trustee

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FILED 8/12/2024 10:22:38 AM FRCL-2024-4393 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 12th day of August, 2024, by SANDY DASIGENIS, as Substitute Trustee.



\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:  
09-29-2026

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

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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;

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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 71.82 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

**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.: 121772-TX

Date: August 8, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: JAMES T. CHRISTIAN, A SINGLE MAN, ALSO KNOWN AS JAMES THOMAS CHRISTIAN, III

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

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

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

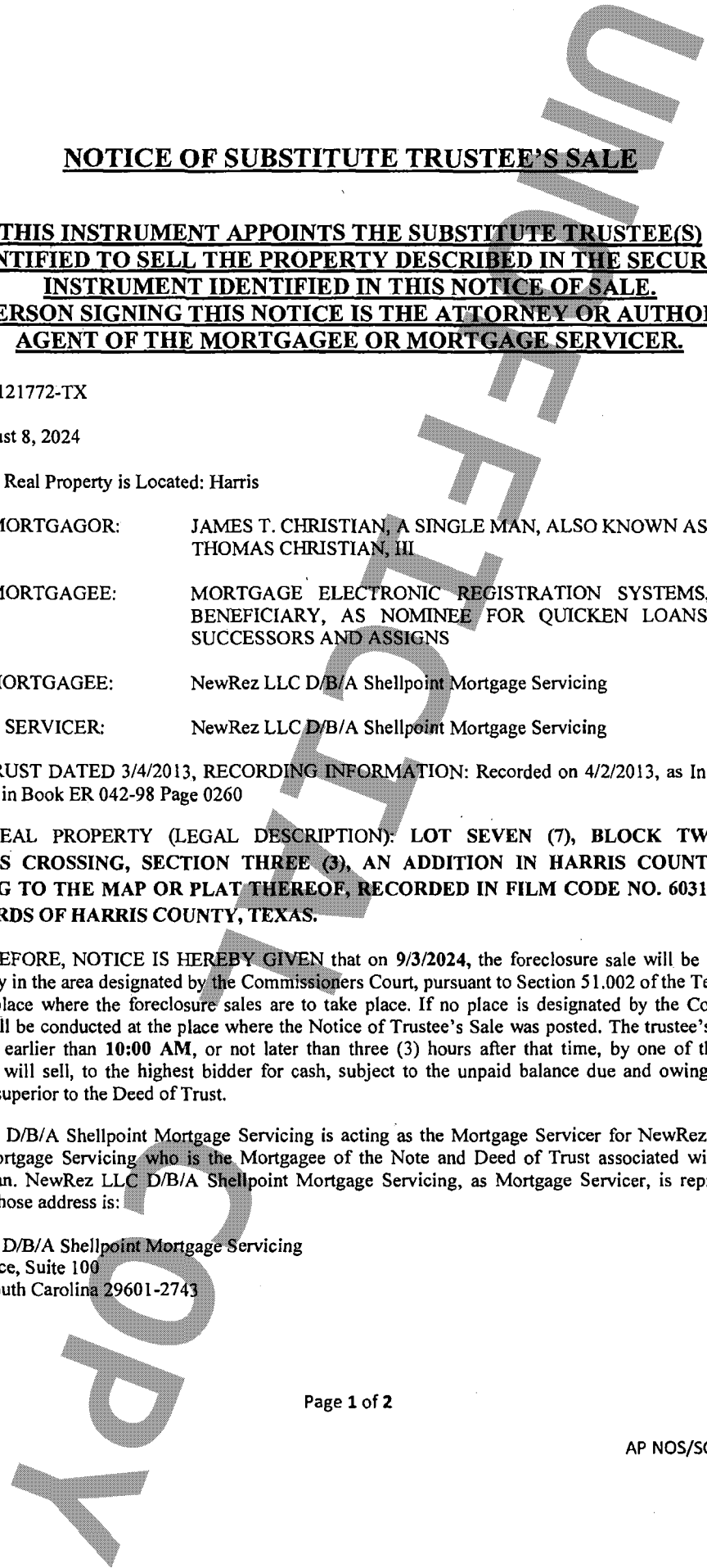
DEED OF TRUST DATED 3/4/2013, RECORDING INFORMATION: Recorded on 4/2/2013, as Instrument No. 20130150364 in Book ER 042-98 Page 0260

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT SEVEN (7), BLOCK TWO (2), OF CHAMPIONS CROSSING, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 603123 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2024, 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.: 121772-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

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FINAL  
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 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: 09/03/2024**

**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,"



FRCL-2024-4395  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 8/12/2024 10:22:38 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 August 9, 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. 44-24-00798

COPY

UNOFFICIAL

FILED 8/12/2024 10:22:38 AM  
FRCL-2024-4396  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**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 2020 Life Water, LLC, a Texas limited liability company to Brandon L. Collins, Trustee. It was dated March 3, 2023, 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. Document No. RP-2023-79317 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 \$370,000.00. Default has occurred under the note and deed of trust.

Either I, or Jeff Leva, Sandy Dasigenis, Patria Poston, Meagan L. Randle, Ebbie Murphy or Steve Leve 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, September 3, 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 as follows:

**BEING A PORTION OF LOT 26 AND A PORTION OF LOT 27, BOTH IN BLOCK 6, OF NORTHGATE FOREST PHASE ONE REPLAT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 328, PAGE 28, OF THE HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

EXECUTED on August 9, 2024.

*Richard Melamed*  
Richard Melamed, Substitute Trustee  
P.O. Box 3130  
Bellaire, Texas 77401  
(713) 884-0104  
[rm@rmatty.com](mailto:rm@rmatty.com)



4822750

Exhibit "A"

BEING A PORTION OF LOT 26 AND A PORTION OF LOT 27, BOTH IN BLOCK 6, OF NORTHGATE FOREST PHASE ONE REPLAT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 328, PAGE 28, OF THE HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF TERRACE OAKS DRIVE (60 FEET WIDE RIGHT-OF-WAY) AND THE NORTHERLY LINE OF CEDAR WOODS PLACE (80 FEET WIDE RIGHT-OF-WAY);

THENCE, DEPARTING SAID WESTERLY LINE OF TERRACE OAKS DRIVE, S 56° 19' 50" W, ALONG SAID NORTHERLY LINE OF CEDAR WOODS PLACE, A DISTANCE OF 168.09 FEET TO A POINT OF CURVATURE;

THENCE, IN A WESTERLY DIRECTION ALONG SAID NORTHERLY LINE OF CEDAR WOODS PLACE, FOLLOWING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 317.50 FEET AND CENTRAL ANGLE OF 25° 04' 03", A DISTANCE OF 138.91 FEET TO A ½ INCH IRON ROD FOUND AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING ALONG SAID NORTHERLY LINE OF CEDAR WOODS PLACE, FOLLOWING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 317.50 FEET AND CENTRAL ANGLE OF 31° 40' 14", A DISTANCE OF 175.50 FEET TO A ½ INCH IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 23° 04' 07" E, A DISTANCE OF 132.50 FEET TO A ½ INCH IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, IN AN EASTERLY DIRECTION FOLLOWING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 185.00 FEET AND CENTRAL ANGLE OF 31° 40' 14", A DISTANCE OF 102.26 FEET TO A POINT UNDER CONCRETE AT A FENCE CORNER, FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, S 08° 36' 05" E, A DISTANCE OF 132.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4224 ACRES OF LAND MORE OR LESS.

COPY



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 24th day of April, 2019, Witson Southwell, Jr. (the "Grantor"), executed a Deed of Trust conveying to Brandon L. Collins, Trustee, the Property hereinafter described, to secure Snap Lending, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of September, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, inside 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 EIGHTEEN (18), IN BLOCK THREE (3), OF TOWN OF BELLAIRE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 59 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. TOGETHER WITH THE ADJOINING SOUTH S FEET OF THE ABANDONED 10 FOOT ALLEY ABUTTING AND ADJOINING THE SUBJECT PROPERTY PURSUANT TO THE DOCUMENTS RECORDED UNDER CLERK'S FILE NOS. R-309009 AND S-228250 OF THE REAL PROPERTY 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 12th day of August, 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:  
Snap Alpha, LLC  
16107 Kensington Drive #220  
Sugar Land, TX 77479

DUPLICATE

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 24th day of April, 2019, Witson Southwell, Jr. (the "Grantor"), executed a Deed of Trust conveying to Brandon L. Collins, Trustee, the Property hereinafter described, to secure Snap Lending, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of September, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, inside 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:

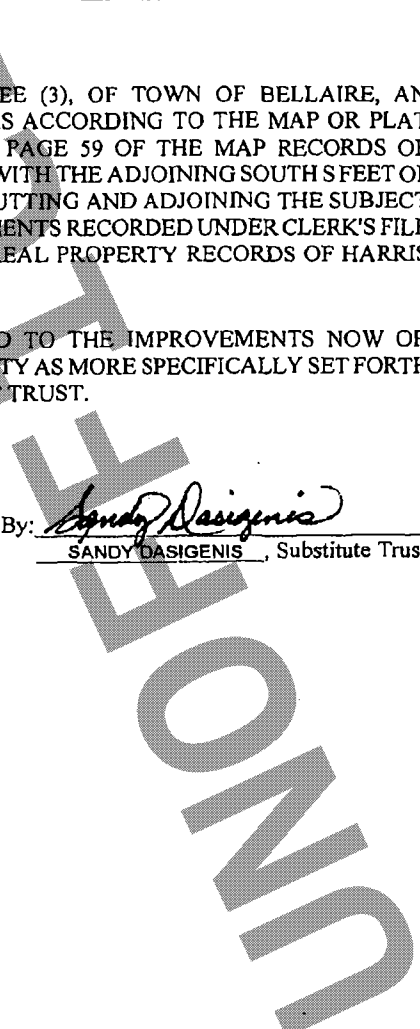
1. LOT EIGHTEEN (18), IN BLOCK THREE (3), OF TOWN OF BELLAIRE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 59 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. TOGETHER WITH THE ADJOINING SOUTH S FEET OF THE ABANDONED 10 FOOT ALLEY ABUTTING AND ADJOINING THE SUBJECT PROPERTY PURSUANT TO THE DOCUMENTS RECORDED UNDER CLERK'S FILE NOS. R-309009 AND S-228250 OF THE REAL PROPERTY 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 12th day of August, 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:  
Snap Alpha, LLC  
16107 Kensington Drive #220  
Sugar Land, TX 77479



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 22nd day of February, 2023, Humberto De Jesus Canizales Luna (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Snap Lending, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of September, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, inside 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 TWO (2), BLOCK THREE (3), OF SOUTHDOWN TRACE, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 640235 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 12th day of August, 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:  
Snap Alpha, LLC  
16107 Kensington Drive #220  
Sugar Land, TX 77479

FILED 8/12/2024 10:31:14 AM FRCL-2024-4405 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 6<sup>th</sup> day of May, 2021, Harrisburg Marketing, 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 Wednesday, the 3rd day of September, 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:

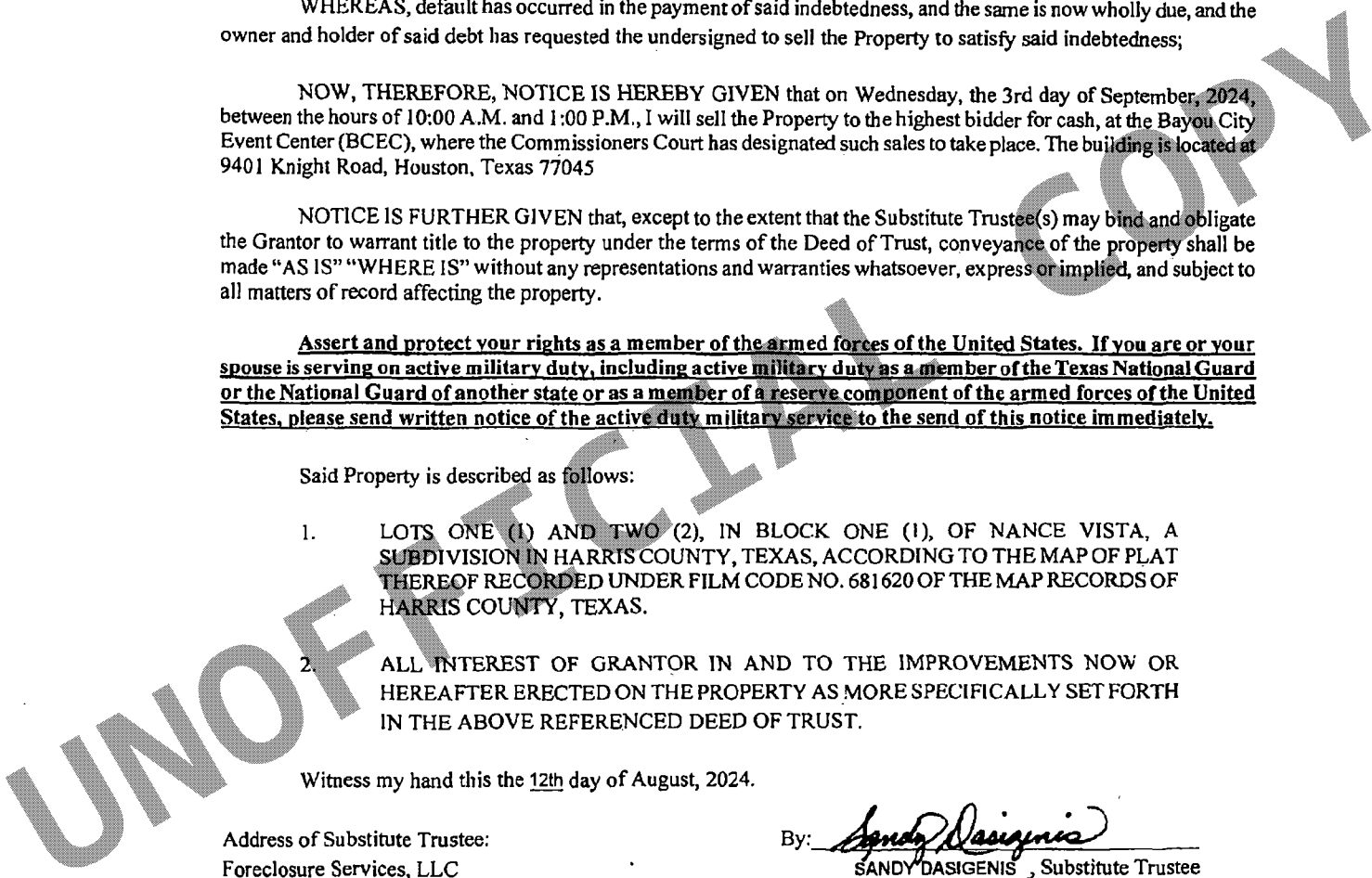
1. LOTS ONE (1) AND TWO (2), IN BLOCK ONE (1), OF NANCE VISTA, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED UNDER FILM CODE NO. 681620 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 12<sup>th</sup> day of August, 2024.

Address of Substitute Trustee:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

By: *Sandy Dasigenis*  
SANDY DASIGENIS, Substitute Trustee



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 22nd day of December, 2022, FT. DO IT ENTERPRISES, 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 3rd day of September, 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:

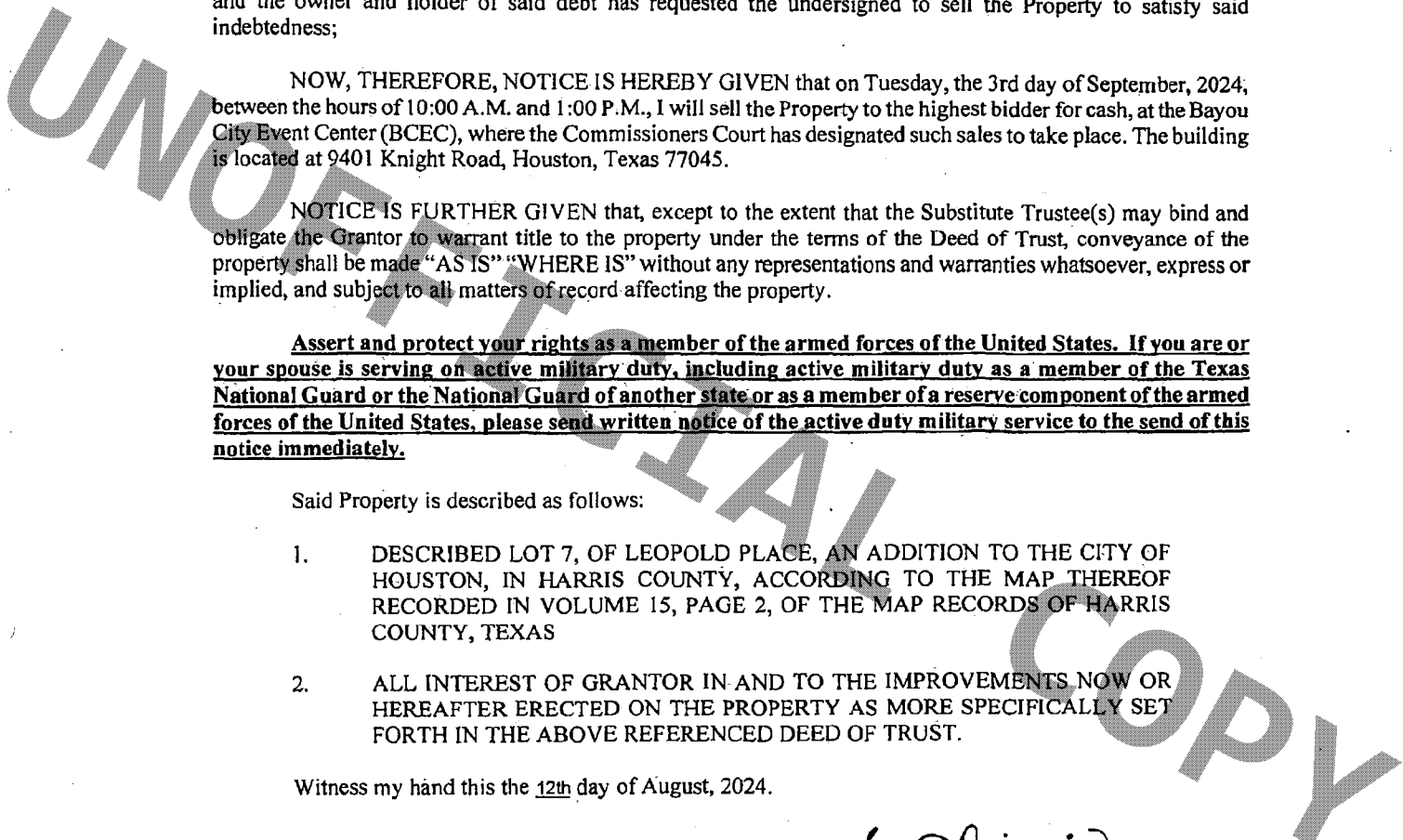
1. DESCRIBED LOT 7, OF LEOPOLD PLACE, AN ADDITION TO THE CITY OF HOUSTON, IN HARRIS COUNTY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 2, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 12th day of August, 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



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 5<sup>th</sup> day of May, 2023, Dwight Gaines dba Gaines Acquisitions Ltd (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 3rd day of September, 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. APARTMENT HOME UNIT NUMBER 307, IN BUILDING "C", 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 EGRET BAY VILLAS, 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 EGRET BAY VILLAS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 144, PAGE 102, AMENDED IN VOLUME 153, PAGE 125 AND FILM CODE NO. 195133, ALL OF THE CONDOMINIUM 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 12th day of August, 2024.

ADDRESS OF SUBSTITUTE TRUSTEE:

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

Return to:  
Relative Lending  
5373 W. Alabama, Ste 425  
Houston, Texas 77056

By: *Sandy Dasigenis*  
SANDY DASIGENIS, Substitute Trustee

COPY

**NOTICE OF FORECLOSURE SALE**

State of Texas           §  
  §  
County of Harris       §

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:  
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

**Date:** September 3, 2024  
**Time:** The sale shall begin no earlier than 10:00 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 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.

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.

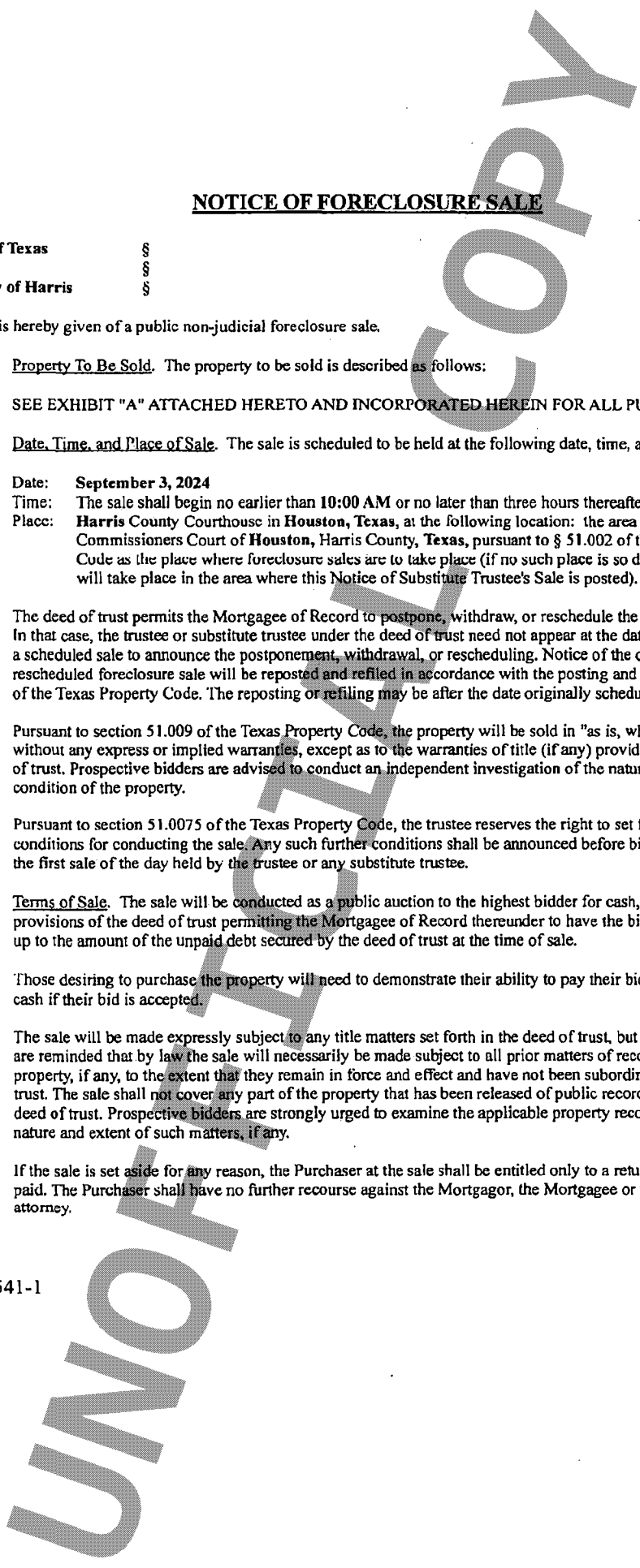
- 3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at 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 paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

1007541-1



- 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 Cynthia Gonzalez and spouse, James Michael Gonzalez.
- 5. Obligations Secured. The Deed of Trust is dated April 29, 2005, and is recorded in the office of the County Clerk of Harris County, Texas, in/under Y456763, 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 \$146,050.00, executed by Cynthis Gonzalez, James Michael Gonzalez, and payable to the order of State Bank.

Original Mortgagee: State Bank.

Current Mortgagee of Record: TIB- The Independent BankersBank, N.A. whose address is 11701 Luna Road, Farmers Branch, TX 75234.

- 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. Coughill  
Robertson Anschutz Vettors, LLC  
10375 Richmond Avenue, Suite 200  
Houston, TX 77042

DATED August 12, 2024.

*Sandy Dasigenis*

Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, David Garvin, 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, Substitute Trustee  
c/o Robertson Anschutz Vettors, 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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ER 043 - 86 - 0475

# EXHIBIT A

Being 1.5889 acres of land in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas and being out of that certain 49.0541 acre tract of land described in deed conveyed from Carl L. Ray, Trustee to James R. Cabanis, Trustee dated September 16, 1977 and recorded September 20, 1977 on Film Code No. 175-18-0591 and Clerk's File No. P303091, Real Estates Records, Harris County, Texas; said Tract 14 being more particularly described as follows:

**COMMENCING** at an iron pipe marking the East corner of said 49.0541 acre tract;

**THENCE** South 44 degrees 37 minutes 54 seconds West 250.98 feet along the Southeast line of said 49.0541 acre tract to an iron rod marking the South corner and the **PLACE OF BEGINNING** of the herein described 1.5889 acre tract;

**THENCE** South 44 degrees 37 minutes 54 seconds West 301.62 feet along the Southeast line of said 49.0541 acre tract to an iron rod for corner;

**THENCE** North 48 degrees 30 minutes 01 seconds West and at 326.82 feet passing an iron rod and continuing on a total distance of 356.94 feet to a point for a corner in the center line of Trailwood Lane (a 60 foot wide road and utility easement);

**THENCE** North 36 degrees 21 minutes 58 seconds East 55.69 feet along the center line of said Trailwood Lane to a point marking the beginning of a curve to the left;

**THENCE** Northeasterly along said curve a distance of 20.82 feet to the P. T., said curve having a radius of 92.42 feet and a central angle of 12 degrees 54 minutes 36 seconds;

**THENCE** South 79 degrees 00 minutes 00 seconds East and at 30.51 feet passing an iron rod and continuing on a total distance of 444.01 feet to the **PLACE OF BEGINNING** and containing 1.5889 acres of land.

**FOR INFORMATIONAL PURPOSES ONLY:** The above described property is also known as 22618 TRAILWOOD LN., TOMBALL, TX 77377

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described above. Any statement in the legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

UNRECORDED COPY

**Notice of Foreclosure Sale**

Friday, August 9, 2024

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

**Deed of Trust and other information:**

Regarding the following instruments, among others (collectively, the "Loan Documents"):

**Lender:** Shanda and Henry L. Green Family Trust**Property address:** 9230 Lanewood Drive Houston Texas 77016**Legal description:** Lot 241, Block 9, Barclay Place, an addition in Harris County Texas according to the map or plat thereof recorded in Volume 19, Page 75 of the Map Records of Harris County, Texas; also known as 9230 Lanewood Drive Houston Texas 77016**Dated:** 7.27.2016 Amount \$109,995**Grantor:** Shanda and Henry L. Green Trust by Edwyn Alberto Lainez Reyes Trustee (Debtor/Borrower)**Grantee:** Shanda and Henry L. Green Family Trust**Note Holder:** Shanda and Henry L. Green Family Trust**Servicer:** Moat Note Servicing 1610 IH 35 N. San Antonio, Tx 78217**Trustee:** L. Scott Horne**Persons appointed as substitute trustee to exercise power of sale under deed of trust:**

Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, David Garvin, David Ricker, and S. Lee Stevenson, Jr.

**Address to contact substitute trustees:** S. Lee Stevenson, Jr, Stevenson & Ricker, Eilan at the Rim, 17806 IH 10 Suite 300, San Antonio Texas 78257, Tel. (210) 690-9944, Text (210) 884-5454 lee@stevensonricker.com.**Foreclosure Sale:****Date:** September 3, 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; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.**Place:** The designated area or location which has been designated by the Commissioners' Court where non-judicial foreclosure sales are to take place in Harris County, Texas. If the Commissioner's have not designated an area for conducting foreclosure sales, then the sale shall be held at the Harris County courthouse.**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 with payment being a cashiers check, except that the Note bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The successful bidder other than the Note Holder must pay the full purchase price at the time of the sale; the cashier's check must be given immediately after the 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, Note holder, 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 Note 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 Note holder's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

The owner of the Note is also acting as the Mortgage Servicer of the Note. The foreclosure will be conducted by the Note holder's representative.

The address of Mortgage Holder and Servicer is stated above.

Therefore, notice is given that on and at the Date, Time, and Place stated above 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.

The Note holder, Servicer or Substitute Trustee reserves the right to postpone, cancel or rescind the Foreclosure Sale at any time. If the sale is canceled or rescinded, 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 Note holder, Servicer or Substitute Trustee reserves the right to withdraw its last bid and reopen the foreclosure sale for additional bidding. The substitute trustee does not answer questions, respond to telephone calls, emails or texts from potential buyers or bidders prior to the sale; likewise the borrowers must contact the lender or servicer for questions about their loan or the foreclosure process. All information concerning the sale is contained in this Notice of Sale.

Once the Foreclosure sale has begun and the opening bid placed, the Trustee or Substitute Trustee will not stop the sale to answer questions or give any information concerning the Foreclosure Sale. 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 Note holder. 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.**



S. Lee Stevenson, Jr.  
Attorney for Note holder and Mortgage Servicer  
Stevenson & Ricker  
Eilan at the Rim  
17806 IH 10 Suite 300  
San Antonio Texas 78257  
Telephone (210) 690-9944 Text (210) 884-5454  
Email: [lee@stevensonricker.com](mailto:lee@stevensonricker.com)

COPY UNOFFICIAL

### NOTICE OF FORECLOSURE SALE

August 9, 2024

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

**Dated:** February 14, 2017

**Grantor:** Jose G. Mejia Garcia and Berta G. Gonzales

**Trustee:** Michael S. Holmes

**Lender:** KW Rentals, LLC

**Recorded in:** RP-2017-71696 of the real property records of Harris County, Texas

**Legal Description:** Lot 9, in Block 7, of Crestmont Addition, Section Two (2), a subdivision in Harris County, Texas, according to the map thereof recorded in Volume 56, Page 30, Map Records of Harris County, Texas.  
Commonly known as: 5542 Groveton Street, Houston, Texas 77033

**Secures:** Promissory Note ("Note") in the original principal amount of \$72,000.00, executed by Jose G. Mejia Garcia and Berta G. Gonzales ("Borrower") and payable to the order of Lender

**Substitute Trustee:** Sandy Dasigenis, Jeff Leva, Steve Leva or David Garvin

**Substitute Trustee's Address:** c/o Foreclosure Services, LLC  
8101 Boat Club Rd., Suite 320  
Fort Worth, Texas, 76179

**Foreclosure Sale:**

**Date:** Tuesday, September 3, 2024

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

**Place:** Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045; or if the preceding area is no longer the designated area, at the area designated by the 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 KW Rentals, 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, KW Rentals, 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 KW Rentals, 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 KW Rentals, 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 KW Rentals, 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.

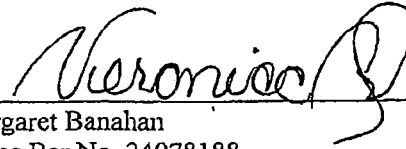
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 KW Rentals, 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.

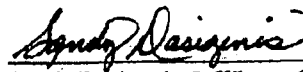
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Margaret Banahan  
Texas Bar No. 24078188  
Veronica A. Martinez  
Texas Bar No. 24102149  
R. Alex Weatherford  
Texas Bar No. 24079553  
Banahan Martinez Weatherford, PLLC  
1400 Broadfield Blvd., Suite 105  
Houston, Texas 77084  
Tel. (281) 394-3122  
Fax (281) 940-2743  
Attorney for Lender



Sandy Dasigenis, Jeff Leva, Steve Leva or David Garvin  
8101 Boat Club Rd., Suite 320  
Fort Worth, Texas 76179

COPY UNOFFICIAL

**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 67, in Block 1, of Park at Northgate Crossing, Section four (4), A subdivision n Harris County, Texas, according to the map or Plat thereof, recorded at Film Code N. 591267 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:** September 3, 2024

**Time:** The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

**Place:** HARRIS County, Bayou City Event Center, at 9401 Knight Road in Houston, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Veta, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

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

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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 Gregory McGowen ("Debtor") and Veronda McGowen (Pro Forma) ("Pro Forma"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated August 31, 2007 and executed by Debtor in the Original Principal Amount of \$125,006.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of the FW Series I Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated August 31, 2007, designating Tommy Bastian as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. 20070546822, 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, U.S. Bank Trust National Association, as Trustee of the FW Series I Trust, 323 5th 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 August 12, 2024



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, 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

xxx572 McGowen

UNOFFICIAL COPY

## 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 40, IN BLOCK 39, OF MISSION BEND, CABILDO SQUARE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 242, PAGE 79, 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: September 3, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: Harris County, Bayou City Event Center at 9401 Knight Road in Houston, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

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

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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 Manuel Del Real ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated August 19, 2005 and executed by Debtor in the Original Principal Amount of \$168,000.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of BKPL-EG Basket Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated August 19, 2005, designating G. Tommy Bastian as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. Y733768, 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, U.S. Bank Trust National Association, as Trustee of BKPL-EG Basket Trust, 323 5th 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.**

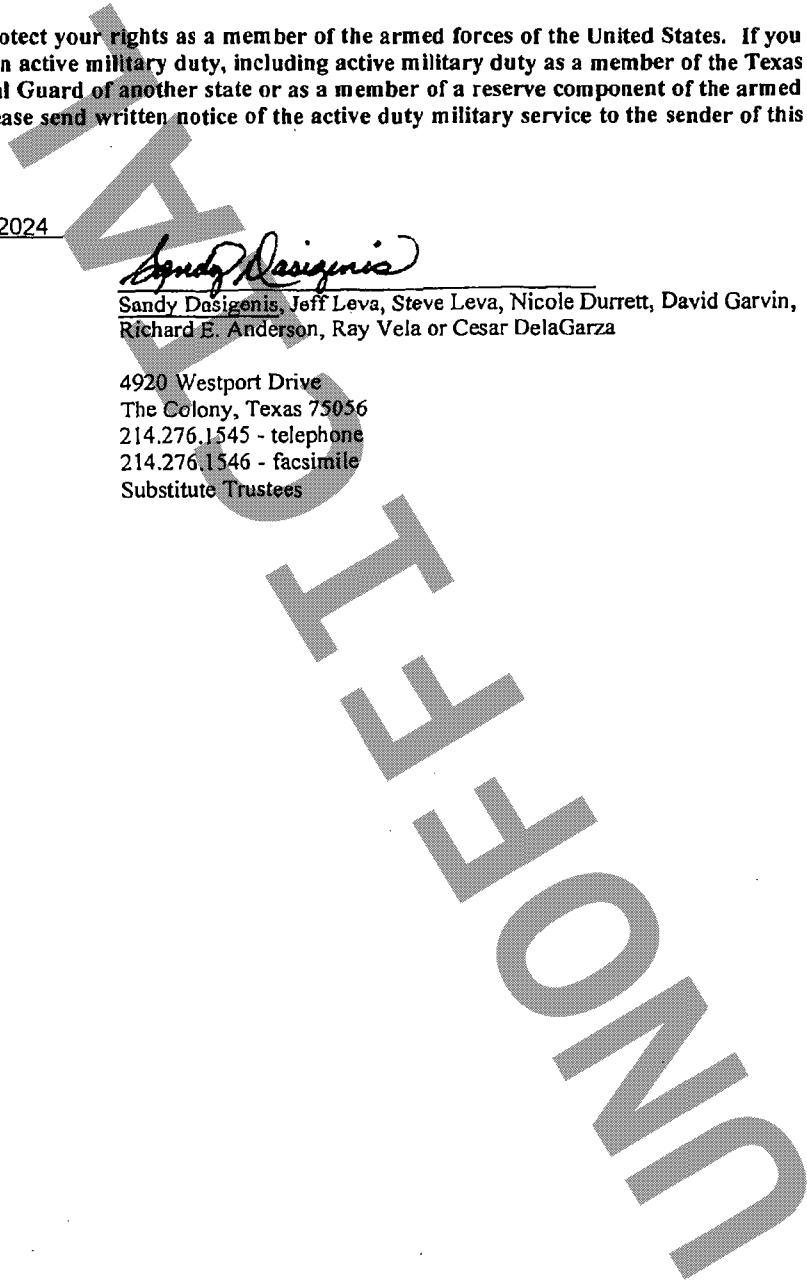
DATED August 12, 2024



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, 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

xxx511 Del Real



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/12/2004	<b>Grantor(s)/Mortgagor(s):</b> MICHAEL D. MILLIS AND BARBARA R. MILLIS, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HARBOR 1ST MORTGAGE CORP., 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 RCF 2 ACQUISITION TRUST
<b>Recorded in:</b> Volume: 586-26 Page: 2693 Instrument No: X625691	<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> 9/3/2024	<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 EIGHT (8), IN BLOCK TWENTY-FIVE (25), OF SAGEGLEN, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 246, PAGE 34 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 Hanson, 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.

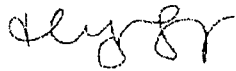
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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: 8/8/2024

Dated: August 12, 2024



SANDY DASIGENIS

Printed Name:



Substitute Trustee  
c/o Auction.com  
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-22-95653-HE  
Loan Type: Conventional Residential

COPY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 4/12/2022	<b>Grantor(s)/Mortgagor(s):</b> CHRISTIAN BRASCOE INVESTMENTS, LLC
<b>Original Beneficiary/Mortgagee:</b> LENDMARQ FUNDING LLC.	<b>Current Beneficiary/Mortgagee:</b> NWL Company, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: RP-2022-208256	<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> 9/3/2024	<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(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 8/9/2024



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

Dated: August 12, 2024

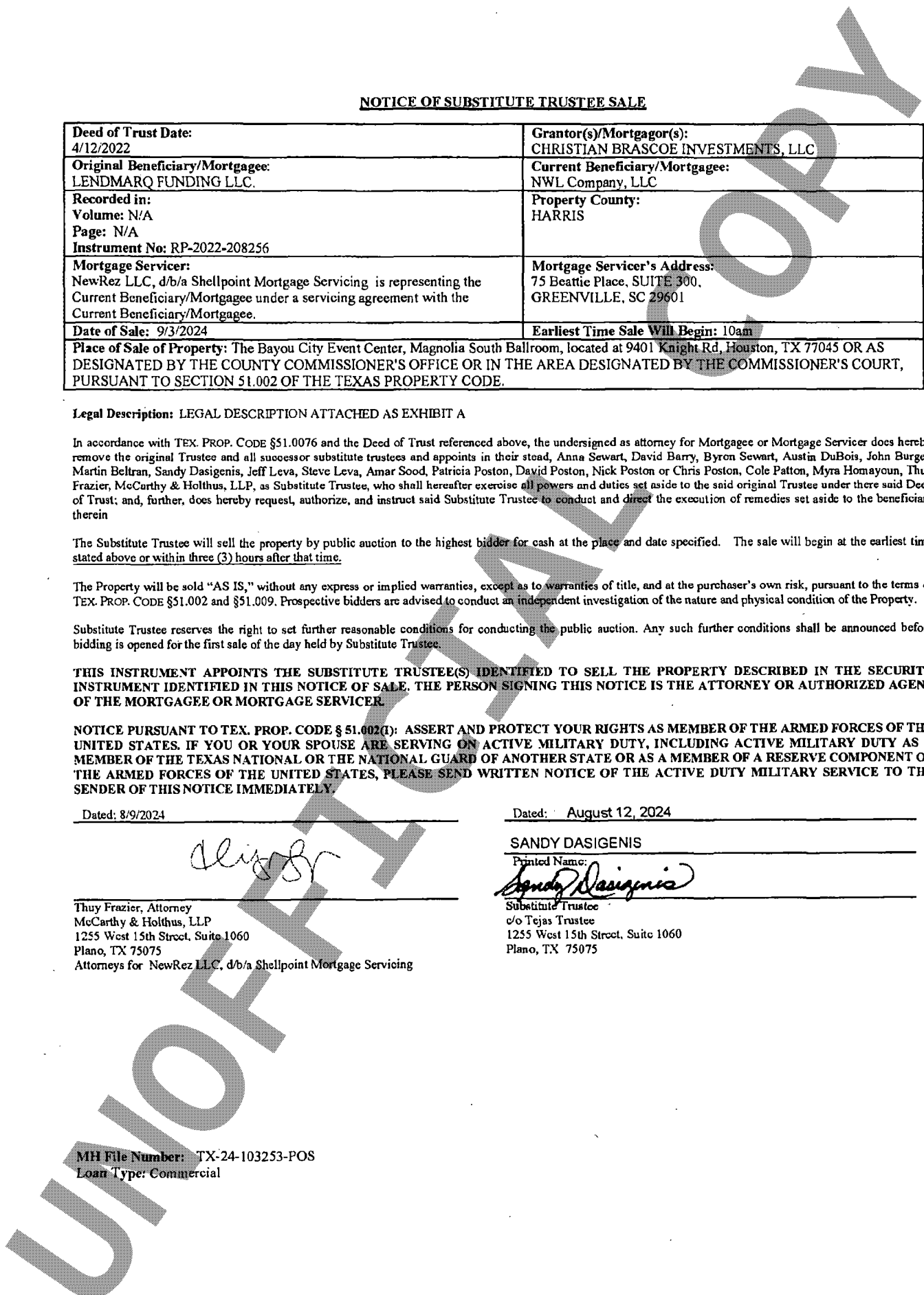
SANDY DASIGENIS

Printed Name:



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

MH File Number: TX-24-103253-POS  
Loan Type: Commercial



TX-24-103253-POS

EXHIBIT "A"

LEGAL DESCRIPTION

BUILDING NO.4, BLOCK H, BEING A TRACT OF LAND CONTAINING 1522.320 SQUARE FEET OR .03495 ACRES, BEING PART OF UNRESTRICTED RESERVE "H", BLOCK 5, WESTHOLLOW, A SUBDIVISION OF RECORD IN VOLUME 216, PAGE 1 OF THE MAP RECORDS OF SAID COUNTY, AND BEING LOCATED IN THE JOEL WHEATON SURVEY, ABSTRACT NO. 80, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING FOR LOCATIVE PURPOSES AT THE SOUTHWEST CORNER OF RESERVE "H" SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF WESTHOLLOW DRIVE (100' WIDE);

THENCE EAST ALONG THE SOUTH LINE OF AFORESAID RESERVE "H" A DISTANCE OF 336.42 FEET TO AN IRON ROD SET FOR A CORNER;

THENCE NORTH, A DISTANCE OF 10.00 FEET TO A POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED 1522.320 SQUARE FEET TRACT OF LAND;

THENCE NORTH A DISTANCE OF 22.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, A DISTANCE OF 54.40 FEET OF THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH A DISTANCE OF 4.10 FEET FOR A CORNER;

THENCE EAST A DISTANCE OF 2.00 FEET FOR A CORNER;

THENCE SOUTH A DISTANCE OF 5.35 FEET FOR A CORNER;

THENCE WEST A DISTANCE OF 2.00 FEET FOR A CORNER;

THENCE SOUTH A DISTANCE OF 22.45 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE WEST, A DISTANCE OF 31.80 FEET FOR A CORNER;

THENCE NORTH, A DISTANCE OF 9.90 FEET FOR A CORNER;

THENCE WEST, A DISTANCE OF 22.60 FEET TO THE POINT OF BEGINNING AND CONTAINING .03495 ACRE TRACT OF LAND.

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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:** August 8th, 2024

**Substitute Trustee:** Andrew Mattingly  
2247 Central Drive  
Bedford, Texas 76021

Appointed by written instrument dated August 8th, 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:** 1110 Armor Ave Pasadena, TX 77502

**Note Amount:** 100800.00

**Deed of Trust**

**Date:** 5/26/2016

**Borrower:** Dustin Ryan Ballard & Jenna Christine Ballard, husband and wife.

**Mortgagee:** CP Originations, LTD. , and further assigned to, Capital Plus Financial, LLC

**Recording Instrument #:** RP-2016-227482

**Assignment Instrument #:** RP-2016-236491

**Property (including any improvements):** See "EXHIBIT A" (page 2)

**County:** Harris

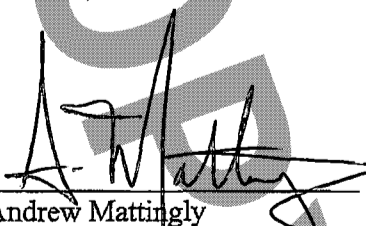
**Date of Sale:** September 3rd, 2024, being the first Tuesday in said month.

**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.

Andrew 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 .

  
Andrew Mattingly

**AFTER RECORDING RETURN TO:**

Capital Mortgage Servicing, LLC  
2247 Central Dr. STE 200  
Bedford, TX 76021  
817.656.5153

"EXHIBIT A"

1110 Armor Ave Pasadena, TX 77502

**Property (including any improvements):** Lot Five (5), in Block Twelve (12), of FRONTIER EAST, SECTION TWO (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 41, Page 70, of the Map Records of Harris County, Texas.

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: August 8th, 2024

Substitute Trustee: Andrew Mattingly  
2247 Central Drive  
Bedford, Texas 76021

Appointed by written instrument dated August 8th, 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: 10118 Cathedral Dr Houston, TX 77051

Note Amount: 144150.00

Deed of Trust

Date: May 25th, 2021  
Borrower: Jose Maria Garcia Lopez and wife, Mirian Vanessa Soto.  
Mortgagee: Capital Plus Financial, LLC  
Recording Instrument #: RP-2021-303713

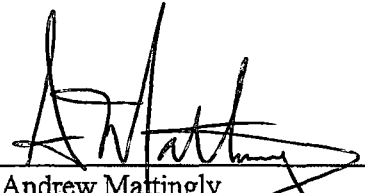
Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

Date of Sale: September 3rd, 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.

Andrew 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 .

  
Andrew Mattingly

AFTER RECORDING RETURN TO:  
Capital Mortgage Servicing, LLC  
2247 Central Dr. STE 200  
Bedford, TX 76021  
817.656.5153

"EXHIBIT A"

10118 Cathedral Dr Houston, TX 77051

**Property (including any improvements):** Lot Eighteen (18), in Block Eighteen (18), of Blueridge Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 47, Page 32, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

FILED 8/12/2024 11:27:26 AM FRCL-2024-4418 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**Notice of Trustee's Sale**

**Date:** August 12, 2024

**Trustee:** Brian Brewer or Joanna Seyler  
25700 I-45 North, Suite 140  
Spring, TX 77386  
Montgomery County  
Tel: (281) 825-4111

**Mortgagee:** Priority Services, Inc.

**Note:** Note dated June 26, 2009 in the amount of \$750,000.00

**Deed of Trust**

**Date:** June 26, 2009

**Grantor:** Brendan Gowing, Inc.

**Holder:** Tex Allen, Individually and David Davenport, Trustee of the David Allen Davenport Trust

**Recording information:** Clerk's File No. 20090322170

**Property:**

Tract 1:

Lots One (1), Two (2), Three (3), Four (4), in Block Two Hundred Twenty-Four (224), of EAST NORHILL ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 6, Page 65 of the Map Records of Harris County, Texas

Tract2:

Lots Ten (10), Twelve (12), and the East 22.7 Feet (E.22.7') of Lot Thirteen (13), in Block One (1), in WOODSON PLACE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 493, Page 66, of the Deed Records of Harris County, Texas

**County:** Harris

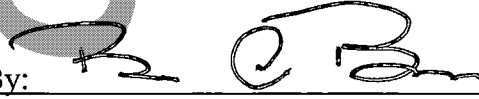
**Date of Sale (first Tuesday of month):** September 3, 2024

**Time of Sale:** 10:00 A.M. – 1:00 P.M.

**Place of Sale:** Bayou City Event Center, 9401 Knight Road, Houston, TX 77045

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

By: 

Name: Brian A. Brewer

Title: Trustee

UNOFFICIAL

COPY

**Notice of Trustee's Sale**

**Date:** August 12, 2024

**Trustee:** Brian Brewer or Joanna Seyler  
25700 I-45 North, Suite 140  
Spring, TX 77386  
Montgomery County  
Tel: (281) 825-4111

**Mortgagee:** MGR Real Estate Ventures, LLC and Two-B Equities, LLC

**Note:** Note dated November 22, 2022 in the amount of \$300,000.00

**Deed of Trust**

**Date:** November 22, 2022

**Grantor:** CAMO Complete Realty Group Corporation

**Holder:** MGR Real Estate Ventures, LLC and Two-B Equities, LLC

**Recording information:** Clerk's File No. 2022564969

**Property:**

As described in Exhibit "A" attached hereto and incorporated for all purposes

**County:** Harris

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

**Time of Sale:** 10:00 A.M. – 1:00 P.M.

**Place of Sale:** Bayou City Event Center, 9401 Knight Road, Houston, TX 77045

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

By:   
Name: Brian A. Brewer  
Title: Trustee

FILED 8/12/2024 1:17:59 PM FRCL-2024-4437 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 0.4580 ACRES OF LAND, MORE OR LESS, BEING LOTS 23, 24, 25, 26, 27 AND 28, BLOCK 157, TOWN OF LA PORTE, HARRIS COUNTY, TEXAS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58, PAGE 460-463, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID LOTS 23, 24, 25, 26, 27 AND 28 BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO GERALD ROMERO AND WIFE, CONNIE ROMERO BY INSTRUMENT RECORDED IN DOCUMENT CF NO. E898729 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO A PORTION OF A 16 FOOT WIDE ALLEY OUT OF SAID BLOCK 157 LYING WEST OF AND ADJOINING SAID LOTS AS ABANDONED BY INSTRUMENT RECORDED IN DOCUMENT CF NO. C257949 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.4580 ACRE TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF SOUTH BROADWAY STREET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WORLDNET ENTERPRISE INC IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER RP-2019-507782;

THENCE WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID WORLDNET ENTERPRISE INC TRACT, FOR A DISTANCE OF 133.00 FEET, TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING IN THE COMMON LINE OF A TRACT OF LAND CONVEYED TO THE HARRIS COUNTY DEPARTMENT OF EDUCATION IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20120076665;

THENCE NORTH, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID HARRIS COUNTY DEPARTMENT OF EDUCATION TRACT, FOR A DISTANCE OF 150.00 FEET, TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GERALD ROMERO IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER E898729;

THENCE EAST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID GERALD ROMERO TRACT, FOR A DISTANCE OF 133.00 FEET, TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING IN THE WESTERLY

RIGHT-OF-WAY LINE OF SAID SOUTH BROADWAY STREET;

THENCE SOUTH, ALONG AND COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH BROADWAY STREET, FOR A DISTANCE OF 150.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITH THESE CALLS 0.4580 ACRES OF LAND, MORE OR LESS.

UNOFFICIAL COPY

# Notice of Substitute Trustee Sale

F24-00185 TX  
1131-001725/399348879

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

Legal Description - See EXHIBIT "A"

APN: 074-152-043-0013

Commonly known as: 3733 Seabrook Street, Houston, TX 77021

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated 07/26/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 08/03/2021 as Document No. RP-2021-437805 of the Real Property Records of Harris County, Texas.

Trustor(s): Oceanfront Realty, LLC, a(n) Original Beneficiary: RIVERBEND FUNDING, LLC  
Texas limited liability company

Current Beneficiary: CF-IF-2020-1, LLC 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, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4438

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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 \$434,000.00, executed by Oceanfront Realty, LLC, a(n) Texas limited liability company, and payable to the order of RIVERBEND FUNDING, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Oceanfront Realty, LLC, a(n) Texas limited liability company. CF-IF-2020-1, 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.

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

CF-IF-2020-1, LLC  
1415 Vantage Park Drive  
Suite 240  
Charlotte, NC 28203  
Eric Pezold  
[Epezold@svlaw.com](mailto:Epezold@svlaw.com)  
(714) 427-7414

Dated: 8/11/24

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

  
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



EXHIBIT "A"

LEGAL DESCRIPTION

**Tract 1: 3733 Seabrook Street**

BEING A 0.0673 ACRE TRACT (2,934 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 13 AND LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0673 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03):

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 71° 58' 40" WEST, ALONG SAID NORTH LINE OF SEABROOK STREET AND THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, CONTINUING ALONG SAID NORTH LINE OF SEABROOK STREET, PASSING A DISTANCE OF 15.19 FEET THE COMMON SOUTH CORNER OF SAID LOT 13 AND LOT 14, IN ALL A TOTAL DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON SOUTH CORNER OF LOT 13 AND LOT 12 OF SAID BLOCK 43 OF SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, A DISTANCE OF 45.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, ACROSS SAID LOT 13 AND LOT 14, A DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ACROSS SAID LOT 14, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0673 ACRES (2,934 SQUARE FEET) OF LAND.

**Tract 2: 7318 Lasalette**

BEING A 0.0797 ACRE TRACT (3,474 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 13 AND LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0797 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03):

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 18° 01' 20" EAST, ALONG SAID WEST LINE OF LASALETTE STREET AND THE EAST LINE OF SAID LOT 14, A DISTANCE OF 53.00 FEET TO MAG NAIL FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MIDDLE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 13 AND LOT 14, A DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE EAST LINE OF LOT 12 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON CORNER OF LOT 5, LOT 6, LOT 12 AND LOT 13 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 6, LOT 7, LOT 13 AND LOT 14, A DISTANCE OF 51.51 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ACROSS SAID LOT 14, A DISTANCE OF 29.82 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 13.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.67 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A MAG NAIL SET IN SAID WEST LINE OF LASALETTE STREET FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0797 ACRES (3,474 SQUARE FEET) OF LAND.

**Tract 3: 3741 Seabrook Street**

BEING A 0.0424 ACRE TRACT (1,845 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0424 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), SAID ROD BEING THE SOUTHEAST CORNER OF SAID LOT 14 AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ALONG SAID NORTH LINE OF SEABROOK STREET AND THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, ACROSS SAID LOT 14, A DISTANCE OF 53.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A MAG NAIL FOUND IN SAID WEST LINE OF LASALETTE STREET, SAID NAIL BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0424 ACRES (1,845 SQUARE FEET) OF LAND.

**Tract 4: 7316 Lasalette**

BEING A 0.0401 ACRE TRACT (1,748 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 18° 01' 20" EAST, ALONG SAID WEST LINE OF LASALETTE STREET AND THE EAST LINE OF SAID

**LOT 14, A DISTANCE OF 81.51 FEET TO MAG NAIL SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 13.88 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 29.82 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE SOUTH LINE OF LOT 7 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 71° 58' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 14, A DISTANCE OF 48.49 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN SAID WEST LINE OF LASALETTE STREET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 38.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0401 ACRES (1,748 SQUARE FEET) OF LAND.**

**UNOFFICIAL COPY**

# Notice of Substitute Trustee Sale

F24-00186 TX  
1131-001725/399348879

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

Legal Description - See EXHIBIT "A"

APN: 074-152-043-0014

Commonly known as: 3741 Seabrook Street, Houston, TX 77021

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated 07/26/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 08/03/2021 as Document No. RP-2021-437805 of the Real Property Records of Harris County, Texas.

Trustor(s):	Oceanfront Realty, LLC, a(n) Texas limited liability company	Original Beneficiary:	RIVERBEND FUNDING, LLC
Current Beneficiary:	CF-IF-2020- 1, LLC	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, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4439

FILED 8/12/2024 1:47:52 PM

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 \$434,000.00, executed by Oceanfront Realty, LLC, a(n) Texas limited liability company, and payable to the order of RIVERBEND FUNDING, LLC; (2) all renewals and extensions of the note, and (3) any and all present and future indebtedness of Oceanfront Realty, LLC, a(n) Texas limited liability company. CF-IF-2020- 1, 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.

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

CF-IF-2020- 1, LLC  
1415 Vantage Park Drive  
Suite 240  
Charlotte, NC 28203  
Eric Pezold  
[Epezold@swlaw.com](mailto:Epezold@swlaw.com)  
(714) 427-7414

Dated: 8/11/24

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

  
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

**EXHIBIT "A"****LEGAL DESCRIPTION****Tract 1: 3733 Seabrook Street**

BEING A 0.0673 ACRE TRACT (2,934 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 13 AND LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0673 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03):

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (80' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 71° 58' 40" WEST, ALONG SAID NORTH LINE OF SEABROOK STREET AND THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, CONTINUING ALONG SAID NORTH LINE OF SEABROOK STREET, PASSING A DISTANCE OF 15.19 FEET THE COMMON SOUTH CORNER OF SAID LOT 13 AND LOT 14, IN ALL A TOTAL DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON SOUTH CORNER OF LOT 13 AND LOT 12 OF SAID BLOCK 43 OF SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, A DISTANCE OF 45.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, ACROSS SAID LOT 13 AND LOT 14, A DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ACROSS SAID LOT 14, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0673 ACRES (2,934 SQUARE FEET) OF LAND.

**Tract 2: 7318 Lasalette**

BEING A 0.0797 ACRE TRACT (3,474 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 13 AND LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0797 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03):

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (80' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 18° 01' 20" EAST, ALONG SAID WEST LINE OF LASALETTE STREET AND THE EAST LINE OF SAID LOT 14, A DISTANCE OF 53.00 FEET TO MAG NAIL FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MIDDLE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 13 AND LOT 14, A DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE EAST LINE OF LOT 12 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON CORNER OF LOT 5, LOT 6, LOT 12 AND LOT 13 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 6, LOT 7, LOT 13 AND LOT 14, A DISTANCE OF 51.51 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ACROSS SAID LOT 14, A DISTANCE OF 29.82 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 13.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.67 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A MAG NAIL SET IN SAID WEST LINE OF LASALETTE STREET FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0797 ACRES (3,474 SQUARE FEET) OF LAND.

**Tract 3: 3741 Seabrook Street**

BEING A 0.0424 ACRE TRACT (1,845 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0424 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), SAID ROD BEING THE SOUTHEAST CORNER OF SAID LOT 14 AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ALONG SAID NORTH LINE OF SEABROOK STREET AND THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, ACROSS SAID LOT 14, A DISTANCE OF 53.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A MAG NAIL FOUND IN SAID WEST LINE OF LASALETTE STREET, SAID NAIL BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0424 ACRES (1,845 SQUARE FEET) OF LAND.

**Tract 4: 7316 Lasalette**

BEING A 0.0401 ACRE TRACT (1,748 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 18° 01' 20" EAST, ALONG SAID WEST LINE OF LASALETTE STREET AND THE EAST LINE OF SAID

**LOT 14, A DISTANCE OF 61.51 FEET TO MAG NAIL SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 13.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 29.82 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE SOUTH LINE OF LOT 7 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 71° 58' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 14, A DISTANCE OF 48.49 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN SAID WEST LINE OF LASALETTE STREET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 38.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0401 ACRES (1,748 SQUARE FEET) OF LAND.**

**COPY UNOFFICIAL**



# Notice of Substitute Trustee Sale

F24-00187 TX  
1131-001725/399348879

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

Legal Description - See EXHIBIT "A"

APN: 074-152-043-0018

Commonly known as: 7316 Lasalette Street, Houston, TX 77021

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated 07/26/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 08/03/2021 as Document No. RP-2021-437805 of the Real Property Records of Harris County, Texas.

Trustor(s):	Oceanfront Realty, LLC, a(n) Texas limited liability company	Original Beneficiary:	RIVERBEND FUNDING, LLC
Current Beneficiary:	CF-IF-2020- 1, LLC	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, 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 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 \$434,000.00, executed by Oceanfront Realty, LLC, a(n) Texas limited liability company, and payable to the order of RIVERBEND FUNDING, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Oceanfront Realty, LLC, a(n) Texas limited liability company. CF-IF-2020- 1, 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.

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

CF-IF-2020- 1, LLC  
1415 Vantage Park Drive  
Suite 240  
Charlotte, NC 28203  
Eric Pezold  
[Epezold@swlaw.com](mailto:Epezold@swlaw.com)  
(714) 427-7414

Dated: 8/11/24

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

  
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

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Tract 1: 3733 Seabrook Street**

**BEING A 0.0873 ACRE TRACT (2,934 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 13 AND LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0873 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03):**

**COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;**

**THENCE NORTH 71° 58' 40" WEST, ALONG SAID NORTH LINE OF SEABROOK STREET AND THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, CONTINUING ALONG SAID NORTH LINE OF SEABROOK STREET, PASSING A DISTANCE OF 15.19 FEET THE COMMON SOUTH CORNER OF SAID LOT 13 AND LOT 14, IN ALL A TOTAL DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON SOUTH CORNER OF LOT 13 AND LOT 12 OF SAID BLOCK 43 OF SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 18° 01' 20" EAST, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, A DISTANCE OF 45.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 71° 58' 40" EAST, ACROSS SAID LOT 13 AND LOT 14, A DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 18° 01' 20" WEST, ACROSS SAID LOT 14, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0873 ACRES (2,934 SQUARE FEET) OF LAND.**

**Tract 2: 7318 Lasalette**

**BEING A 0.0797 ACRE TRACT (3,474 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 13 AND LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0797 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03):**

**COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;**

**THENCE NORTH 18° 01' 20" EAST, ALONG SAID WEST LINE OF LASALETTE STREET AND THE EAST LINE OF SAID LOT 14, A DISTANCE OF 53.00 FEET TO MAG NAIL FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MIDDLE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 13 AND LOT 14, A DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE EAST LINE OF LOT 12 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4440  
FILED 8/12/2024 1:47:53 PM

THENCE NORTH 18° 01' 20" EAST, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON CORNER OF LOT 5, LOT 6, LOT 12 AND LOT 13 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 6, LOT 7, LOT 13 AND LOT 14, A DISTANCE OF 51.51 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ACROSS SAID LOT 14, A DISTANCE OF 29.82 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 13.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.67 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A MAG NAIL SET IN SAID WEST LINE OF LASALETTE STREET FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0797 ACRES (3,474 SQUARE FEET) OF LAND.

**Tract 3: 3741 Seabrook Street**

BEING A 0.0424 ACRE TRACT (1,845 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0424 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), SAID ROD BEING THE SOUTHEAST CORNER OF SAID LOT 14 AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ALONG SAID NORTH LINE OF SEABROOK STREET AND THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, ACROSS SAID LOT 14, A DISTANCE OF 53.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A MAG NAIL FOUND IN SAID WEST LINE OF LASALETTE STREET, SAID NAIL BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0424 ACRES (1,845 SQUARE FEET) OF LAND.

**Tract 4: 7316 Lasalette**

BEING A 0.0401 ACRE TRACT (1,748 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 18° 01' 20" EAST, ALONG SAID WEST LINE OF LASALETTE STREET AND THE EAST LINE OF SAID

**LOT 14, A DISTANCE OF 61.51 FEET TO MAG NAIL SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.57 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 13.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 29.82 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE SOUTH LINE OF LOT 7 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 71° 58' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 14, A DISTANCE OF 48.49 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN SAID WEST LINE OF LASALETTE STREET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 38.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0401 ACRES (1,748 SQUARE FEET) OF LAND.**

UNOFFICIAL COPY

# Notice of Substitute Trustee Sale

F24-00188 TX  
1131-001725/399348879

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

Legal Description - See EXHIBIT "A"

APN: 074-152-043-0019

Commonly known as: 7318 Lasalette Street, Houston, TX 77021

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated 07/26/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 08/03/2021 as Document No. RP-2021-437805 of the Real Property Records of Harris County, Texas.

Trustor(s):	Oceanfront Realty, LLC, a(n) Texas limited liability company	Original Beneficiary:	RIVERBEND FUNDING, LLC
Current Beneficiary:	CF-IF-2020-1 LLC	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, 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 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 \$434,000.00, executed by Oceanfront Realty, LLC, a(n) Texas limited liability company, and payable to the order of RIVERBEND FUNDING, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Oceanfront Realty, LLC, a(n) Texas limited liability company. CF-IF-2020-1 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.

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

CF-IF-2020-1 LLC  
1415 Vantage Park Drive  
Suite 240  
Charlotte, NC 28203  
Eric Pezold  
Epezold@swlaw.com  
(714) 427-7414

Dated: 8/11/24

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

  
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

COPY UNOFFICIAL



## EXHIBIT "A"

LEGAL DESCRIPTION**Tract 1: 3733 Seabrook Street**

BEING A 0.0673 ACRE TRACT (2,934 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 13 AND LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0673 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03):

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 71° 58' 40" WEST, ALONG SAID NORTH LINE OF SEABROOK STREET AND THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, CONTINUING ALONG SAID NORTH LINE OF SEABROOK STREET, PASSING A DISTANCE OF 15.19 FEET THE COMMON SOUTH CORNER OF SAID LOT 13 AND LOT 14, IN ALL A TOTAL DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON SOUTH CORNER OF LOT 13 AND LOT 12 OF SAID BLOCK 43 OF SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, A DISTANCE OF 45.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, ACROSS SAID LOT 13 AND LOT 14, A DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ACROSS SAID LOT 14, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0673 ACRES (2,934 SQUARE FEET) OF LAND.

**Tract 2: 7318 Lasalette**

BEING A 0.0797 ACRE TRACT (3,474 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 13 AND LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0797 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03):

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE NORTH 18° 01' 20" EAST, ALONG SAID WEST LINE OF LASALETTE STREET AND THE EAST LINE OF SAID LOT 14, A DISTANCE OF 53.00 FEET TO MAG NAIL FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MIDDLE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 13 AND LOT 14, A DISTANCE OF 65.19 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE EAST LINE OF LOT 12 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;



**THENCE NORTH 18° 01' 20" EAST, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON CORNER OF LOT 5, LOT 6, LOT 12 AND LOT 13 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 71° 58' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 6, LOT 7, LOT 13 AND LOT 14, A DISTANCE OF 51.51 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 18° 01' 20" WEST, ACROSS SAID LOT 14, A DISTANCE OF 29.52 FEET TO A 5/8-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 13.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 18° 01' 20" WEST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.67 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A MAG NAIL SET IN SAID WEST LINE OF LASALETTE STREET FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0797 ACRES (3,474 SQUARE FEET) OF LAND.**

**Tract 3: 3741 Seabrook Street**

**BEING A 0.0424 ACRE TRACT (1,845 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0424 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);**

**BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), SAID ROD BEING THE SOUTHEAST CORNER OF SAID LOT 14 AND OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 71° 58' 40" WEST, ALONG SAID NORTH LINE OF SEABROOK STREET AND THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE NORTH 18° 01' 20" EAST, ACROSS SAID LOT 14, A DISTANCE OF 53.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 71° 58' 40" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A MAG NAIL FOUND IN SAID WEST LINE OF LASALETTE STREET, SAID NAIL BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0424 ACRES (1,845 SQUARE FEET) OF LAND.**

**Tract 4: 7316 Lasalette**

**BEING A 0.0401 ACRE TRACT (1,748 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 14 BLOCK 43 OF SOUTH END SUNNYSIDE AN UNRECORDED SUBDIVISION SITUATED IN LOUIS GLADITCH SURVEY, ABSTRACT NO. 304, HARRIS COUNTY, TEXAS; SAID 0.0401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);**

**COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SEABROOK STREET (60' WIDE) AND THE WEST RIGHT OF WAY LINE OF LASALETTE STREET (60' WIDE), AT THE SOUTHEAST CORNER OF SAID LOT 14;**

**THENCE NORTH 18° 01' 20" EAST, ALONG SAID WEST LINE OF LASALETTE STREET AND THE EAST LINE OF SAID**

LOT 14, A DISTANCE OF 61.51 FEET TO MAG NAIL SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, ACROSS SAID LOT 14, A DISTANCE OF 34.81 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 8.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 71° 58' 40" WEST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 13.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18° 01' 20" EAST, CONTINUING ACROSS SAID LOT 14, A DISTANCE OF 29.82 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE SOUTH LINE OF LOT 7 OF SAID BLOCK 43 SOUTH END SUNNYSIDE UNRECORDED SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 58' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 14, A DISTANCE OF 48.49 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN SAID WEST LINE OF LASALETTE STREET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18° 01' 20" WEST, ALONG SAID WEST LINE OF LASALETTE STREET, A DISTANCE OF 38.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0401 ACRES (1,748 SQUARE FEET) OF LAND.

COPY

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

**Date:** August 9, 2024

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

**Mortgagee:** Casita Capital, LLC

**Mortgagee's Address:** 5502 58th St., Lubbock, Texas 79414

**Note:** Note dated November 20, 2023, in the amount of \$171,900.00.

**Deed of Trust:**

**Date:** November 20, 2023

**Grantor:** Pablo Garza Chaidez

**Mortgagee:** Casita Capital, LLC

**Recording Information:** Recorded in Document No. RP-2023-444083 dated November 21, 2023.

**Property (Including any Improvements):** Lot 34, in block 5, of sheldon woods, section two (2), a subdivision in Harris county, Texas, according to the map or plat thereof, recorded in Volume 64, Page 65, of the map records of Harris County, Texas.

**County:** Harris

**Date of Sale:** September 3rd, 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

**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.**

FILED 8/12/2024 1:47:55 PM  
FRCL-2024-4442  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS


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.

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

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 September 3, 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  
Asset Mitigation and Loss  
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 8/12/24

AMAR SOOD  
NAME

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

UNOFFICIAL

f:\wp61\firannezhad-ybarra\notice3

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

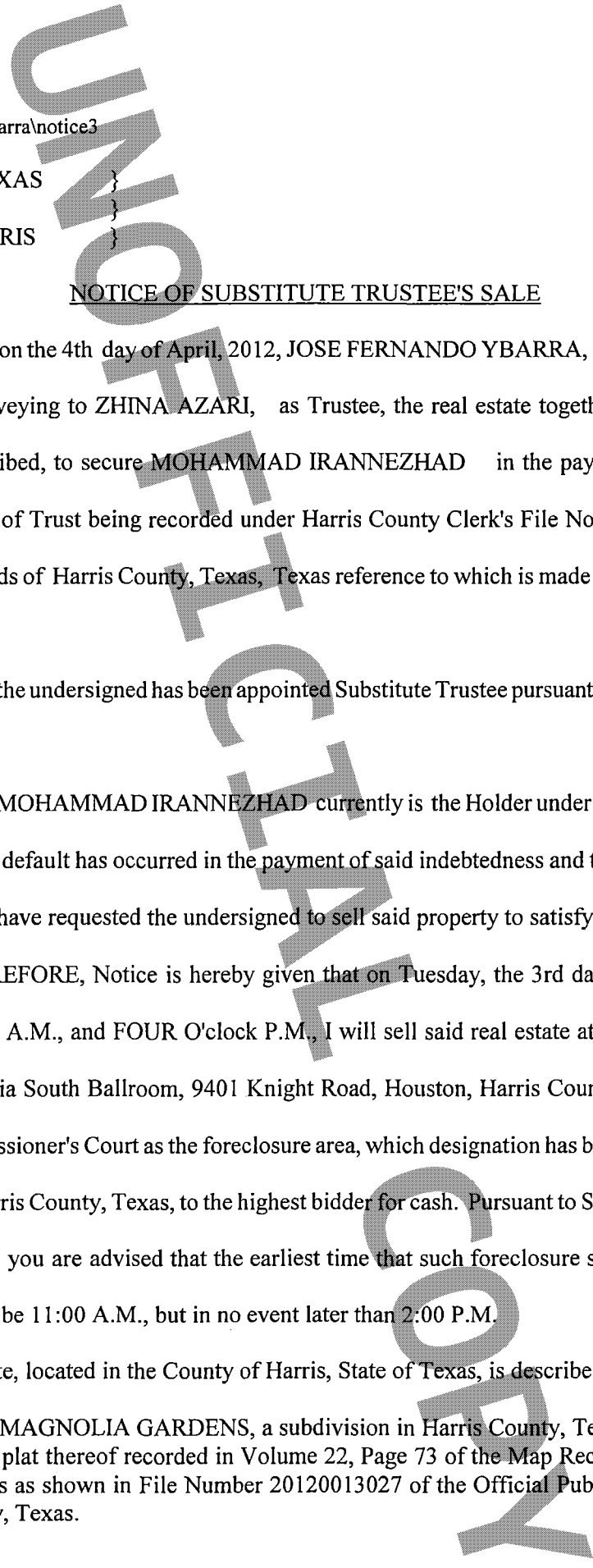
WHEREAS, default has occurred in the payment of said indebtedness and the same is now wholly due, and the Holders have requested the undersigned to sell said property to satisfy said indebtedness;

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 3rd day of September, 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4446  
FILED 8/12/2024 2:10:18 PM



FRCL-2024-4446 FILED 8/12/2024 2:10:18 PM

f:\wp61\firannezhad-ybarra\notice3

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 6<sup>th</sup> day of August, 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 6<sup>th</sup> day of August, 2024 by M. R. CARR. The acknowledging person personally appeared by:

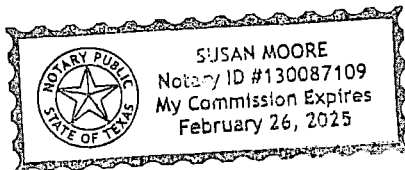
physically appearing before me.

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

(S E A L)



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4443  
FILED 8/12/2024 1:52:03 PM

Firm File No. CBXS23043

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS                    §  
  §  
COUNTY OF HARRIS             §

**DEED OF TRUST:**

Date: May 20, 2019  
Grantor: Kattina Marie Gregory  
Original Beneficiary: Cadence Bank, N.A.  
Trustee: Sharon Geib  
Recording Info: Clerk's File No. RP-2019-214472 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

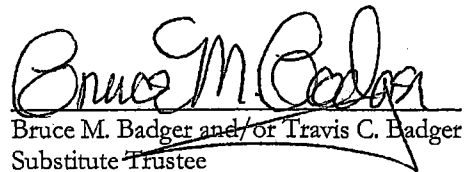
**PROPERTY DESCRIPTION:** Lot Twenty-One (21), in Block One (1), Park at Independence Bend, an Addition to the City of Baytown, Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 586229, and amended under Film Code No. 592006 of the Map Records of Harris County, Texas.

**DATE OF SALE:** Tuesday, September 3, 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: August 12, 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-2024-4444  
FILED 8/12/2024 1:55:18 PM

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

**DEED OF TRUST:**

Date: April 28, 2020  
Grantor: Ramon Valdivia  
Original Beneficiary: Cadence Bank, N.A.  
Trustee: Sharon E. Geib  
Recording Info: Clerk's File No. RP-2020-180157 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

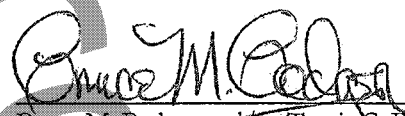
**PROPERTY DESCRIPTION:** Lot 2, Block 2, Hannover Village, Sec 4, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 536137, Map Records of Harris County, Texas.

**DATE OF SALE:** Tuesday, September 3, 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: August 12, 2024

  
\_\_\_\_\_  
Bruce M. Badger and/or Travis C. Badger  
Substitute Trustee

**PREPARED BY:**  
**BADGER LAW** PLLC  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS §  
   §  
COUNTY OF HARRIS §

**DEED OF TRUST:**  
Date: October 31, 2016  
Grantor: Alfonso Gutierrez and Jazmin Quintanilla-Galvan  
Original Beneficiary: Saltgrass Investments, LLC  
Trustee: Travis Badger  
Recording Info: Clerk's File No. RP-2016-492451 of the Real Property Records of Harris County, Texas

**CURRENT BENEFICIARY:** Hardy Ventures, LLC

**SUBSTITUTE TRUSTEE:** Bruce M. Badger and/or Travis C. Badger  
**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


**PROPERTY DESCRIPTION:** Lot Five Hundred Sixty-Two (562), and Five Hundred Sixty-Three (563), in Block Thirty-Seven (37), of Beaumont Place, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 36, Page 21 of the Map Records of Harris County, Texas.

**DATE OF SALE:** Tuesday, September 3, 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: August 12, 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-2024-4445  
FILED 8/12/2024 1:55:37 PM

UNOFFICIAL 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:** August 12, 2024

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

**Date:** August 5, 2022

**Grantor:** Deyanira Veliz and Juan Manuel Lopez

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2022-470964 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzales

**Promissory Note ("Note"):**

**Date:** August 5, 2022

**Borrower:** Deyanira Veliz and Juan Manuel Lopez

**Lender:** The Owner Finance Company

**Original Principal Amount:** \$235,450.00

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

**LOT SIXTEEN (16), IN BLOCK TWO (2), OF WAYSIDE VILLAGE SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 596142 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH IS COMMONLY KNOWN AS 8038 NARROW BROOK WAY, HOUSTON, TEXAS 77016 ("PROPERTY ADDRESS").**

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

**Date:** Tuesday, September 03, 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.

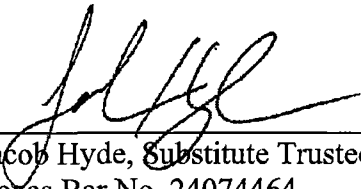
**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**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** August 12, 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

FILED 8/12/2024 2:42:11 PM FRCL-2024-4448 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**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:** August 12, 2024

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

**Date:** September 7, 2022

**Grantor:** Perla Gutierrez Moreno and Pedro Escobar Patino

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2022-518818 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzalez

**Promissory Note ("Note"):**

**Date:** September 7, 2022

**Borrower:** Perla Gutierrez Moreno and Pedro Escobar Patino

**Lender:** The Owner Finance Company

**Original Principal Amount:** \$315,000.00

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

**LOT 19, BLOCK 12, OF OAK CREEK VILLAGE, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 177, PAGE 79, OF THE MAP AND/OR RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 15026 FALLING CREEK DRIVE, HOUSTON, TEXAS 7068 ("PROPERTY ADDRESS")**

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

FILED 8/12/2024 2:42:11 PM FRCL-2024-4448 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**Date:** Tuesday, September 03, 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.

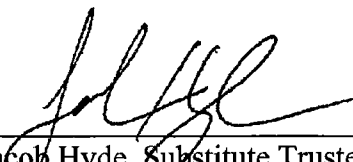
**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**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** August 12, 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-2024-4449

FILED 8/12/2024 2:42:12 PM

**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:** August 12, 2024

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

**Date:** July 10, 2020

**Grantor:** Bernardino Lopez and Lucy Oneydy Bolainez Banegas

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2020-636786 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzales

**Promissory Note ("Note"):**

**Date:** July 10, 2020

**Borrower:** Bernardino Lopez and Lucy Oneydy Bolainez Banegas

**Lender:** The Owner Finance Company

**Original Principal Amount:** \$238,500.00

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

**LOT FIVE (5), IN BLOCK SEVENTEEN (17), OF CORRECTED PLAT OF LAKE WOOD FOREST, SECTION TEN (10), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLATE THEREOF, RECORDED IN VOLUME 289, PAGE 81 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS WHICH CURRENTLY HAS THE ADDRESS OF 13014 BELGRAVE DRIVE, CYPRESS, TEXAS 77429 ("PROPERTY ADDRESS").**

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

**Date:** Tuesday, September 03, 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** August 12, 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 NON-JUDICIAL FORECLOSURE SALE**

THE STATE OF TEXAS                    )  
  )  
COUNTY OF HARRIS                 )     KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by **MARIA YANIRA RODRIGUEZ**, as Grantor, to **ORVAL LEE MARLOW, II**, Trustee, dated February 27, 2024, for the benefit of the Beneficiary therein identified, duly recorded under Clerk’s File No. RP-2024-67099 , in the Official Public Records of Real Property for Harris County, Texas, which Deed of Trust Lien was assigned to Benito Hernandez, duly recorded under Clerk’s File No. RP-2024-67171, in the Official Public Records of Real Property for Harris County, Texas securing the payment of that one certain promissory note in the original principal amount of \$115,000.00, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **Tuesday, September 3, 2024**, at public auction to the highest bidder for cash in the area designated by the Harris County Commissioners Court at the hour of 1:00 p.m. or within three (3) hours thereafter of that day, the property described as follows:

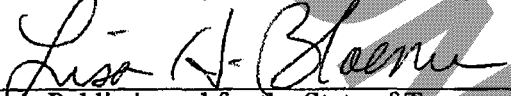
“LOTS 15 AND 16, IN BLOCK 5, OF WOOSTER HEIGHTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 725, PAGE 679, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS and more commonly known as 6301 Bayway Drive #1 (also known as 6301 Bayway Drive), Baytown, Texas 77520

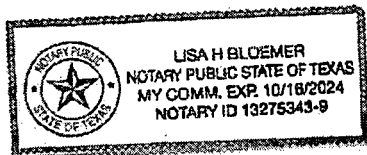
EXECUTED this 12th day of August, 2024.

  
\_\_\_\_\_  
**ORVAL LEE MARLOW II**, Trustee

STATE OF TEXAS                    )  
  )  
COUNTY OF HARRIS                 )

This Instrument was acknowledged before me on 12th day of August, 2024, by **ORVAL LEE MARLOW II**, as Trustee.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas





**NOTICE OF FORECLOSURE SALE**

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

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 TWENTY-FOUR (24) IN BLOCK FOUR (4), OF WESTOVER ADDTION, SECTION THREE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 22 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Also known as 1410 W Harris Avenue, Pasadena, Texas 77506

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

Date: September 3, 2024

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

Place: BAYOU CITY EVENT CENTER, 9401 KNIGHT RD., HOUSTON, HARRIS COUNTY, TEXAS, IN THE LARGE BALLROOM IN THE DESIGNATED AREA OUTLINED IN THE COMMISIONERS COURT ORDER or as designated by the County Commissioners.

The Deed of Trust permits the Beneficiary or 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 refileing 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, "AS IS," subject to the provisions of the deed of trust permitting the Beneficiary or 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 the 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 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 Shelia Natividad Hernandez.

5. **Obligations Secured.** The Deed of Trust is dated May 20, 2022, and was recorded on October 12, 2022, in the office of the County Clerk of Harris County, Texas, under File No. RP-2022505466, 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 \$115,000.00, executed by Shelia Natividad Hernandez and payable to the order of The Garza Family Limited Partnership.

Original Holder of Note and Beneficiary of Deed of Trust: The Garza Family Limited Partnership

Current Holder of Note and Beneficiary of Deed of Trust: The Garza Family Limited Partnership, whose address is 5502 Lawndale St., Houston, Texas 77023.

6. **Default and Request To Act.** Default has occurred under the Deed of Trust, and the beneficiary has requested Kelly Conklin, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale. The Garza Family Limited Partnership has instructed the Substitute Trustee to offer the property for sale in satisfaction of the Obligations.

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.

8. Substitute Trustee:  
Kelly Conklin  
Conklin Sternfels Petty, PLLC

Dated: July 31, 2024.

/s/ Kelly Conklin  
Kelly Conklin  
Substitute Trustee  
c/o Conklin Sternfels Petty, PLLC  
901 Heights Blvd.  
Houston, Texas 77008  
(713) 997-2405

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4452  
FILED 8/12/2024 3:13:58 PM

STATE OF TEXAS           §  
  §  
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, September 3, 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

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, and KARI LUTRINGER** (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]


IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the 12th day of August, 2024.

  
Forrest M. Smith III, Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS   §

The foregoing instrument was acknowledged before me on the 12th day of August, 2024, by Forrest M. Smith III, as Substitute Trustee.

UNOFFICIAL COPY

  
Notary Public, State of Texas

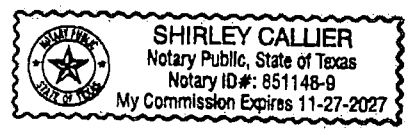


EXHIBIT A

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 (195,020 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



**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 Belt 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 RA 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)

Charter Title  
Company

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4454  
FILED 8/12/2024 3:20:21 PM

## 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 29, 2020, from GRIFFIN PINTO 2900 WESLAYAN, L.P., a Delaware limited partnership, as grantor, conveying the Property in trust to DAN J. GUARINO, as Trustee, for the benefit of Frost Bank ("Beneficiary"), recorded under Clerk's File Number RP-2020-42590, 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: **September 3, 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 Beneficiary 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 Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

The sale 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 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 29, 2020**, in the original principal amount of **NINETEEN MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$19,350,000.00)**, executed by **GRIFFIN PINTO 2900 WESLAYAN, L.P., a Delaware limited partnership**, 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 Beneficiary 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 August 12, 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 **GRIFFIN PINTO 2900 WESLAYAN, L.P., a Delaware limited partnership**, 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.

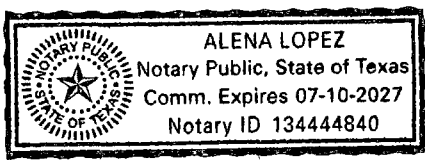
DATED this the 12<sup>TH</sup> day of AUGUST, 2024.

  
\_\_\_\_\_  
MATTHEW S. RUPLEY, Substitute Trustee

**ACKNOWLEDGMENT**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on this 12<sup>TH</sup> day of AUGUST, 2024, by **MATTHEW S. RUPLEY, Substitut e Trust ee.**



*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"**

ALL THAT CERTAIN 2.7984 ACRES OF LAND BEING ALL OF LOTS 8, 9, 10, AND 11, BLOCK 2, OF WESLAYAN CENTER, ACC ORDING TO THE PLAT THEREOF RECORDED IN VOLUMEN 47, PAGE 53 OF THE HARRIS COUNTY MAP RECORDS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED 04-19-2002 FROM 2900 WESLAYAN, LTD. TO WESLAYAN INVESTMENTS LLC, FILED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRYS COUNTY, TEXAS, AT CLERK'S FILE NO. V-74678 , FILM CODE 5 1-17-0808, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ESSEX LANE (60' WIDE) WITH THE WESTERLY RIGHT-OF-WAY LINE OF WESLAYAN ROAD (80' WIDE);

THENCE SOUTH 00° 00' 23" EAST - 460.00', WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID WESLAYAN ROAD TO A POINT FOR CORNER;

THENCE NORTH 89° 41' 00" WEST - 265.00', WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ALABAMA STREET (60' WIDE), TO A FOUND 5/8" IRON ROD WITH FOR CORNER;

THENCE NORTH 00° 00' 23" WEST - 460.00', WITH THE EASTERLY LINE OF ESSEX HOUSE, ACC ORDING TO THE PLAT THEREOF FILED AT FILM CODE 351042, HARRIS COUNTY MAP RECORDS, TO A FOUND 5/8" IRON ROD WITH THE CAP FOR CORNER;

THENCE SOUTH 89° 41' 00" EAST, 265.00' WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ESSEX LANE TO THE POINT OF THE BEGINNING AND CONTAINING 2.7984 ACRES (121,898 SQUARE FEET) OF LAND MORE OF LESS.

**Notice of Trustee's Sale**

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 3rd DAY OF SEPTEMBER 2024.

Date: August 9, 2024  
Trustee: Daniel W. Schreimann  
Mortgagee: BoRain Capital Fund – IV, LLC  
Note: Real Estate Lien Note dated November 25, 2014

**Deed of Trust**

Date: November 25, 2014  
Grantor: Alejandro Del Valle De La Vega and Irynadel Valle Kogai  
Lender: Integrity Bank, SSB  
Recording information: Document Number 3180972  
Property: Lot 12, Block 1, The Woodlands, Village of Creekside park, Section 23, a Subdivision in Harris County, Texas, according to the Plat thereof recorded under film No(s) 637002, Map Records, Harris County, Texas.

Also more commonly known as: 50 S. Fremont Ridge Loop, The Woodlands, Texas, 77389

**Assignment of Note and Lien and Deed of Trust**

Date: August 1, 2024  
Assignor: Independent Bank as successor and merger to Integrity Bank, SSB  
Assignee: BoRain Capital Fund – IV LLC

Original Payee: Integrity Bank, SSB  
Recording information: Document Number  
Property: Lot 12, Block 1, The Woodlands, Village of Creekside park, Section 23, a Subdivision in Harris County, Texas, according to the Plat thereof recorded under film No(s) 637002, Map Records, Harris County, Texas.

Substitute Trustee's Name: DANIEL W. SCHREIMANN OR TOMMY LEE OR ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, KYLE WALKER, ED HENDERSON, ANDREW MILLS-MIDDLEBROOK, OR ANY TO ACT.

Substitute Trustee's Address: c/o Schreimann & Associates, P.C., 8445 Freeport Parkway, Suite 175, Irving, Texas 75063

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

Time of Sale: 10:00 a.m.

Place of Sale: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD, HOUSTON, HARRIS COUNTY, TEXAS 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

DANIEL W. SCHREIMANN OR TOMMY LEE R ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, KYLE WALKER, ED HENDERSON, ANDREW MILLS-MIDDLEBROOK, OR ANY TO ACT as the Substitute Trustee under the Deed of Trust, and Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on September 3, 2024, Trustee will offer the Property for sale at public auction at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD, HOUSTON, HARRIS COUNTY, TEXAS 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 10:00 a.m., and the sale will be conducted no later than three hours thereafter.

  
Substitute Trustee

COPY UNOFFICIAL



**NOTICE OF FORECLOSURE SALE**

August 13, 2024

**Deed of Trust and Security Agreement ("Deed of Trust"):**

Dated: February 13, 2020

Grantor: Lonestar Earthwork Construction Inc.

Trustee: Russell C. Jones

Lender: Julie Rivers Capital, LLC

Recorded in Instrument No.: RP-2020-78158 of the real property records of Harris County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$147,000.00, executed by Lonestar Earthwork Construction Inc. ("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 One Hundred Five (105) in Block Seven (7) of SPRINGDALE SECTION TWO (2), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 48, Page 40 of the Map Records of Harris County, Texas (being more commonly known as 2119 Restridge Dr., Houston, Texas 77055).

**Foreclosure Sale:**

Date: Tuesday, September 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 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 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.

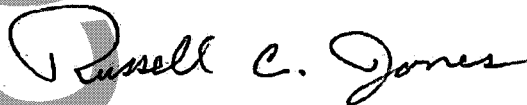
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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.**

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

**NOTICE OF FORECLOSURE SALE**

August 13, 2024

**Deed of Trust and Security Agreement ("Deed of Trust"):**

Dated: November 1, 2022

Grantor: South Coast Earth Materials, LLC.

Trustee: Russell C. Jones

Lender: Julie Rivers Capital, LLC

Recorded in Instrument No.: RP-2022-536746 of the real property records of Harris County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$297,500.00, executed by South Coast Earth Materials, 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:

Lot 31, Block 2, BERKSHIRE, SECTION 8, a subdivision in Harris County, Texas, according to the Map or Plat recorded in Film Code No. 550202, Map Records of Harris County, Texas. (being more commonly known as 16015 Cashel Park Lane, Houston, Texas 77084).

**Foreclosure Sale:**

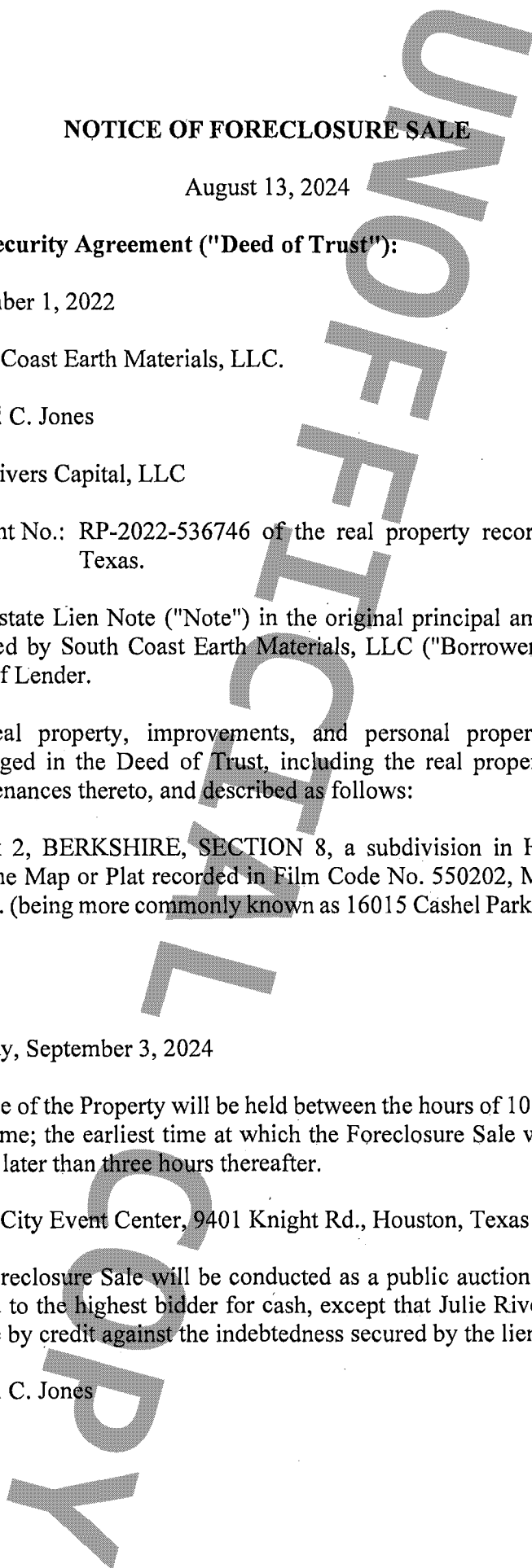
Date: Tuesday, September 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 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 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.**

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

RUSSELL C. JONES  
Trustee  
P.O. Box 19874  
Sugar Land, TX 77496  
Telephone (281) 242-8100

UNOFFICIAL COPY

### Notice of Substitute Trustee Sale

T.S. #: 24-11794

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

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

Date: 9/3/2024

Time: The sale will begin no earlier than 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 THIRTY TWO (32), BLOCK TWO (2) OF REPLAT OF HERITAGE ADDITION, SECTION TWO (2) AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 231, PAGE 86 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 1/26/2009 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No 20090041949, recorded on 2/3/2009, of the Real Property Records of Harris County, Texas.  
Property Address: 402 BOONE COURT DEER PARK, TEXAS 77536

Trustor(s): JAMES FRANKLIN HART Original Beneficiary: URBAN FINANCIAL GROUP

Current Beneficiary: GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 Loan Servicer: GITSIT Solutions, LLC

Current Substituted Trustees: 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

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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.

COPY UNOFFICIAL

T.S. #: 24-11794

**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 JAMES FRANKLIN HART, UNMARRIED. 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 \$231,000.00, executed by JAMES FRANKLIN HART, UNMARRIED, 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 JAMES FRANKLIN HART, UNMARRIED to JAMES FRANKLIN HART. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 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, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1**  
c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400,  
Orange, CA 92868  
888) 566-3287

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4466


FILED 8/13/2024 9:12:37 AM



T.S. #: 24-11794

Dated: 8-13-24

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,



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

FILED 8/13/2024 9:12:37 AM  
FRCL-2024-4467  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## Notice of Substitute Trustee Sale

T.S. #: 24-11819

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

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

Date: 9/3/2024  
Time: The sale will begin no earlier than 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 LEGAL DESCRIPTION AS EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES**

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 7/26/2010 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No 20100328593, recorded on 8/3/2010, in Book --, Page --, of the Real Property Records of Harris County, Texas.  
Property Address: 412 LYNDALE DRIVE HIGHLANDS, TEXAS 77562

Trustor(s): **MARILYN R MORTON and ROBBIE L MORTON**  
Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR URBAN FINANCIAL GROUP, ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1**  
Loan Servicer: **GITSIT Solutions, LLC**

Current Substituted Trustees: **Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC**

T.S. #: 24-11819

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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 ROBBIE L. MORTON AND WIFE MARILYN R. MORTON. 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 \$139,500.00, executed by ROBBIE L. MORTON AND WIFE MARILYN R. MORTON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR URBAN FINANCIAL GROUP, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ROBBIE L. MORTON AND WIFE MARILYN R. MORTON to MARILYN R. MORTON and ROBBIE L. MORTON. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 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**

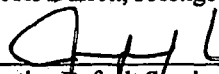
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1**  
c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400  
Orange, CA 92868  
888) 566-3287

T.S. #: 24-11819

Dated: 8-13-24

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

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

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

UNOFFICIAL

COPY

T.S. #: 24-11819

**Exhibit "A"**

**LEGAL DESCRIPTION:**

BEING THE NORTHERLY PART OF LOT 10, BLOCK 1, AND THE SOUTHERLY PART OF LOT 4 OF SCHOOL TERRACE, A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 18 OF UNIT "C" ELENA FRUIT AND COTTON FARMS, HARRIS COUNTY, TEXAS, AS RECORDED IN VOLUME 162 AT PAGE 1, HARRIS COUNTY MAP RECORDS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF LYNDALE DRIVE, SAID POINT BEING NORTH A DISTANCE OF 46.24 FEET FROM THE SOUTHEAST CORNER OF LOT 10, SAID POINT ALSO BEING SOUTH A DISTANCE OF 953.76 FEET FROM THE SOUTHWESTERLY RIGHT-OF-WAY INTERSECTION OF LYNDALE DRIVE AND WALLISVILLE ROAD:  
THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF LYNDALE DRIVE A DISTANCE OF 77.08 FEET TO POINT FOR CORNER:  
THENCE WEST A DISTANCE OF 135.00 FEET TO POINT FOR CORNER, SAID POINT BEING IN THE WEST BOUNDARY LINE OF SCHOOL TERRACE:  
THENCE SOUTH ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 77.08 FEET TO POINT FOR CORNER:  
THENCE EAST A DISTANCE OF 135.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.2389 ACRES OF LAND, MORE OR LESS; AND BEING COMMONLY REFERRED TO AS LOT "K" IN BLOCK 1, OF SCHOOL TERRACE.

UNOFFICIAL COPY

### Notice of Substitute Trustee Sale

T.S. #: 24-11800

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

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

**Date:** 9/3/2024

**Time:** The sale will begin no earlier than 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 TWENTY-SIX (26), BLOCK THREE (3), BRIDGESTONE, SECTION SIX (6) A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 316, PAGE 137 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

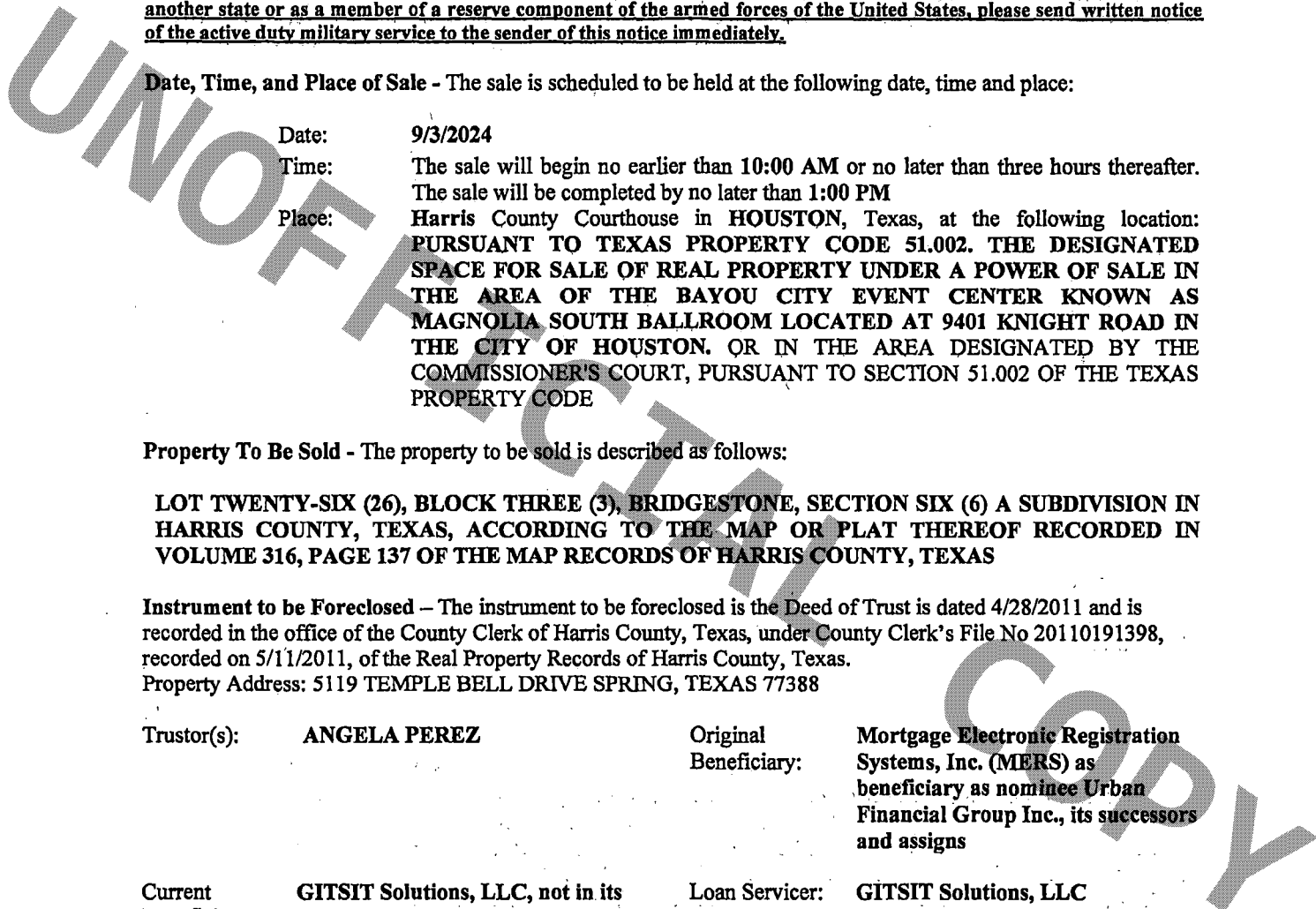
**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 4/28/2011 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No 20110191398, recorded on 5/11/2011, of the Real Property Records of Harris County, Texas.  
Property Address: 5119 TEMPLE BELL DRIVE SPRING, TEXAS 77388

<b>Trustor(s):</b>	<b>ANGELA PEREZ</b>	<b>Original Beneficiary:</b>	<b>Mortgage Electronic Registration Systems, Inc. (MERS) as beneficiary as nominee Urban Financial Group Inc., its successors and assigns</b>
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<b>Current Beneficiary:</b>	<b>GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1</b>	<b>Loan Servicer:</b>	<b>GITSIT Solutions, LLC</b>
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<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, Nicole Durrett, Prestige Default Services, LLC</b>
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



T.S. #: 24-11800

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 ANGELA PEREZ, UNMARRIED. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$217,500.00, executed by ANGELA PEREZ, UNMARRIED, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS) as beneficiary as nominee Urban Financial Group Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ANGELA PEREZ, UNMARRIED to ANGELA PEREZ. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 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

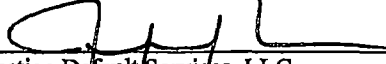
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1**  
c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400  
Orange, CA 92868  
888) 566-3287

T.S. #: 24-11800

Dated: 8-13-24

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

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

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4468

FILED 8/13/2024 9:12:37 AM



### Notice of Substitute Trustee Sale

T.S. #: 24-11867

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

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

Date: 9/3/2024

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 PM

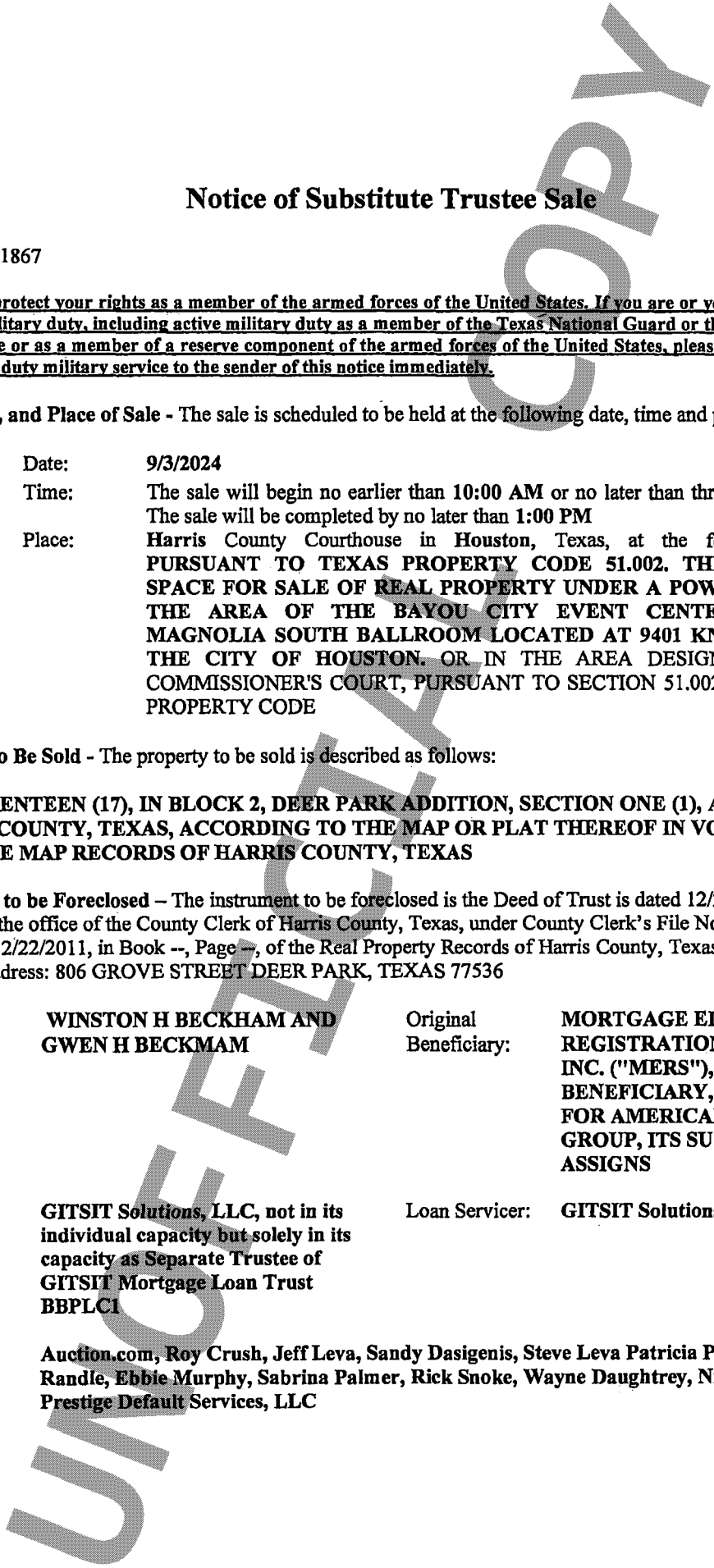
Place: Harris County Courthouse in Houston, Texas, at the following location:  
**PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE 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 SEVENTEEN (17), IN BLOCK 2, DEER PARK ADDITION, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF IN VOLUME 37, PAGE 45 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS**

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 12/23/2010 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No 20110072409, recorded on 2/22/2011, in Book --, Page --, of the Real Property Records of Harris County, Texas.  
Property Address: 806 GROVE STREET DEER PARK, TEXAS 77536

Trustor(s):	WINSTON H BECKHAM AND GWEN H BECKMAM	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Current Beneficiary:	GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1	Loan Servicer:	GITSIT Solutions, LLC
Current Substituted Trustees:	Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC		



T.S. #: 24-11867

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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 WINSTON H BECKHAM AND WIFE, GWEN H BECKMAM. 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 \$168,000.00, executed by WINSTON H BECKHAM AND WIFE, GWEN H BECKMAM, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of WINSTON H BECKHAM AND WIFE, GWEN H BECKMAM to WINSTON H BECKHAM AND GWEN H BECKMAM. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 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**

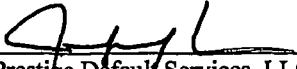
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1**  
c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400  
Orange, CA 92868  
(888) 566-3287

T.S. #: 24-11867

Dated: 8-13-24

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

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

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

UNOFFICIAL

### Notice of Substitute Trustee Sale

T.S. #: 24-11877

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

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

**Date:** 9/3/2024

**Time:** The sale will begin no earlier than 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 TEN (10), IN BLOCK TWO (2), OF ROSELAND OAKS, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 58, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 11/16/2009 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No 20090532079, recorded on 11/23/2009, in Book 068-98, Page 2143, of the Real Property Records of Harris County, Texas.  
Property Address: 2008 OAK SHADOWS ST BAYTOWN TX 77520

<b>Trustor(s):</b>	<b>P T EICHELBERGER JR. AND REBA EICHELBERGER</b>	<b>Original Beneficiary:</b>	<b>METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.,</b>
<b>Current Beneficiary:</b>	<b>GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1</b>	<b>Loan Servicer:</b>	<b>GITSIT Solutions, LLC</b>
<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>		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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. #: 24-11877

**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 P T EICHELBERGER JR. AND WIFE REBA EICHELBERGER . 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 \$472,500.00, executed by P T EICHELBERGER JR. AND WIFE REBA EICHELBERGER , and payable to the order of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of P T EICHELBERGER JR. AND WIFE REBA EICHELBERGER to P T EICHELBERGER JR. AND REBA EICHELBERGER . GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 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, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1**  
c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400,  
Orange, CA 92868  
(888) 566-3287

T.S. #: 24-11877

Dated: 8-13-24

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,

  
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

COPY

ORIGINAL

**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 certain Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

**INFORMATION REGARDING THE SALE:**

- Date of Sale:** Tuesday, September 3, 2024.
- Time of Sale:** The earliest time at which the sale shall occur is 10 a.m. The sale shall begin at that time or not later than three hours after that time.
- Place of Sale:** 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.

**INFORMATION REGARDING THE DEED OF TRUST LIEN:**

- Name of Document:** Deed of Trust
- Date:** January 7, 2024
- Grantor:** Ray Hines
- Lender:** S6 Holdings LLC
- Trustee:** Toni Schild
- Recording Information:** Instrument No. RP-2024-249289, Official Public Records, Harris County, Texas
- Property Description:** The real property described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all buildings, fixtures and other real property improvements located thereon; and the benefits and appurtenances on or appertaining to said real property and improvements (the "Property") (also known as 11819 Cathy Drive, Houston, Texas).

**INFORMATION REGARDING THE DEBT SECURED:**

**Name of Document:** Real Estate Lien Note  
**Date:** January 7, 2024  
**Face Amount:** \$300,000.00  
**Original Maker:** Ray Hines  
**Original Payee:** S6 Holdings LLC  
**Owner and Holder of Note and Deed of Trust:** S6 Holdings LLC

**THE DEBT HAS BEEN ACCELERATED:**

The maturity of the indebtedness secured by the Deed of Trust was accelerated on August 12, 2024 according to the terms of the Real Estate Lien Note and remains unpaid.

The owner and holder of the indebtedness, S6 Holdings LLC, has requested that any one or more of the individuals identified below, acting as Substitute Trustee under the Deed of Trust, acting either individually or jointly, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time and place set forth above, the Substitute Trustee will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on August 13, 2024.


  
\_\_\_\_\_  
Sandy Dasigenis, Jeff Leva, Steve Leva,  
Nicole Durrett, Substitute Trustee  
10406 Rockley Road  
Houston, Harris County, Texas



EXHIBIT "A"

A TRACT OF LAND IN MOSSY OAKS AND/OR MOSSY OAKS ESTATES, A SUBDIVISION OF 60,233 ACRES OUT OF THE JAMES MORGAN SURVEY. ABSTRACT 788. HARRIS COUNTY, TEXAS, SAID 60.233 ACRE TRACT BEING TRACT 12, CONVEYED TO MRS. AMELIA THOMPSON. IN PARTITION DEED IN VOLUME 36, PAGE 207, DEED RECORDS, LESS THE NORTH 30.00 FEET TO HARRIS COUNTY, IN VOLUME 383, PAGE 300, DEED RECORDS AND BEING THE SAME PROPERTY DESCRIBED IN DEED FROM EVELYN V. ROPP ET AL TO CHARLES E. TAIT, ET UX, TO BRUCE D. WEAVER AND KELLY WILLIAMS IN VOLUME 5459, PAGE 376 OF THE DEED RECORDS, DESCRIBED AS FOLLOWS:

TRACT NUMBER 214:

BEGINNING AT A POINT LOCATED AT A 1/4 INCH IRON PIPE SET FOR NORTHWEST CORNER OF SAID 60.233 ACRE TRACT:

THENCE EAST ALONG THE NORTH LINE OF SAID 60.233 ACRE TRACT A DISTANCE OF 1040 FEET TO A POINT OF INTERSECTION OF THE SOUTH LINE OF CYPRESS NORTH HOUSTON ROAD AND THE WEST LINE OF CATHY DRIVE, AS ESTABLISHED BY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 5631, PAGE 539, OF THE DEED RECORDS, HARRIS COUNTY, TEXAS.

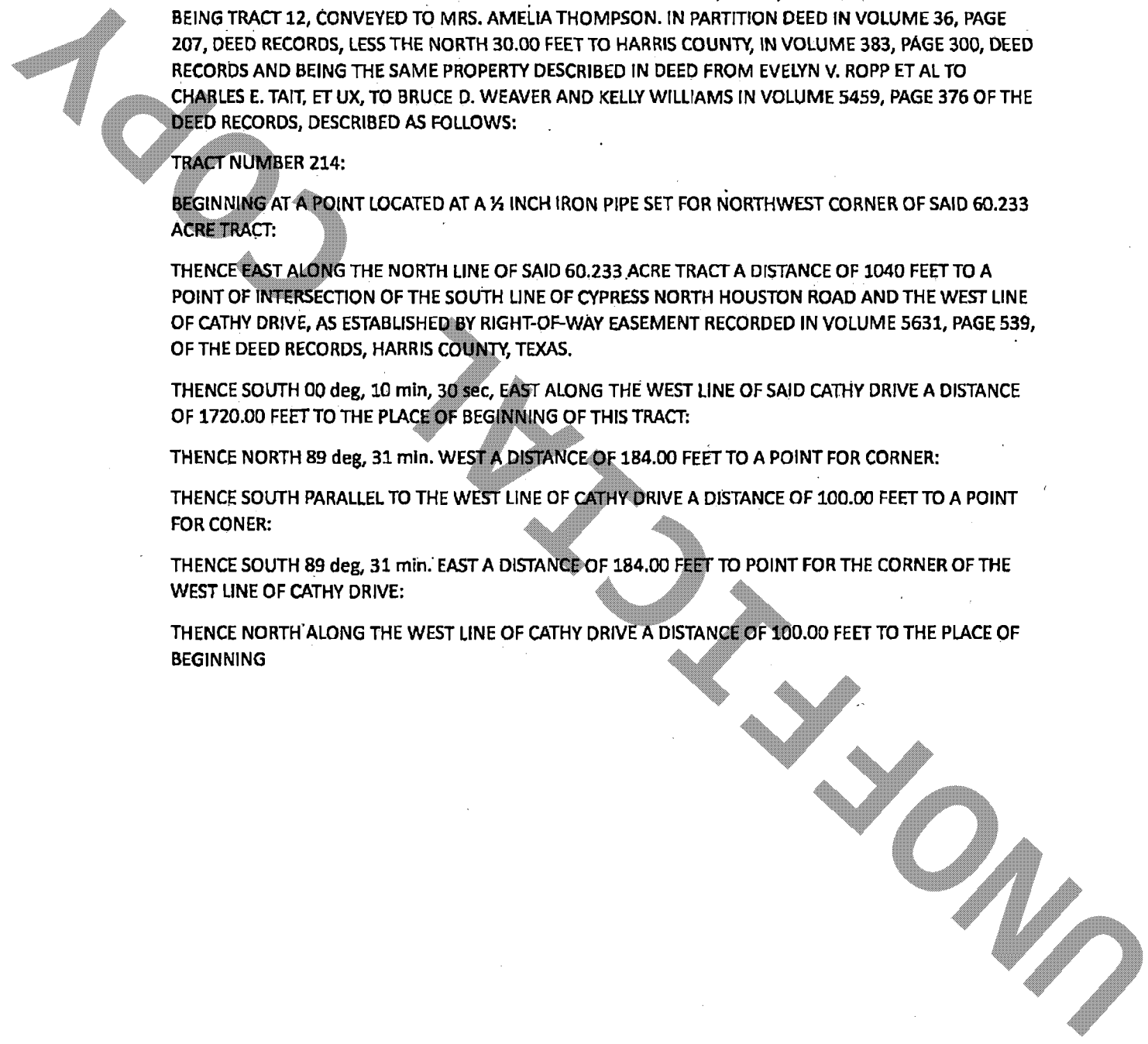
THENCE SOUTH 00 deg, 10 min, 30 sec, EAST ALONG THE WEST LINE OF SAID CATHY DRIVE A DISTANCE OF 1720.00 FEET TO THE PLACE OF BEGINNING OF THIS TRACT:

THENCE NORTH 89 deg, 31 min. WEST A DISTANCE OF 184.00 FEET TO A POINT FOR CORNER:

THENCE SOUTH PARALLEL TO THE WEST LINE OF CATHY DRIVE A DISTANCE OF 100.00 FEET TO A POINT FOR CONER:

THENCE SOUTH 89 deg, 31 min. EAST A DISTANCE OF 184.00 FEET TO POINT FOR THE CORNER OF THE WEST LINE OF CATHY DRIVE:

THENCE NORTH ALONG THE WEST LINE OF CATHY DRIVE A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4457

FILED 8/13/2024 9:04:25 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** August 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



4822834

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Date: September 3, 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.

UNO  
OWN

EXECUTED as of August 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

UNOFFICIAL COPY

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:** August 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: September 3, 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 case 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 August 12, 2024.

UNOFFICIAL COPY



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:** August 13, 2024

**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

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

**DEED OF TRUST:**

**Date:** November 22, 2021

**Grantor:** NOFRA INVESTMENT GROUP, 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

**Recording Information:** Document No. RP-2021-693199, Official Public Records, Harris County, Texas; Document No. RP-2023-40337, Official Public Records, Harris County, Texas

**Property:**

The West 30 feet of Lot 9 and the adjoining East 30 feet of Lot 10, in Block 2, of BROADWAY COURT, an Addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 572, Page 474, of the Deed Records of Harris County, Texas.

**NOTE:**

**Date:** November 22, 2021

**Amount:** \$187,000.00

**Debtor:** NOFRA INVESTMENT GROUP, LLC, a Texas limited liability company

**Holder:** LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**

LR/7910Sarita1st.NOFRA

Page 1 of 2



4822827

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4459

FILED 8/13/2024 9:04:25 AM



Tuesday, September 3, 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.

*Benj 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4460

FILED 8/13/2024 9:04:25 AM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** August 13, 2024

**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

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

**DEED OF TRUST:**

**Date:** May 10, 2024

**Grantor:** MONARCA GLOBAL 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-2024-173914, Official Public Records,  
Harris County, Texas

**Property:**

Lot 26, Block 4, CARLIN PLACE, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 31, Page 41, Map and/or Plat Records of Harris County, Texas.

**NOTE:**

**Date:** May 10, 2024

**Amount:** \$232,000.00

**Debtor:** MONARCA GLOBAL HOMES LLC, a Texas limited liability company

**Holder:** LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**

LR/434Barkley

Page 1 of 2



4822821

Tuesday, September 3, 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.

*Benj. 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

FRCL-2024-4460  
FILED 8/13/2024 9:04:25 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** August 13, 2024

**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

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

**DEED OF TRUST:**

Date: November 8, 2023

Grantor: R & R BURNS ENTERPRISES, 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-2023-440496, Official Public Records,  
Harris County, Texas

**Property:**

Lots One (1), Two (2), Three (3) and Four (4), Block One (1), BRAESWOOD PARTIAL REPLAT NO. SEVEN (7), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 698723, Map Records, Harris County, Texas

**NOTE:**

Date: November 8, 2023

Amount: \$1,990,000.00

Debtor: R & R BURNS ENTERPRISES, LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**

LR/2326Dorrington



4822817

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4461  
FILED 8/13/2024 9:04:25 AM

Tuesday, September 3, 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.

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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

COPY

UNOFFICIAL

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** August 13, 2024

**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

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

**DEED OF TRUST:**

**Date:** January 23, 2023

**Grantor:** CLEARBROOK VENTURE CAPITAL VI LP,  
a Texas limited partnership

**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-2023-27226, Official Public Records,  
Harris County, Texas

**Property:**

A certain tract of land containing 0.7512 Acres of Land (32,725.00 square feet) out of the A.H. Osborne Survey, Abstract No. 610, Houston, Harris County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

**NOTE:**

**Date:** January 23, 2023

**Amount:** \$300,000.00

**Debtor:** CLEARBROOK VENTURE CAPITAL VI LP,  
a Texas limited partnership

**Holder:** LOAN RANGER CAPITAL INVESTMENTS, LLC



**DATE OF SALE OF PROPERTY:**

Tuesday, September 3, 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 Mortgagee

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

FRCL-2024-4462  
FILED 8/13/2024 9:04:25 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** August 13, 2024

**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

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

**DEED OF TRUST:**

Date: November 8, 2023

Grantor: R & R BURNS ENTERPRISES, 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-2023-445007, Official Public Records,  
Harris County, Texas

Property:

LOTS ONE (1) AND TWO (2), IN BLOCK ONE (1) OF PARK AT TABOR STREET, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 678, PAGE 597 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**NOTE:**

Date: November 8, 2023

Amount: \$650,000.00

Debtor: R & R BURNS ENTERPRISES, LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**

LR/1704&1706Tabor

Page 1 of 2



4822814

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4463

FILED 8/13/2024 9:04:25 AM



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4463  
FILED 8/13/2024 9:04:25 AM

Tuesday, September 3, 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 Mortgagee

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

**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 Amed Almaguer Abed to Richard Melamed, Trustee. It was dated June 7, 2024, 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. Document No. RP-2024-211570 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 \$310,000.00. Default has occurred under the note and deed of trust.

Either I, or Jeff Leva, Sandy Dasigenis, Patria Poston, Meagan L. Randle, Ebbie Murphy or Steve Leve 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, September 3, 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 as follows:

**Being a 1.619 Acre tract of land situated in the Samuel W. Upshaw Survey, Abstract No. 818, Harris County, Texas, being all that certain tract of land described in deed as Tract 3 to Beth Ellen Johnson as recorded in County Clerk's File No. RP-2021-46273, Real Property Records, Harris County, Texas, and being more particularly described by metes and bounds on EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

EXECUTED on August 12, 2024.

*Richard Melamed*  
Richard Melamed, Substitute Trustee  
P.O. Box 3130  
Bellaire, Texas 77401  
(713) 884-0104  
[rm@matty.com](mailto:rm@matty.com)



4822782

Exhibit "A"

Being a 1.619 Acre tract of land situated in the Samuel W. Upshaw Survey, Abstract No. 818, Harris County, Texas, being all that certain tract of land described in deed as Tract 3 to Beth Ellen Johnson as recorded in County Clerk's File No. RP-2021-46273, Real Property Records, Harris County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a 5/8-inch iron rod found at the common East corner of said Johnson tract and that certain tract of land described in deed to robin Allen and wife, Karen Allen as recorded in County Clerk's File No. U761268, said Real Property Records, said iron rod being on the west line of Smith Road (60 foot right-of-way);

Thence South 88° 53' 31" West, a distance of 383.48 feet along the common line of said Johnson and Allen tracts to a point from which a fence corner bears South 87° 49' West, a distance of 26.0 feet, said point being the common South corner of said Johnson tract and that certain tract of land described in deed to Gopal Reddy Jannapureddy as recorded in County Clerk's File No. V413953, said Real Property Records;

Thence North 00° 40' 00" West, a distance of 213.42 feet along the common line of said Johnson and Jannapureddy tracts to a 1/2-inch iron pipe found at the common West corner of said Johnson tract and that certain tract of land described in deed as Tract One to Daniel R. Perez as recorded in County Clerk's File No. Y311135, said Real Property Records;

Thence North 89° 35' 20" East, a distance of 243.04 feet along the common line of said Johnson tract and said Tract One to a fence corner found at the common South corner of said Tract One and Tract Two of said Perez deed;

Thence South 82° 14' 59" East, a distance of 11.95 feet along the common line of said Johnson tract and said Tract Two to a point from which a fence corner bears North 38° 19' West, a distance of 1.3 feet, said point being the Northeast corner of said Johnson Tract;

Thence South 11° 46' 03" West, a distance of 75.67 feet along said common line to a 1/2-inch iron rod set from which a 3/8-inch iron rod found bears North 20° 20' 01" East, a distance of 1.26 feet;

Thence South 89° 59' 42" East, a distance of 144.91 feet along said common line to a 1/2-inch iron rod set at the common East corner of aforesaid Johnson tract and aforesaid Tract Two, said iron rod being on the aforesaid West line of Smith Road;

Thence South 00° 40' 00" East, a distance of 132.03 feet along said West line to the point of beginning and containing 1.619 acres or 70,524 square feet of land.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4464

FILED 8/13/2024 9:04:25 AM

COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

WHEREAS, by Deed of Trust dated effective July 12, 2021 recorded under County Clerk's File No. RP-2021-392475 filed among the Official Real Property Records of Harris County, Texas, (hereinafter the "Deed of Trust"), to which Deed of Trust and the record thereof reference is here made for all purposes, Joe Gonzales and Anita Hernandez (hereinafter, the "Debtors"), conveyed to James M. Harrison as Trustee to secure that one Promissory Note dated July 12, 2021 in the original principal amount of Two Hundred Eighteen Thousand and xx/100 (\$218,000.00) executed by Joe Gonzales and Anita Hernandez and payable to the order of Imperial Interests, LTD (the "Note"); certain real property being described as follows:

Lot Nineteen (19), Block Three (3) of REPLAT OF PARKGATE, SECTION FOUR (4), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 232, Page 116, of the Map Records of Harris County, Texas commonly known as 4207 Comanche St., Pasadena, Texas 77504 hereinafter called the "Mortgaged Premises".

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Debtors have failed, and continue to fail, to pay the Note, First State Bank 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, at the Bayou City Event Center, Magnolia South Ballroom located at 9401 Knight Road, Houston, Texas 77045 or at the place that may be designated by the Commissioner's Court of Harris County prior to the date of sale as the place for conducting such sale, to the highest bidder on Tuesday, the 3<sup>rd</sup> day of September 2024 which sale shall begin at 11:00 a.m. or not later than three hours thereafter.

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, Capital Bank having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and property pursuant to rights granted to Capital Bank under Section 9.50(d) of the Texas Business and 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 CAPITAL BANK NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO**

FILED 8/13/2024 10:33:20 AM FRCL-2024-4479 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

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

The contact information for the Substitute Trustee is :

Mynde S. Eisen  
Law Office of Mynde S. Eisen, P.C.  
6546 Greatwood Parkway, Suite C  
Sugar Land, Texas 77479  
(281) 545-8600  
email: [mynde@eisenlawoffice.com](mailto:mynde@eisenlawoffice.com)

EXECUTED in multiple originals this 12<sup>th</sup> day of August, 2024.

*Mynde S. Eisen*

Mynde S. Eisen  
Substitute Trustee

**Notice of Trustee's Sale**

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 3rd DAY OF SEPTEMBER 2024.

Date: August 12, 2024  
Current Holder Mortgagee: BoRain Capital Fund – IV, LLC  
Note: Adjustable Rate Note dated November 25, 2014

**Deed of Trust**

Date: November 25, 2014  
Grantor: Alejandro Del Valle De La Vega and Iryna Del Valle Kogai  
Lender: Integrity Bank, SSB  
Recording information: Document Number 20140532435  
Property: Lot Twelve (12), Block One (1), 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 Map Records, Harris County, Texas.

Also more commonly known as: 50 S. Fremont Ridge Loop, The Woodlands, Texas, 77389

**Assignment of Note and Lien and Deed of Trust**

Date: August 1, 2024  
Assignor: Independent Bank as successor and merger to Integrity Bank, SSB  
Assignee: BoRain Capital Fund – IV LLC  
Original Payee: Integrity Bank, SSB  
Recording information: Document Number RP-2024-292089

Substitute Trustee's Name: DANIEL W. SCHREIMANN OR TOMMY LEE OR ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, KYLE WALKER, ED HENDERSON, ANDREW MILLS-MIDDLEBROOK, OR ANY TO ACT.

Substitute Trustee's Address: c/o Schreimann & Associates, P.C., 8445 Freeport Parkway, Suite 175, Irving, Texas 75063

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

Time of Sale: 10:00 a.m. (or within three hours thereafter)

Place of Sale: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD, HOUSTON, HARRIS COUNTY, TEXAS 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.


DANIEL W. SCHREIMANN OR TOMMY LEE R ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, KYLE WALKER, ED HENDERSON, ANDREW MILLS-MIDDLEBROOK, OR ANY TO ACT as the Substitute Trustee under the Deed of Trust, and Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on September 3, 2024, Trustee will offer the Property for sale at public auction at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD, HOUSTON, HARRIS COUNTY, TEXAS 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 10:00 a.m., and the sale will be conducted no later than three hours thereafter.

  
 Substitute Trustee

CERTIFICATE OF POSTING

I am Daniel W. Schreimann whose address is 8445 Freeport Parkway, Suite 175, Irving, Texas 75063. I declare under penalty of perjury that on August 12, 2024, I filed this Notice of Trustee's Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioner Court.

  
 Daniel W. Schreimann (214) 522-6262

**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.

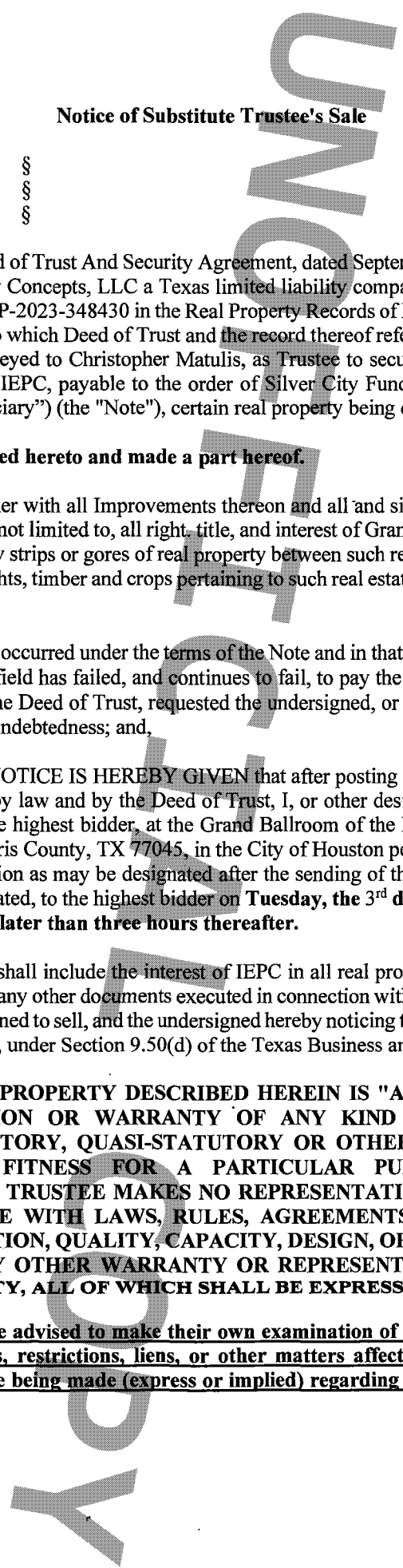
WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Whitfield has failed, and continues to fail, to pay the Note, SCF as the owner and holder of the Note, and Beneficiary of the Deed of Trust, requested the undersigned, or 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 3<sup>rd</sup> day of September 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.**





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

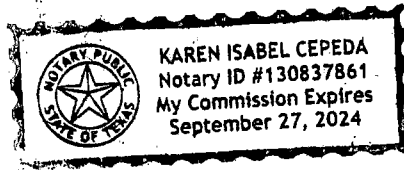
EXECUTED in multiple originals this 13<sup>th</sup> day of August, 2024.

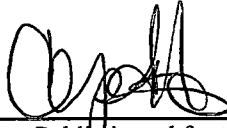
  
Christopher M. Thornhill  
Substitute Trustee

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 13<sup>th</sup> day of August, 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

FILED 8/13/2024 11:00:07 AM FRCL-2024-4481 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**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 SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on or about July 27, 2023, SHOW ME FLIPZ L.L.C. executed a Deed of Trust conveying to Nguyen and Sayabouasy Law Firm, Trustee, the real estate herein described to secure Flash Raise Funding, LLC in the payment of the debt therein described, said Deed of Trust having been recorded on August 1, 2023, under Document Number RP-2023-288498, of the Official Public Records of Harris County, Texas; and

WHEREAS, Nguyen and Sayabouasy Law Firm has been removed as Trustee and Nandan P. Gad has been appointed Substitute Trustee; and

WHEREAS, default has occurred in the terms of the Deed of Trust and 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 of the following:

1. Date, Time, and Place of Sale:

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

Time: Between the hours of 10:00 a.m. and 4:00 p.m., provided, however, the sale will begin no earlier than 10:00 a.m. and no later than three hours thereafter.

Place: At the Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Road, 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 County Commissioner's Court.

2. Property to be Sold:

Lot 4, Block 6, of WOODLEIGH, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 534, Page 249, of the Deed Records of Harris County, Texas.

3. Terms of Sale:

The foreclosure sale will be conducted as a public auction to the highest bidder for cash, except that Flash Raise Funding, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust at the time of the sale.

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 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 51.009 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 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.**

SIGNED on this 13 day of August, 2024.



NANDAN P. GAD, Substitute Trustee  
4219 Amherst St.  
Houston, Texas 77005

UNOFFICIAL COPY

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

<b>Grantor(s)</b>	Nelly Guevara-Gonzales and Rudy Gonzales	<b>Deed of Trust Date</b>	April 14, 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>	\$225,000.00
<b>Recording Information</b>	Instrument #: RP-2021-205769 in Harris County, Texas	<b>Original Trustee</b>	David Zalman
<b>Property Address</b>	15826 Webelos Street, Friendswood, TX 77546	<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>	09/03/2024
<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:

**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.

## 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 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 August 12, 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

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

**Date:** August 12, 2024

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

**Mortgagee:** Casita Capital, LLC

**Mortgagee's Address:** 5502 58th St., Lubbock, Texas 79414

**Note:** Note dated December 18, 2022, in the amount of \$425,000.00.

**Deed of Trust:**

**Date:** December 18, 2022

**Grantor:** Gumaro Limon Rodriguez

**Mortgagee:** Casita Capital, LLC

**Recording Information:** Recorded in Document No. RP-2022-604218, dated December 29, 2022.

**Property (including any improvements):** Lot 6, block 2 of the final plat of preserve at highland glen, section two, a subdivision in Harris County, Texas, according to the map records of Harris County, Texas.

**County:** Harris

**Date of Sale:** September 3rd, 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

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.

FILED 8/13/2024 11:21:47 AM  
FRCL-2024-4494  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

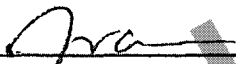
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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 September 3, 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.

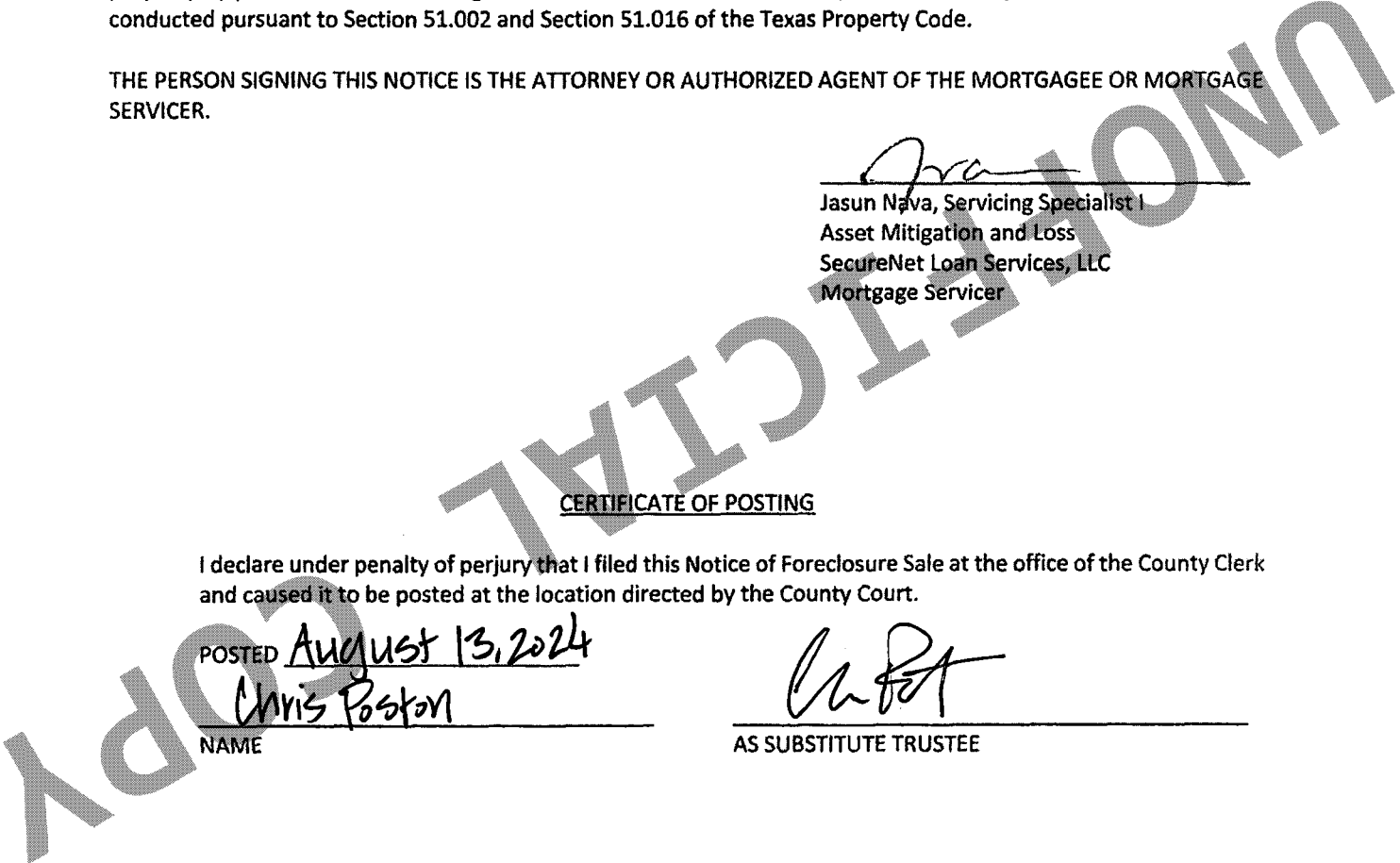
  
\_\_\_\_\_  
Jasun Nava, Servicing Specialist I  
Asset Mitigation and Loss  
SecureNet Loan Services, LLC  
Mortgage Servicer

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 August 13, 2024  
Chris Poston  
\_\_\_\_\_  
NAME

  
\_\_\_\_\_  
AS 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.

5965-544

### NOTICE OF FORECLOSURE SALE

**1 THE PROPERTY TO BE SOLD**  
COMMONLY KNOWN AS

6702 MIDFIELD DRIVE, HOUSTON, TEXAS 77092

LEGAL DESCRIPTION

LOT SEVEN (7), BLOCK TEN (10) OF LANGWOOD ADDITION, AN ADDITION LOCATED IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT VOLUME 41, PAGE 51 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 NOVEMBER 29, 2007

UNDER DOCUMENT# 20070704338

**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

SEPTEMBER 3, 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 JAMES HENRY MCCLELLEN, provides that it secures the payment of the indebtedness in the original principal amount of \$155,100.00, 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, CHRIST POSTON, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton  
Jonathon Austin

*Annarose Harding*  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH

A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

#### CERTIFICATE OF POSTING

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

POSTED August 13, 2024  
NAME Ch Poston

Chris Poston TRUSTEE

FILED 8/13/2024 11:10:48 AM FRCL-2024-4495 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 8/13/2024 11:10:49 AM  
FRCL-2024-4496  
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:** September 3, 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**.

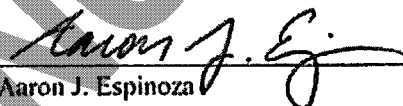
Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva and/or Nicole Durrett have been appointed as Substitute Trustees (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of the original Trustee, 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 August 12, 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 ore 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 ore of said curve to the right having on ore 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 stompmed "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;

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4496  
FILED 8/13/2024 11:10:49 AM

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.



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.

# Notice of Foreclosure Sale

**Date:** August 9, 2024

**Governing Documents:** Described as follows:

Association: Treasure Cove Homeowners Association  
 Filed Date: January 17, 2012  
 Recorded: Document No. 20120020664 in the Real Property Records of Harris County, Texas  
 Debtor(s): Ronald Anders

Legal Description: LOT 79 OF THE FINAL PLAT OF TREASURE COVE SUBDIVISION, A REPLAT OF TREASURE COVE CONDOMINIUM APARTMENTS, BEING A SUBDIVISION OF 18.98 ACRES OUT OF THE J.W. SINGLETON SURVEY, ABSTRACT NO. 709, IN HARRIS COUNTY, TEXAS, AND SAID FINAL PLAT OF TREASURE COVE SUBDIVISION BEING RECORDED ACCORDING TO THE MAP OR PLAT RECORDED AS FILM CODE NO. 643281 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Local Address: 1107 Treasure Court, Baytown, TX 77521

**Substitute Trustee:** James M. Ringel

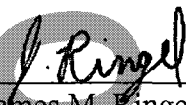
**Substitute Trustee's Address:** 1305 Pine Street, Bastrop, TX, 78602

**Person(s) appointed as substitute trustee(s) to exercise power of sale:**

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

Appointee's address: Tejas Trustee Services, 14800 Landmark Blvd. Suite 850, Dallas, Texas 75254, Dallas County, Texas.

Each substitute trustee is appointed as of August 9, 2024, pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

  
 \_\_\_\_\_  
 James M. Ringel, attorney for the Association

**Foreclosure Sale:**

**Date:** Tuesday, September 3, 2024

**Time:** The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

**Place:** The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd., Houston, Texas 77045, or the location 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 the Association's bid may be by credit against the indebtedness.

**Recitals:**

Default has occurred due to a failure to pay the Assessments and other permitted charges due to the Association. Because of that default, the Association has requested Substitute Trustee to sell the Property.

Formal notice is hereby given of the Association's election to proceed against and sell the real property described in the Governing Documents in accordance with the Association's rights and remedies under the Governing Documents and as authorized by the Order.

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 Governing Documents, and applicable Texas law.

If the Association 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 Governing Documents and Texas law.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Governing Documents, 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 Governing Documents. 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 Governing Documents.** 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) OR THE ASSOCIATION'S AGENT(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ASSOCIATION OR ITS ASSIGNEE.**

EXECUTED on August 9, 2024.

  
\_\_\_\_\_  
James M. Ringel  
1305 Pine Street  
Bastrop, TX 78602  
Tel: (512) 409-3342  
Attorney at Law

COPY

**Notice of Foreclosure Sale**

**Date:** August 9, 2024

**Governing Documents:** Described as follows:

Association: Cedarwild Townhomes Association, Inc.  
 Filed Date: September 28, 1979  
 Recorded: Vol. 103, Page 1 in the Condominium Records of Harris County, Texas  
 Debtor(s): Robert Sandoval  
 Legal Description: Unit Number 16, in Building "B," and the spaces encompassed by the boundaries thereof, and an undivided 0.8509 percent interest in and to the General Comon Elements and the appurtenances thereto, all in Cedarwild Townhomes, a Condominium Regime in the city of Houston, Harris County, Texas, according to the map or plat thereof, as located, defined and delineated in the Condominium Declaration, together with Survey plats, bylaws, and exhibits attached thereto, all as recorded in Vol. 103, Pg. 1, of the Condominium Records of Harris County, Texas.

Local Address: 10912 Gulf Freeway # 16, Houston, Texas 77034

**Substitute Trustee:** James M. Ringel

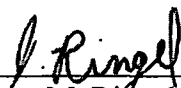
**Substitute Trustee's Address:** 1305 Pine Street, Bastrop, TX, 78602

**Person(s) appointed as substitute trustee(s) to exercise power of sale:**

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

Appointee's address: Tejas Trustee Services, 14800 Landmark Blvd. Suite 850, Dallas, Texas 75254, Dallas County, Texas.

each substitute trustee is appointed as of August 9, 2024, pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

  
 \_\_\_\_\_  
 James M. Ringel, attorney for the Association

**Foreclosure Sale:**

**Date:** Tuesday, September 3, 2024

**Time:** The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

**Place:** The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd., Houston, Texas 77045, or the location 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 the Association's may be by credit against the indebtedness.

**Recitals:**

Default has occurred due to a failure to pay the Assessments and other permitted charges due to the Association. Because of that default, the Association has requested Substitute Trustee to sell the Property.

Formal notice is hereby given of the Association's election to proceed against and sell the real property described in the Governing Documents in accordance with the Association's rights and remedies under the Governing Documents and as authorized by the Order.

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 Governing Documents, and applicable Texas law.

If the Association 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 Governing Documents and Texas law.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Governing Documents, 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 Governing Documents. 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 Governing Documents.** 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) OR THE ASSOCIATION'S AGENT(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ASSOCIATION OR ITS ASSIGNEE.**

EXECUTED on August 9, 2024.

  
\_\_\_\_\_  
James M. Ringel  
1305 Pine Street  
Bastrop, TX 78602  
Tel: (512) 409-3342  
Attorney at Law

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 military duty services to the sender of this notice immediately.

**DATED:** August 13, 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)

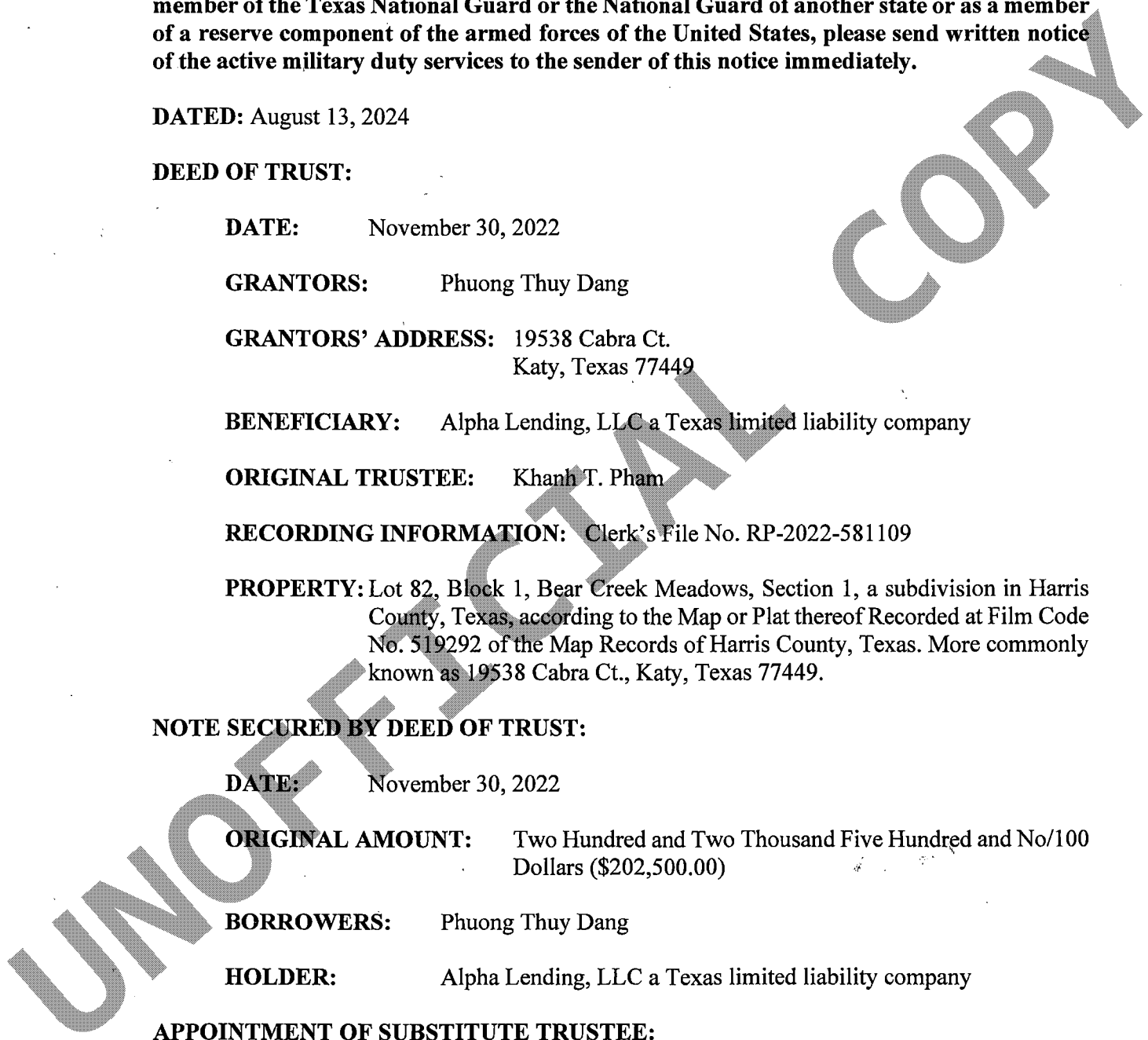
**BORROWERS:** Phuong Thuy Dang

**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, September 3, 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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: August 13, 2024

Borrower: Linda Swarzman

Borrower's Address: 4460 Libbit Ave.  
Encino, California 91436

Holder: Toorak Capital Partners, LLC

Holder's Address: 15 Maple St., Second Floor West  
Summit, New Jersey 07901

Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Oian, Auction.com, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, P. Kyle Cheves, or Austin DuBois, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing

Date: May 12, 2022

Grantor: Linda Swarzman

Original Lender: Riverbend Funding, LLC

Trustee: 2001 Agency Corporation

Secures: Promissory Note, dated as of May 12, 2022 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Two Hundred Fourteen Thousand Five Hundred Dollars and 00/100 (\$214,500.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as File Number RP-2022-270553.

Assignment from Original Lender to Toorak Capital Partners, LLC ("Toorak"): Evidenced by that certain Assignment of Deed of Trust dated June 9, 2022 and recorded in the Records as File Number RP-2022-384497.

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, September 3, 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 PAVILION LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Oian, Auction.com, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, P. Kyle Cheves, or Austin DuBois, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner

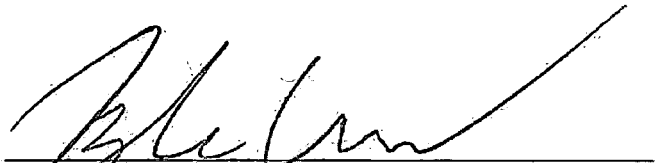
outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has 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.

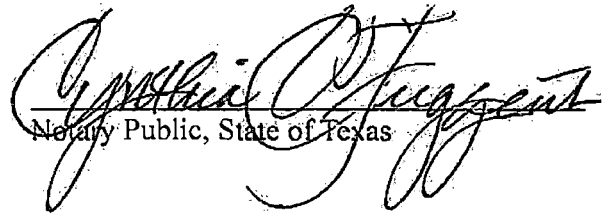
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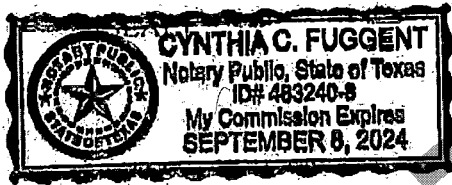
COPY

  
P. Kyle Cheves, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

Subscribed and sworn to before me on this 12<sup>th</sup> day of August 2024.

  
Notary Public, State of Texas



My Commission expires:  
9/8/24

After recording return to:

P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

EXHIBIT A

LOTS 14 AND 15, BLOCK 21, MORRELL PARK, AN ADDITION IN HARRIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 12, PAGE 1, OF THE  
MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS.

Property commonly known as: 210 and 208 Park Street, Baytown, TX 77520.

DUPLICATE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: August 13, 2024

Borrower: Grade A Home LLC

Borrower's Address: c/o Registered Agent Muhammad Amir Sharif  
7618 Las Flores Dr.  
Houston, Texas 77380

Holder: Toorak Capital Partners, LLC

Holder's Address: 15 Maple St., Second Floor West  
Summit, New Jersey 07901

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, P. Kyle Cheves or Martin Beltran, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Assignment of Rents and Security Agreement

Date: November 29, 2018

Grantor: Grade A Home LLC



Original Lender: Housemax Funding, LLC

Trustee: Levatino Pace PLLC

Secures: Note, dated as of November 29, 2018 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Six Hundred Forty-Eight Thousand Nine Hundred Dollars and 00/100 (\$648,900.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as File Number RP-2018-543436.

Assignment from Original Lender to Toorak Capital Partners, LLC ("Toorak"): Evidenced by that certain Assignment of Mortgage dated December 19, 2018 and recorded in the Records as File Number RP-2019-188465.



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, September 3, 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 PAVILION LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has 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, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, P. Kyle Cheves or Martin Beltran, 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]

UNOFFICIAL COPY

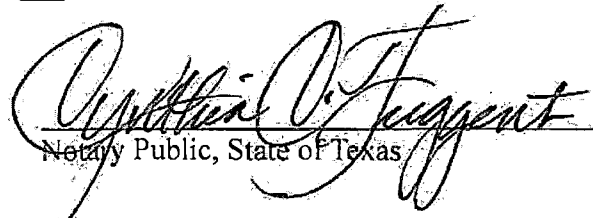
  
P. Kyle Cheves, Substitute Trustee

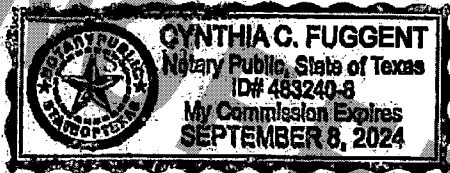
STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

Subscribed and sworn to before me on this 12<sup>th</sup> day of August 2024.

  
Cynthia C. Fuggent  
Notary Public, State of Texas



My Commission expires:

9/8/24

After recording return to:

P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

UNOFFICIAL COPY

EXHIBIT A

**Lot Eight (8) Block Thirty-Seven (37), of Willow Meadows, Section Fifteen (15), an addition to the City of Houston, Harris County, Texas, according to the Map or Plat recorded in Volume 55, Page 32, 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: August 13, 2024

Borrower: Grade A Home LLC

Borrower's Address: c/o Registered Agent Muhammad Amir Sharif  
7618 Las Flores Dr.  
Houston, Texas 77380

Holder: Toorak Capital Partners, LLC

Holder's Address: 15 Maple St., Second Floor West  
Summit, New Jersey 07901

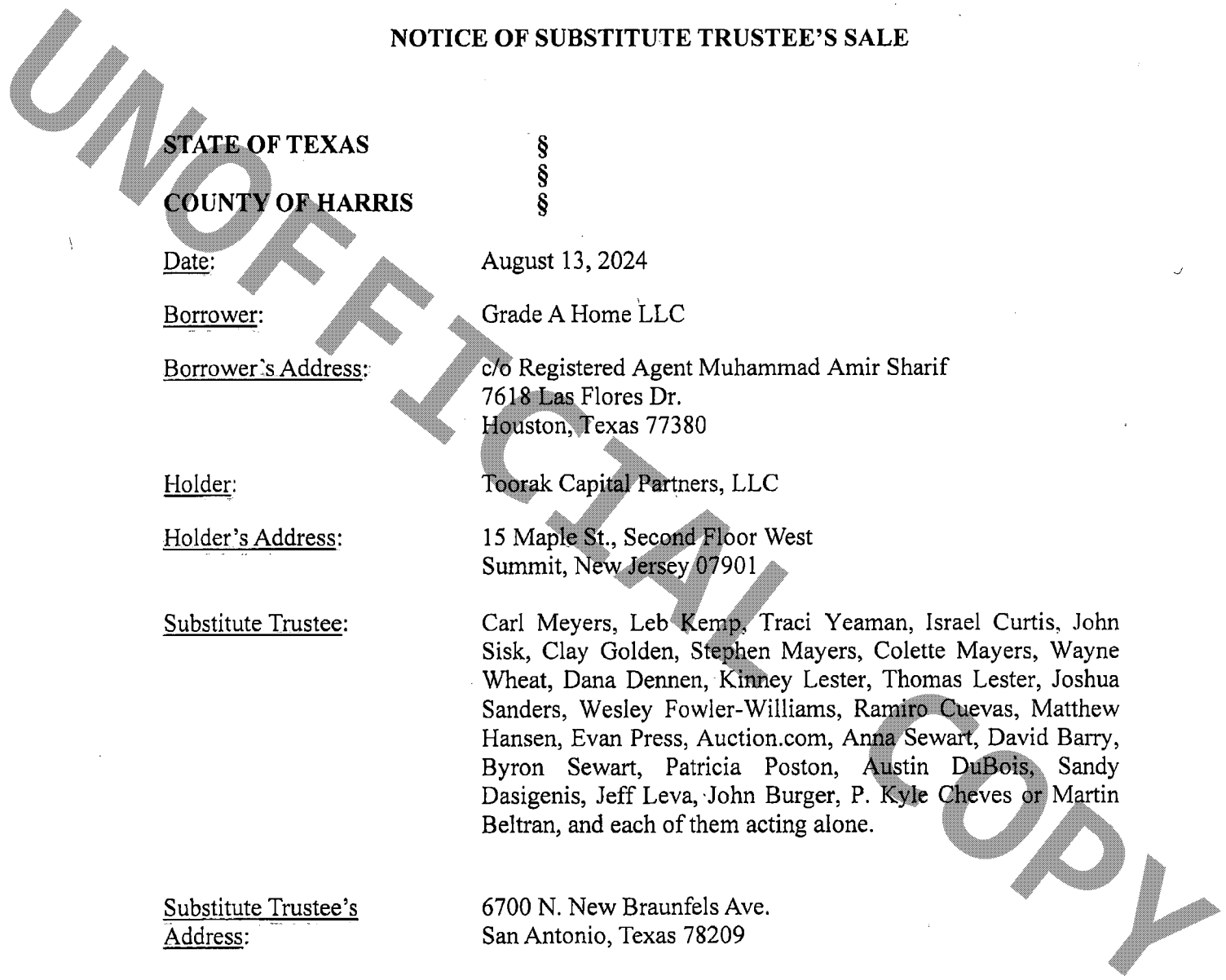
Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, P. Kyle Cheves or Martin Beltran, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Assignment of Rents and Security Agreement

Date: December 14, 2018

Grantor: Grade A Home LLC



Original Lender: Housemax Funding LLC

Trustee: Levatino Pace PLLC

Secures: Note, dated as of December 14, 2018 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Three Hundred Sixty-Six Thousand One Hundred Dollars and 00/100 (\$366,100.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as File Number RP-2018-574898.

Assignment from Original Lender to Toorak Capital Partners, LLC ("Toorak"): Evidenced by that certain Assignment of Mortgage dated January 3, 2019 and recorded in the Records as File Number RP-2019-188471.

UNOFFICIAL COPY

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, September 3, 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 PAVILION LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has 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, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, P. Kyle Cheves or Martin Beltran, 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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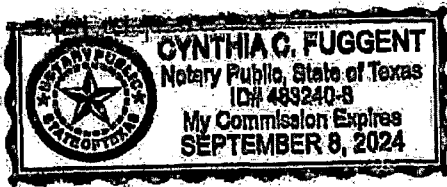


*P. Kyle Cheves*  
P. Kyle Cheves, Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS   §

Subscribed and sworn to before me on this 12<sup>th</sup> day of August 2024.

*Cynthia C. Fuggent*  
Notary Public, State of Texas



My Commission expires:

9/8/24

COPY UNOFFICIAL

After recording return to:

P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

**EXHIBIT A**

A 11,112-SQUARE FOOT / 0.2551 ACRE TRACT OF LAND COMPRISING ALL OF LOT 51 AND THE ADJOINING PARTS OF LOTS 50 AND 52 IN BLOCK 27 OF AYRSHIRE ADDITION, SECTION 14, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 61, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 0.2551 ACRE BEING THAT SAME TRACT OF LAND AS CONVEYED TO JAMES S. HSUE AND MIRANDA LI HSUE BY DEED RECORDED IN H.C.C.F. #11-449113 AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE NORTH LINE OF NORTH BRAESWOOD BOULEVARD AND WEST 500 FEET FROM THE SOUTHWEST CORNER OF LOT 51; SAME ALSO BEING A DISTANCE OF 155.45 FEET MEASURING ALONG THE NORTH LINE OF SAID BOULEVARD FROM THE SOUTHWEST CORNER OF BLOCK 27 OF SAID AYSHIRE ADDITION, FOR PLACE OF BEGINNING; THENCE NORTH 05 DEGREES 09 MINUTES 55 SECONDS WEST (DEED AS: NORTH 05 DEGREES 11 MINUTES 20 SECONDS WEST), ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN H.C.C.F. #N-166099 AND KNOWN AS "PORTION OF LOTS 52 AND 53; THE LLOYD TRACT", 153.44 FEET (DEEDED AS: 153.26 FEET) TO A POINT IN THE NORTH OR REAR LINE OF SAID LOT 52 FOR NORTHWEST OF THE HEREIN DESCRIBED TRACT; A FENCE CORNER FOUND BEARS NORTH 63 DEGREES 33 MINUTES EAST, 1.2 FEET FROM SAID PROPERTY CORNER; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 30 ("THE BRANHAM TRACT"; H.C.C.F. #8-390583) AND LOT 31 ("THE WANG TRACT"; H.C.C.F. #L-340695), SAME BEING THE NORTH OR REAR LINE OF LOTS 52, 51 AND 50, PASSING AT 4.37 FEET THE COMMON NORTH CORNER OF SAID LOTS 51 AND 52, PASSING AT 68.15 FEET THE COMMON NORTH CORNER OF SAID LOTS 50 AND 51, CONTINUING A TOTAL DISTANCE OF 68.40 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; A FENCE CORNER FOUND BEARS NORTH 76 DEGREES 31 MINUTES EAST, 1.1 FEET FROM SAID PROPERTY CORNER; THENCE SOUTH 09 DEGREES 45 MINUTES 12 SECONDS EAST (DEEDED AS: 09 DEGREES 34 MINUTES 12 SECONDS EAST), ALONG THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN H.C.C.F. #D-322385 AND KNOWN AS "THE WESTERLY PORTION OF LOT 49 AND THE EASTERLY PORTION OF LOT 50; THE RAMAS TRACT", 146.06 FEET (DEEDED AS: 145.79 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT LYING IN NORTH LINE OF SAID NORTH BRAESWOOD BOULEVARD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTH BRAESWOOD BOULEVARD AND ALONG THE ARC OF A 1046.12 FOOT RADIUS CURVE TO THE RIGHT, PASSING AT 1.00 FOOT THE COMMON SOUTH CORNER OF SAID LOTS 50 AND 51, PASSING AT 75.00 FEET THE COMMON SOUTH CORNER OF SAID LOTS 51 AND 52; CONTINUING FOR A TOTAL ARC LENGTH OF 60.00 FEET AND SUBTENDING A

CENTRAL ANGLE OF 04 DEGREES 22 MINUTES 54 SECONDS TO THE PLACE OF BEGINNING AND CONTAINING 11,112 SQUARE FEET / 0.2551 ACRE OF LAND.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: August 13, 2024

Borrower: Linda Swarzman

Borrower's Address: 4460 Libbit Ave.  
Encino, California 91436

Holder: Toorak Capital Partners, LLC

Holder's Address: 15 Maple St., Second Floor West  
Summit, New Jersey 07901

Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Olan, Auction.com, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, P. Kyle Cheves, or Austin DuBois, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing

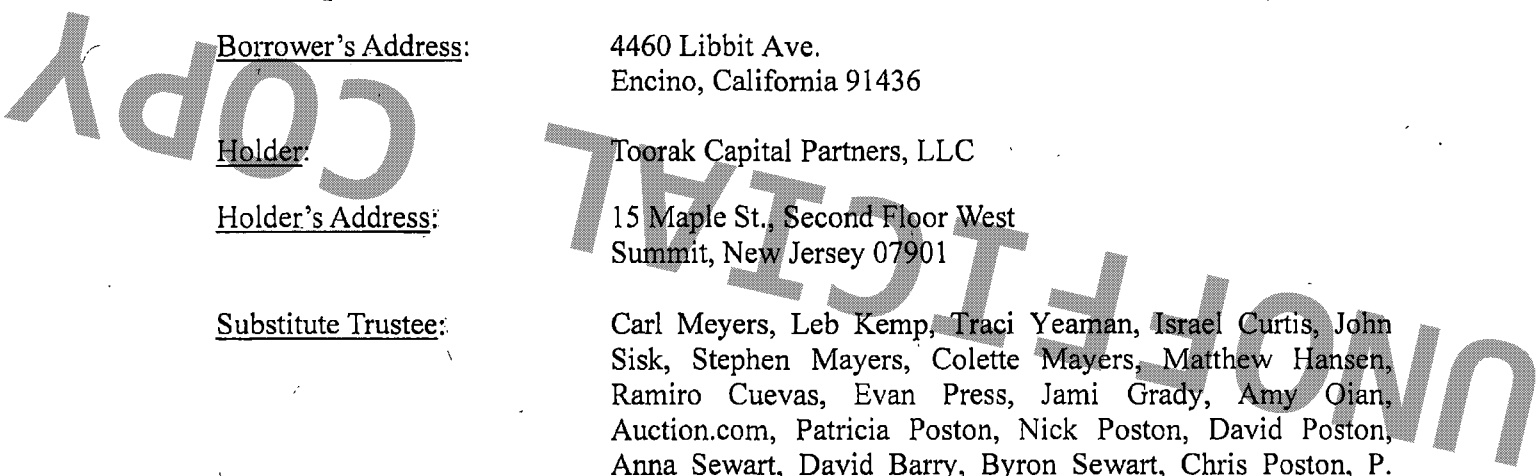
Date: April 28, 2022

Grantor: Linda Swarzman

Original Lender: Riverbend Funding, LLC

Trustee: 2001 Agency Corporation

FILED 8/13/2024 11:39:54 AM FRCL-2024-4503 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



Secures: Promissory Note, dated as of April 28, 2022 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of One Hundred Fifty Thousand Dollars and 00/100 (\$150,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as File Number RP-2022-231986.

Assignment from Original Lender to Toorak Capital Partners, LLC ("Toorak"): Evidenced by that certain Assignment of Deed of Trust dated May 27, 2022 and recorded in the Records as File Number RP-2022-384499.

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, September 3, 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 PAVILION LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Oian, Auction.com, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, P. Kyle Cheves, or Austin DuBois, 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]

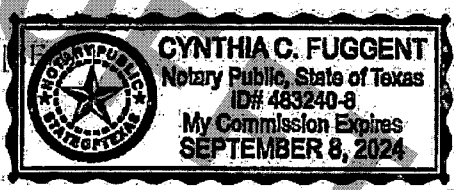
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*P. Kyle Cheves*  
\_\_\_\_\_  
P. Kyle Cheves, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

Subscribed and sworn to before me on this 12<sup>th</sup> day of August 2024.

*Cynthia C. Fugent*  
\_\_\_\_\_  
Notary Public, State of Texas



My Commission expires:  
9/8/24

After recording return to:  
  
P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

UNOFFICIAL COPY

**EXHIBIT A**

Legal description of land: LOT 6, BLOCK 2, CREEKWOOD, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86, PAGE 28, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Property commonly known as: 705 Inwood Drive, Baytown, TX 77521.

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                   §  
  §                   **KNOWN ALL MEN BY THESE PRESENTS:**  
COUNTY OF HARRIS           §

Date: August 12, 2024

Substitute Trustees: **DENNIS M. HOLMGREN**  
**SHAWNTE KINNEY**  
12801 North Central Expressway, Suite 140  
Dallas, Texas 75243  
(972) 484-7780

Beneficiary: **AMERICAN SAVINGS LIFE INSURANCE COMPANY**, an Arizona corporation.

Note: **INSTALLMENT PROMISSORY NOTE SECURED BY DEED OF TRUST** in the original principal amount of Three Hundred Seventy-Five Thousand Dollars (\$375,000.00) and by **VISA RD. SELF STORAGE**, a Texas limited liability company, as Maker, and **AMERICAN SAVINGS LIFE INSURANCE COMPANY**, as holder.

Grantor: **VISTA RD. SELF STORAGE LLC**, a Texas limited liability company

Grantor's Address: 17310 Old Richmond Road,  
Sugar Land, Texas 77498



Deed of Trust: **DEED OF TRUST AND ASSIGNMENT OF RENTS**, recorded as Document Number RP-2021-730807 in the Real Property Records of Harris County. Texas on December 22, 2021

Real Property: As set forth in **Exhibit A**, attached hereto and incorporated herein by reference

Also known as:

214 Vista Road  
Pasadena, Texas 77504

County: Travis

Date of Sale: **September 3, 2024**

Time of Sale: **1:00 pm** or no later than three (3) hours after such time.

Place of Sale: **THE MAGNOLIA SOUTH BALLROOM AT THE BAYOU CITY EVENT CENTER, LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN HARRIS COUNTY, TEXAS, OR, IF THE PROCEEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED FOR FORECLOSURE SALES BY THE HARRIS COUNTY COMMISSIONER'S COURT.**

WHEREAS, defaults have occurred in the covenants of the above-referenced Note and Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust has been accelerated and is now wholly due, and **AMERICAN SAVINGS LIFE INSURANCE COMPANY**, whose address is 935 E Main Street, Suite 100, Mesa, AZ 85203, has requested the above-referenced Substitute Trustee to sell the Property in accordance with the terms and conditions of the Deed of Trust and Texas law.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **Tuesday, September 3, 2022 at 1:00 PM**, or within three (3) hours thereafter, one of the Substitute Trustee will offer the Property for sale at public auction at the above-referenced place of sale to the highest bidder for cash, "AS IS."

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.

**NOTICE IS FURTHER GIVEN THAT, EXCEPT TO THE EXTENT THAT THE SUBSTITUTE TRUSTEE MAY BIND AND OBLIGATE GRANTOR 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, ALL SUCH WARRANTIES BEING DISCLAIMED. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, FITNESS FOR A PARTICULAR PURPOSE, OR THE LIKE FOR THE REAL AND PERSONAL PROPERTY IN THIS DISPOSITION. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.**

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. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the Property, subject to any legal impediments and exceptions appearing of record that may survive the sale. Prospective bidders are encouraged to consult counsel of their choosing prior to participating in the sale of the Property.

If the Substitute 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 Substitute Trustee, and the successful bidder shall have no further recourse.

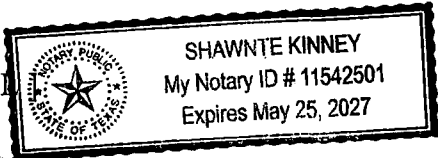
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against Beneficiary, any Substitute Trustee, or the Substitute Trustee's attorney.

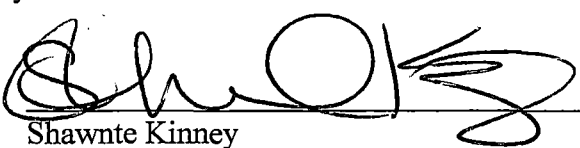
  
\_\_\_\_\_  
DENNIS M. HOLMGREN  
SHAWNTE KINNEY  
Substitute Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4504  
FILED 8/13/2024 11:39:55 AM

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS      §

SWORN TO AND SUBSCRIBED BEFORE ME, by Dennis M. Holmgren, this 12<sup>th</sup> day of August 2024, to certify which, witness my hand and seal of office.

[ S E A L ]  


  
Shawnte Kinney  
Notary Public, State of Texas

My Commission Expires:  
5/25/27

UNOFFICIAL

**EXHIBIT A  
LEGAL DESCRIPTION**

Being a tract of land containing 0.9747 acres (42,460 square feet), situated in the H.T.&B. Railroad Company Survey, Section 1, Abstract 394, Harris County, Texas, being that same tract of land conveyed unto ABC Diamond Properties, LLC, as recorded in Clerk's File No. 20150395335, of the Official Public Records of Harris County, Texas, and being the east 1/2- of Tract 268, of Alta Vista Acres, Section 3, according to the map or plat thereof recorded in Volume 11, Page 53, of the Map Records of Harris County, Texas, save and except a called 0.0378 acre tract of land conveyed unto the City of Pasadena, as recorded in Clerk's File No. K358409, of the Official Public Records of Harris County, Texas. Said 0.9747-acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2-inch iron rod in the south right-of-way line of Vista Road (80 feet wide) for the southeast corner of said called 0.0378 acre tract, and for the northeast corner of the said tract herein described;

**THENCE** South, a distance of 386.00 feet to the southeast corner of the said tract herein described, from which a found 1-inch iron pipe bears S 62°26' West, a distance of 1.5 feet;

**THENCE** West, a distance of 110.00 feet to a found 1/2-inch iron rod for the southwest corner of the said tract herein described;

**THENCE** North, a distance of 386.00 feet to a found 1/2-inch iron rod in the south right-of-way line of said Vista Road, for the northwest corner of the said tract herein described;

**THENCE** East, along the south right-of-way line of said Vista Road, a distance of 110.00 feet to the **POINT OF BEGINNING** and containing 0.9747 acres (42,460 square feet), more or less.

UNOFFICIAL COPY

NOTICE OF SALE

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


Original Mortgagee: EARL M. GILBERT  
12602 North Freeway  
Houston, Texas 77060  
Current Mortgagee: 12602 LP  
12602 North Freeway  
Houston, Texas 77060  
Loan Servicing Agent: United Continental Mortgage Company  
12602 North Freeway  
Houston, Texas 77060

Pursuant to the authority conferred upon 12602 LP by that certain Note and Deed of Trust ("Mortgagee") executed by GEORGE CASIQUE AND VICTORIA BARAJAS, Grantor of the property, of Harris County Texas, dated APRIL 1, 2007, and duly filed under Clerk's File No. 20070295631 of the Official Real Property Records of Harris County, Texas, and by that certain Lien retained and established in the security instruments for the benefit of Mortgagee, and further, pursuant to the express conditions contained and stipulated in the deed of trust conveying the hereinafter described property to the said Mortgagee, I will, as agent and Trustee of the Creditor, the beneficiary of the Lien and the Power of Sale retained in under the said Deed of Trust and in Section 51.001 et seq of the Texas Property Code, as amended, in order to satisfy the indebtedness of the said Mortgagee, for the mortgage obligations therein provided for and required and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on Tuesday, SEPTEMBER 3, 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 Deed of Trust or by law, at the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas, 77045, beginning at 10:00 a.m., and ending not later than 3 hours thereafter, of that said day, and no earlier than that time nor later than three hours thereafter, the following described real property, to wit:

LOT ELEVEN (11) IN BLOCK ELEVEN (11) OF SOUTH PARK, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 16 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 7343 FORRESTAL STREET, HOUSTON, TEXAS 77033.

EXECUTED this 2<sup>ND</sup> day of AUGUST 2024.

  
\_\_\_\_\_  
John Burger or Kenneth Berntsen, Trustee

NOTICE OF SALE

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

Original Mortgagee: UNITED CONTINENTAL MORTGAGE COMPANY  
12602 North Freeway  
Houston, Texas 77060

Current Mortgagee: VISTAMONT LP  
12602 North Freeway  
Houston, Texas 77060

Loan Servicing Agent: United Continental Mortgage Company  
12602 North Freeway  
Houston, Texas 77060

Pursuant to the authority conferred upon VISTAMONT LP by that certain Note and Deed of Trust ("Mortgagee") executed by JAYSON DAVIS AND SOPHELIA DAVIS, Grantor of the property, of Harris County Texas, dated AUGUST 9, 2016, and duly filed under Clerk's File No. RP-2016-356034 of the Official Real Property Records of Harris County, Texas, and by that certain Lien retained and established in the security instruments for the benefit of Mortgagee, and further, pursuant to the express conditions contained and stipulated in the deed of trust conveying the hereinafter described property to the said Mortgagee, I will, as agent and Trustee of the Creditor, the beneficiary of the Lien and the Power of Sale retained in under the said Deed of Trust and in Section 51.001 et seq of the Texas Property Code, as amended, in order to satisfy the indebtedness of the said Mortgagee, for the mortgage obligations therein provided for and required and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on Tuesday, SEPTEMBER 3, 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 Deed of Trust or by law, at the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas, 77045, beginning at 10:00 a.m., and ending not later than 3 hours thereafter, of that said day, and no earlier than that time nor later than three hours thereafter, the following described real property, to wit:

"SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF".

said property being more commonly known as 5818 PHILLIPS STREET, HOUSTON, TEXAS 77091.

EXECUTED this 2<sup>ND</sup> day of AUGUST 2024.



John Burger, Trustee

RP-2016-356034

EXHIBIT A

Lot No. Six (6), of MANSFIELD OAKS, an unrecorded subdivision, being a resubdivision of Lots Thirty-four (34) through Thirty-eight (38), both inclusive, in Block Four (4), of Highland Heights Annex No. 1, in Harris County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

COMENCING at a point on the South line of Highland Heights Annex, No.1, which point is 2,632.5 feet West of the Southeast corner of the Ellis Benson Survey;

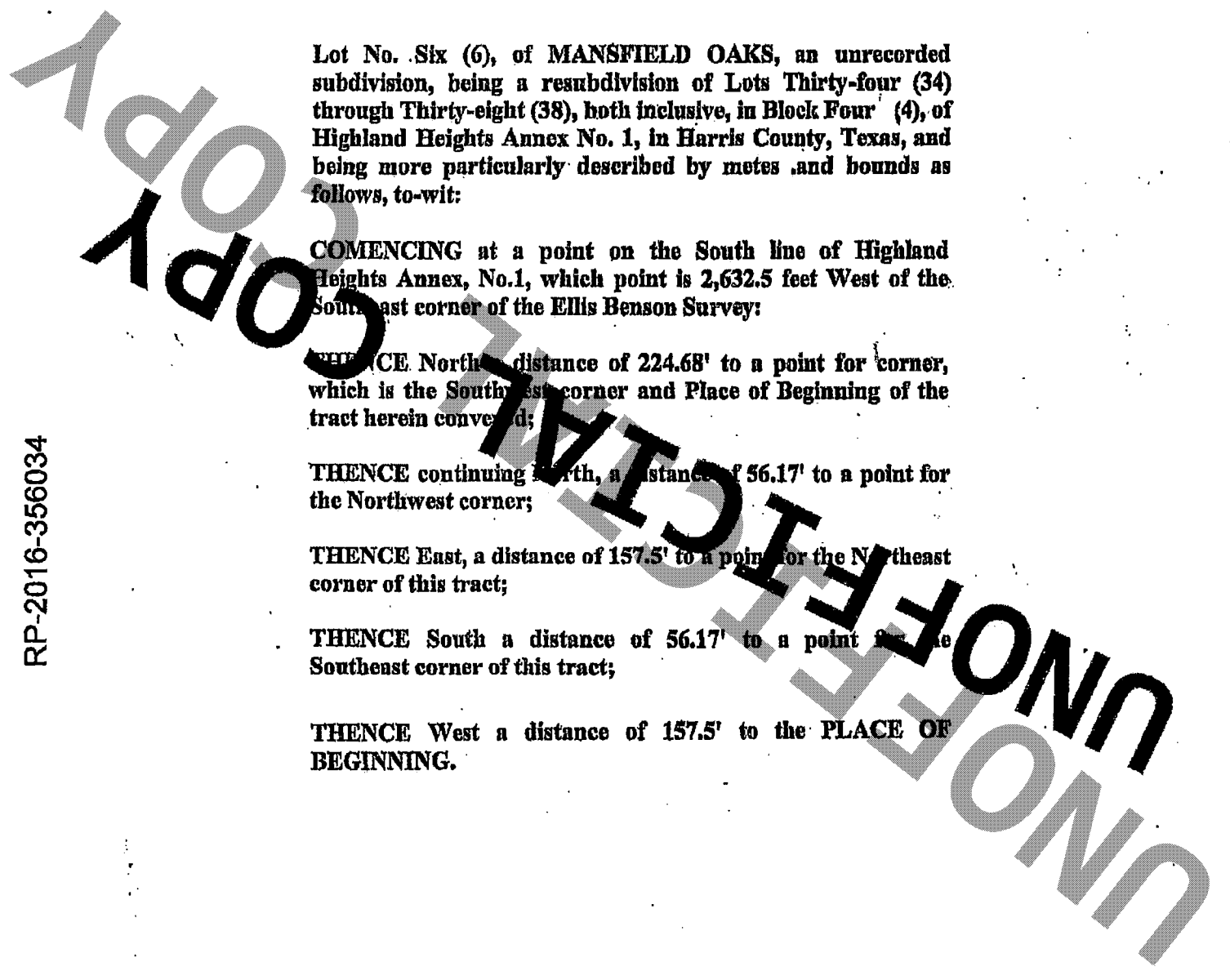
THENCE North a distance of 224.68' to a point for corner, which is the Southwest corner and Place of Beginning of the tract herein conveyed;

THENCE continuing North, a distance of 56.17' to a point for the Northwest corner;

THENCE East, a distance of 157.5' to a point for the Northeast corner of this tract;

THENCE South a distance of 56.17' to a point for the Southeast corner of this tract;

THENCE West a distance of 157.5' to the PLACE OF BEGINNING.



NOTICE OF SALE

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

Original Mortgagee: UNITED CONTINENTAL MORTGAGE COMPANY  
12602 North Freeway  
Houston, Texas 77060

Current Mortgagee: VISTAMONT LP  
12602 North Freeway  
Houston, Texas 77060

Loan Servicing Agent: United Continental Mortgage Company  
12602 North Freeway  
Houston, Texas 77060

Pursuant to the authority conferred upon VISTAMONT LP by that certain Note and Deed of Trust ("Mortgagee") executed by YANETH GARCIA, Grantor of the property, of Harris County Texas, dated JULY 7, 2016, and duly filed under Clerk's File No. RP-2016-305308 of the Official Real Property Records of Harris County, Texas, and by that certain Lien retained and established in the security instruments for the benefit of Mortgagee, and further, pursuant to the express conditions contained and stipulated in the deed of trust conveying the hereinafter described property to the said Mortgagee, I will, as agent and Trustee of the Creditor, the beneficiary of the Lien and the Power of Sale retained in under the said Deed of Trust and in Section 51.001 et seq of the Texas Property Code, as amended, in order to satisfy the indebtedness of the said Mortgagee, for the mortgage obligations therein provided for and required and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on Tuesday, SEPTEMBER 3, 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 Deed of Trust or by law, at the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas, 77045, beginning at 10:00 a.m., and ending not later than 3 hours thereafter, of that said day, and no earlier than that time nor later than three hours thereafter, the following described real property, to wit:

LOT NINE (9) IN BLOCK ONE (1) OF ELLA PARK TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 133, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 1706 WEST DONOVAN STREET, HOUSTON, TEXAS 77091.

EXECUTED this 2<sup>ND</sup> day of AUGUST 2024.



John Burger or Kenneth Berntsen, Trustee



NOTICE OF SALE

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

Original Mortgagee: VISTAMONT REALTY MANAGEMENT INC.  
12602 North Freeway  
Houston, Texas 77060

Current Mortgagee: CPG REALTY LLC.  
12602 North Freeway  
Houston, Texas 77060

Loan Servicing Agent: United Continental Mortgage Company  
12602 North Freeway  
Houston, Texas 77060

Pursuant to the authority conferred upon CPG REALTY LLC. by that certain Note and Deed of Trust ("Mortgagee") executed by ROBBIE CHANTA GILES AND THELMA STARKS FOWLER, Grantor of the property, of Harris County Texas, dated NOVEMBER 17, 2010, and duly filed under Clerk's File No. 20100519262 of the Official Real Property Records of Harris County, Texas, and by that certain Lien retained and established in the security instruments for the benefit of Mortgagee, and further, pursuant to the express conditions contained and stipulated in the deed of trust conveying the hereinafter described property to the said Mortgagee, I will, as agent and Trustee of the Creditor, the beneficiary of the Lien and the Power of Sale retained in under the said Deed of Trust and in Section 51.001 et seq of the Texas Property Code, as amended, in order to satisfy the indebtedness of the said Mortgagee, for the mortgage obligations therein provided for and required and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on Tuesday, SEPTEMBER 3, 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 Deed of Trust or by law, at the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas, 77045, beginning at 10:00 a.m., and ending not later than 3 hours thereafter, of that said day, and no earlier than that time nor later than three hours thereafter, the following described real property, to wit:

"SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF"  
said property being more commonly known as 5627 BALBO STREET, HOUSTON, TEXAS 77091.

EXECUTED this 1<sup>ST</sup> day of AUGUST 2024.



John Burger, Trustee

EXHIBIT "A"

A TRACT OR PARCEL OF LAND OUT OF LOT ONE (1), IN BLOCK TWENTY ONE (21) OF HIGHLAND HEIGHTS ANNEX NUMBER 4, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 20 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF BALBO STREET (60.00 FEET WIDE) AND THE EAST LINE OF LOT 1, BLOCK 21 OF SAID HIGHLAND HEIGHTS ANNEX NUMBER 4 SAID POINT BEING 213.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 89° 58' 00" WEST, A DISTANCE OF 90.00 FEET TO A 2" METAL POST FOR CORNER;

THENCE NORTH, A DISTANCE OF 142.00 FEET TO A 2" METAL POST FOR CORNER;

THENCE SOUTH 89° 58' 00" EAST, A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD FOUND IN THE SAID WESTERLY RIGHT-OF-WAY LINE OF BALBO STREET;

THENCE SOUTH, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BALBO STREET, A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING OF THE HEREBY DESCRIBED TRACT OF LAND AND CONTAINING 0.29 ACRES OF LAND, MORE OR LESS, ALSO KNOWN AS 5627 BALBO STREET, HOUSTON, TEXAS 77091.

COPY

UNOFFICIAL

FILED 8/13/2024 12:08:58 PM FRCL-2024-4510 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**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:** August 13, 2024

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

**Date:** June 29, 2022

**Grantor:** Elvis Piggott

**Trustee:** The Owner Finance Company

**Beneficiary:** The Owner Finance Company

**Recorded As:** Doc. No. RP-2020-621829 in the Official Public Records of Harris County, Texas

**Substitute Trustee:** Jacob Hyde and Gerald Gonzalez

**Promissory Note ("Note"):**

**Date:** June 29, 2022

**Borrower:** Elvis Piggott

**Lender:** The Owner Finance Company

**Original Principal Amount:** \$267,742.00

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

**LOT 34, BLOCK, 6, KATY LAKES SEC 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLATE THEREOF RECORDED IN FILM CODE NO 685210, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, , WHICH CURRENTLY HAS THE ADDRESS OF 6806 REGAL LAKES DRIVE, KATY, TEXAS 77493 ("PROPERTY ADDRESS")**

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

**Date:** Tuesday, September 03, 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.

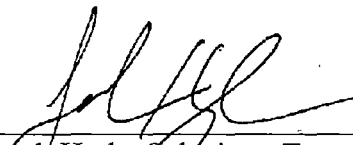
**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**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** August 13, 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

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

1. *Property to Be Sold.* The property to be sold is described as follows:

The real property, together with all existing or subsequently erected or affixed buildings, improvements, and fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property, including without limitation such rights as Grantor may have in all minerals, oil, gas, geothermal and similar matters, located in Harris County, State of Texas:

1623 Royal Chase Drive, Houston, TX  
Lot Thirty (30), in Block Two (2), of City Park, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No(s). 594275, of the Map Records of Harris County, Texas.

19407 Otter Trail Court, Katy TX  
Lot Eighty-eight (88), in Block One (1), of Plantation Lakes, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No(s). 583207, of the Map Records of Harris County, Texas.

4607 Cypress Colony Lane, Katy, TX  
Lot Three (3), in Block Two (2), of Cypress Meadow, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No(s). 592295, of the Map Records of Harris County, Texas.

6111 Plantation Forest Drive, Katy, TX  
Thirty-nine (39), in Block Two (2), of Plantation Lakes, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No(s). 583203, of the Map Records of Harris County, Texas.

6533 South Briar Bayou Drive, Houston, TX  
See exhibit "A"

19118 Deep South Ct, Katy, TX  
Lot One Hundred Eight (108), in Block Five (5), of Brenwood Trails,  
Section One (1), a subdivision in Harris County, Texas, according to the  
map or plat thereof recorded under Film Code No(s). 601049, of the Map  
Records of Harris County, Texas.

14107 Balfour Park Lane, Houston, TX  
Lot Twenty-one (21), in Block One (1), of Brunswick Lakes, Section One  
(1), a subdivision in Harris County, Texas, according to the map or plat  
thereof recorded under Film Code No(s). 532212, of the Map Records of  
Harris County, Texas. (the "Property").

The Property or its address is commonly known as 19118 Deep South Court,  
Katy, TX 77449; 14107 Balfour Park Lane Houston, TX 77047; 19407 Otter  
Trail Court Katy, TX 77449; 4607 Cypress Colony Lane, Katy, TX 77449;  
6111 Plantation Forest Drive, Katy TX 77449; 1623 Royal Chase Drive,  
Houston, TX 77047; 6533 South Briar Bayou Drive, Houston, TX 77072.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust ("Deed of Trust")

Dated: April 4, 2022  
Grantor: GERANIUM HOLDINGS, LLC  
Lender: GUARANTY BANK & TRUST, N.A.  
Recording Information: Recorded on April 11, 2022, as Document Number RP-2022-190774 in the Official Public Records of Harris County, Texas.  
Secures: Promissory Note ("Note") dated April 4, 2022, in the original principal amount of \$1,024,000.00, executed by Geranium Holdings, LLC ("Borrower") and payable to GUARANTY BANK & TRUST, N.A. ("Lender") as modified or extended.

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

Date: September 3, 2024  
Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.  
Place: Magnolia South Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston Texas 77045, as 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.

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(s) 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 refileing 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 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 encouraged 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 Substitute Trustee(s) 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(s) reserve 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(s).

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Geranium Holdings, LLC.

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.

Questions concerning the sale may be directed to the undersigned.

6. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the Lender has requested the Substitute Trustee(s) to conduct this sale. Notice is given that before the sale, the Lender may appoint another person as substitute trustee to conduct the sale.

Dated: August 13, 2024

/s/ Melissa S. Koelsch

Melissa Spinn Koelsch, Substitute Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1012 Rio Grande  
Autin, Texas 78701  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

UNOFFICIAL COPY



**Exhibit "A"**

Being a tract of land out of Building Site Number 37, according to the deed from the U.S. Home Corporation of Texas to the Crown Colony Homeowners Association, Inc., as recorded in County Clerk's File Number D728558 and Film Code Number 152-31-2553 of the Real Property Records of Harris County, Texas, said Building Site Number 37, being out of Reserve "H", Block 2 of Crown Colony West, according to the map as recorded in Volume 173, Page 52, of the Map Records of Harris County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the above said Building Site Number 37;

THENCE South 89 deg 32 min 56 sec East, following along the South line of the said Building Site Number 37, a distance of 3.00 feet to the POINT OF BEGINNING of the herein described tract, said point being a Building Corner for corner,

THENCE North 00 deg 27 min 04 sec East, a distance of 78.50 feet to the Building Corner for the Northwest corner of the tract of land herein described, said point being in the North Line of the above said Building Site Number 37 and the Southerly right-of-way line of South Briar Bayou Drive ( 60.00 feet wide);

THENCE South 89 deg 32 min 56 sec East, following the North line of the above said Building Site Number 37 and along said Southerly right-Of-way line of South Briar Bayou Drive, a distance of 33.5 feet to the Building Corner for corner,

THENCE South 00 deg 27 min 04 sec West, a distance of 78.50 feet to a P.K. Nail found for corner;

THENCE North 89 deg 32 min 56 sec West, a distance of 33.50 feet to the POINT OF BEGINNING of the herein described tract of land.

COPY  
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NOTICE OF TRUSTEE'S SALE

Date: August 9, 2024

Trustee(s): Carl Jay Quezada

Trustee(s)' Address: c/o Quezada, Larmond & Brignac, P.C., 16902 El Camino Real, Suite 1E, Houston, Texas 77058

Debtor: Juan R. Larios

Debtor's Address: 12603 Paso Del Flores Drive, Houston, TX 77045

Creditor and Holder: San Pablo Homeowners Association, Inc.

Creditor's Address: c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217

Debt: \$6,321.47, together with all other amounts hereafter chargeable as provided in the Trust.

Trust: The Declaration applicable to the Subdivision, excluding Unrestricted Reserves A and B of San Pablo, Section One has been recorded at Harris County Clerk's File No. Y238266, Film Code No. RP 001-20-2959, in the Real Property Records of Harris County, Texas. A Supplemental Declaration of Covenants, Conditions and Restrictions for San Pablo to Correct Exhibit A has been recorded at Harris County, Texas. Annexation of Section Two and Section Three has been recorded in the Real Property records of Harris County, Texas, under Harris County Clerk's File No. Z161675, Film Code No. RP 019-20-1533-1536.

Property: LOT 7, BLOCK 3, SAN PABLO, SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP/PLAT RECORDED IN CLERK'S FILE NO. Y777324 AND FILM CODE NO. 590266, MAP/PLAT RECORDS, HARRIS COUNTY, TEXAS.

County: Harris County, Texas

Date of Sale: **September 3, 2024**

Time of Sale: Commencing no earlier than **1:00 p.m.** or no later than three hours after that time.

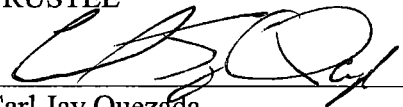
Place of Sale: Bayou Civic Center, 6401 Knight Rd, Houston, Texas 77045.

Creditor has appointed Carl Jay Quezada as Trustee(s) under the Trust. Creditor has instructed Trustee(s) to offer the Property for sale toward the satisfaction of the Debt.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or 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 sent written notice of the active duty military service to the sender of this notice immediately.**

Notice is given that, on the Date of Sale, Trustee(s) 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 for Sale, and the sale will be conducted no later than three hours thereafter.

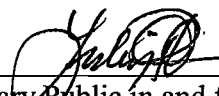
TRUSTEE

  
\_\_\_\_\_  
Carl Jay Quezada

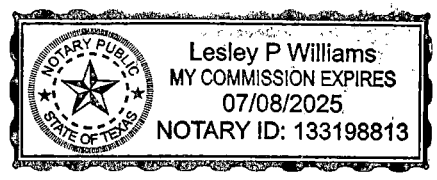
THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

This instrument was acknowledged before me on the 9<sup>th</sup> day of August, 2024 by Carl Jay Quezada.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Carl Jay Quezada  
Quezada, Larmond & Brignac, P.C.  
16902 El Camino Real, Suite 1E  
Houston, Texas 77058



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 of another state or as a member of a reserve component of 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:**

- A. Richard G. Rawson and wife, Dawn Rawson are the current owners and holders of the Promissory Note and beneficiary of the Deed of Trust described below.
- B. The Promissory Note is secured by the Deed of Trust described below.
- C. Kevin Dietrich and wife, Denise Dietrich are in default under the Promissory Note and the Deed of Trust and the default has not been cured after receiving Notice of Default and Intent to Foreclosure and an opportunity to cure.

**Notice of Foreclosure Sale:**

Notice is given that the Property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Foreclosure Sale and the applicable laws of the State of Texas.

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

**Date:** The sale shall be held on Tuesday, September 3, 2024.

**Time:** The sale will begin at 10:00 AM and will be conducted within three hours thereafter.

**Place:** The sale shall be held at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

**2. Terms of Sale:**

Because of the default in performance of the obligations secured by the Deeds of Trust, the Trustee will sell the property "As Is" by public auction to the highest bidder for cash.

**3. Instruments to be Foreclosed:**

The security instrument to be foreclosed is ("Deed of Trust"):

Amended and Restated Deed of Trust and Security Agreement dated February 18, 2020 by Kevin Dietrich and wife, Denise Dietrich, as grantor, to Bill Boyar, as Trustee, for the benefit of Richard Rawson and wife, Dawn Rawson, as beneficiary, and recorded

June 4, 2020 under Clerk's File No. RP-2020-237326 in the Official Public Records of Harris County, Texas.

**4. Name and Address of Substitute Trustee:**

In accordance with Texas Property Code Section 51.0076, Lender has named and appointed, by these presents does name and appoint, Blake Royal, whose address is 2925 Richmond Ave., 14th Floor, Houston, Texas 77098, as Substitute Trustee to act under and by virtue of the Deed of Trust.

**5. Obligations Secured:**

The indebtedness evidenced by the Amended and Restated Promissory Note dated January 15, 2020 (the "Promissory Note") in the original principal amount of One Million Fifty-Eight Thousand and No/100 Dollars (\$1,058,000.00) including all accrued and unpaid interest and all other amounts payable by the debtor as described in the promissory note, any other related documents and all modifications, renewals, and extensions thereof.

**6. Property to Be Sold:**

The property to be sold is described as follows:

Lots Eleven (11) and Twelve (12), in Block One (1), of DEER RIDGE ESTATES, SECTION ONE (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 359, Page 77 of the Map Records of Harris County, Texas.

**7. Additional Provisions:**

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, Richard G. Rawson and wife, Dawn Rawson, the owner and holder of the Promissory Note, and beneficiary under the Deed of Trust has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is given of the election of Richard G. Rawson and wife, Dawn Rawson, to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with their rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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 Richard G. Rawson and wife, Dawn Rawson, 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.

FILED 8/13/2024 12:37:59 PM FRCL-2024-4513 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS


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 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 released or 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 by Richard G. Rawson and wife, Dawn Rawson, from the security interest of the Deed of Trust. Prospective bidders are 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.

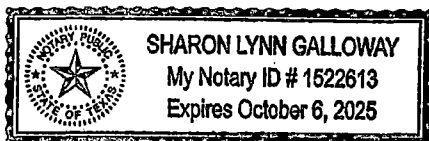
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

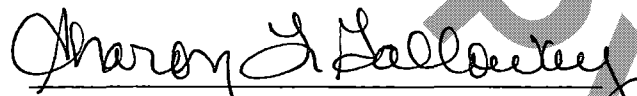
This Notice of Foreclosure Sale is executed this 13<sup>th</sup> day of August, 2024.

By:   
Blake Royal, Substitute Trustee and  
Authorized Agent of Richard G. Rawson  
and wife, Dawn Rawson

Address:  
c/o BoyarMiller  
2925 Richmond Avenue, 14<sup>th</sup> Floor  
Houston, Texas 77098

Subscribed, sworn to and acknowledged before me, the undersigned authority, on the 13<sup>th</sup> day of August, 2024.



  
NOTARY PUBLIC, IN AND FOR  
THE STATE OF 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:** August 13th, 2024

**Substitute Trustee:** Andrew Mattingly  
2247 Central Drive  
Bedford, Texas 76021

Appointed by written instrument dated August 13th, 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:** 8314 Woodlyn Rd Houston, TX 77028

**Note Amount:** 168300.00

**Deed of Trust**

**Date:** June 13th, 2022

**Borrower:** Gladys Jessica Sandoval and husband, Erick Michael Martinez Sandoval, with him joining herein to perfect the security interest but not to otherwise be liable.

**Mortgagee:** Capital Plus Financial, LLC

**Recording Instrument #:** RP-2022-310755

**Property (including any improvements):** See "EXHIBIT A" (page 2)

**County:** Harris

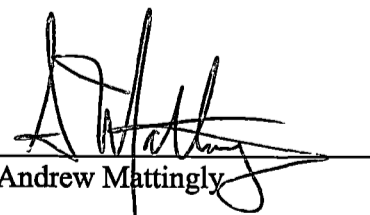
**Date of Sale:** September 3rd, 2024, being the first Tuesday in said month.

**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.

Andrew 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.

  
Andrew Mattingly

**AFTER RECORDING RETURN TO:**

Capital Mortgage Servicing, LLC  
2247 Central Dr. STE 200  
Bedford, TX 76021  
817.656.5153

COPY

"EXHIBIT A"

8314 Woodlyn Rd Houston, TX 77028

**Property (including any improvements):** Lot One Hundred (100), in Block Seven (7), of ROANE OAKS, SECTION THREE (3), a subdivision to the City of Houston, Harris County, Texas, according to the map or plat thereof, recorded in Volume 51, Page 58, Map Records, Harris County, Texas.

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FILED 8/13/2024 12:57:08 PM FRCL-2024-4514 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



**NOTICE OF NON-JUDICIAL FORECLOSURE SALE**

WHEREAS, on **April 30, 2019**, **LWJBFS 001 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 **\$806,400.00**, payable to the order of **Jet Lending, LLC**, which Deed of Trust is recorded under **Clerk's File No. RP-2019-225611** 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:**

**Lot Six Hundred Ninety-six (696), in Block Forty (40), of KASHMERE GARDENS, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 6, of the Map Records of Harris County, Texas, commonly known as 5514 Marcus Street, Unit 1-7, Houston, Texas 77026; 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, Nicole Durrett, 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, September 03, 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, September 03, 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 **August 13, 2024**.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1942

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-2024-4483  
FILED 8/13/2024 11:08:52 AM

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on May 26, 2020, Alicia Sanchez Diaz and Pablo Rivas ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Ashley B. Patten, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$188,000.00, payable to the order of S & S Texas Properties, LLC, which Deed of Trust is recorded under Clerk's File No. RP-2020-226224 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 Twelve (12), in Block Four (4), of CANTERBURY FOREST, SECTION ONE (1), a Subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 225, Page 102 of the Map Records of Harris County, Texas, commonly known as 15619 Artoys Drive, Tomball, Texas 77377; 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, Nicole Durrett, 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 S & S Texas Properties, 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, September 03, 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, September 03, 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 August 13, 2024.

  
Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 1703

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED 8/13/2024 11:08:52 AM FRCL-2024-4485 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, Nicole Durrett, 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, September 03, 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, September 03, 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.

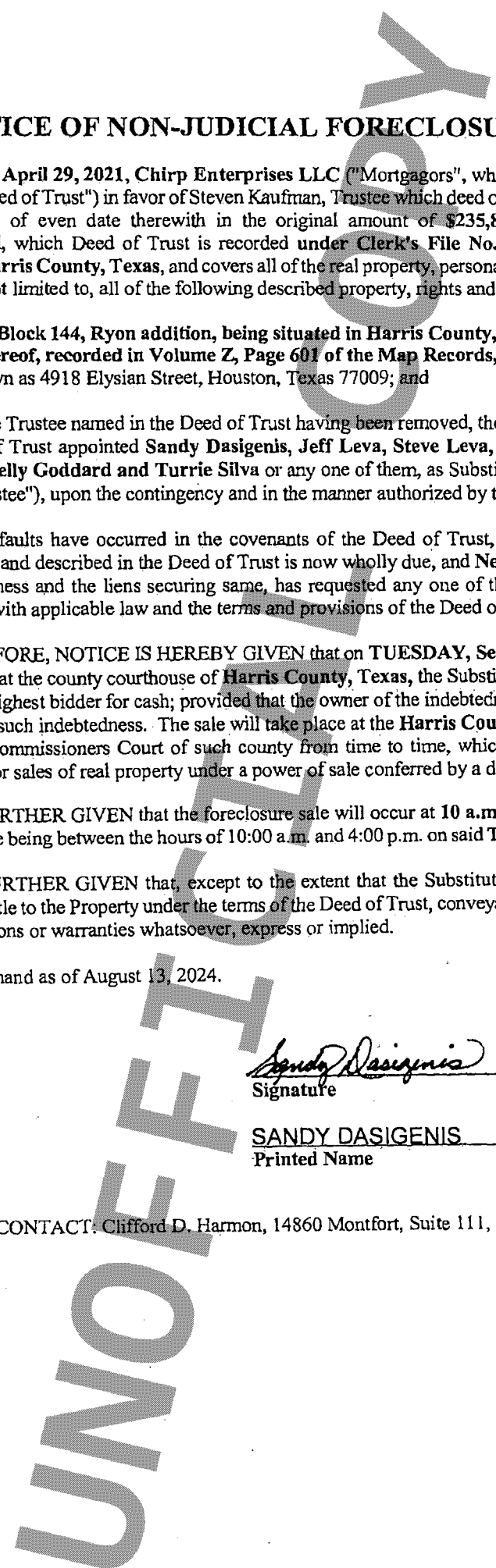
WITNESS my hand as of August 13, 2024.

  
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-2024-4486  
FILED 8/13/2024 11:08:52 AM

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **April 11, 2023**, **Heights TX Investment Group 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 **\$953,460.00**, 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 Twenty-Four (24), in Block Six (6), of Supplemental Plat of Blocks 5 & 6 of KUTSCHBACH ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 725, Page 411 of the Deed Records of Harris County, Texas, commonly known as 701 East 13th Street, Houston, Texas 77008; 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, Nicole Durrett, 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, September 03, 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, September 03, 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 August 13, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1921  
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

COPY

FILED 8/13/2024 11:08:52 AM FRCL-2024-4487 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on May 02, 2023, GKSFEDI 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 \$421,400.00, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded under Clerk's File No. RP-2023-164404 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 Nine (9), in Block Two (2), of STUDE'S FIRST ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 56 of the Map Records of Harris County, Texas, commonly known as 1006 Nadine 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, Nicole Durrett, 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, September 03, 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, September 03, 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 August 13, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1945

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

ORIGINAL COPY

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on April 14, 2021, Montrose Houston Multifamily TX, LP ("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 \$1,346,850.00, payable to the order of Priority Investor Loans, LLC, which Deed of Trust is recorded under Clerk's File No. RP-2021-212360 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 Eight (8), in Block Twenty-Four (24), of Fairview, an addition 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, commonly known as 415 Fairview Avenue, Houston, Texas 77006; 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, Nicole Durrett, 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 Priority Investor Loans, 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, September 03, 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, September 03, 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 August 13, 2024.

  
Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 1725

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 June 30, 2024, NotOneLot LLC dba ManyLots 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 \$525,000.00, payable to the order of Priority Investor Loans, LLC, which Deed of Trust is recorded under Clerk's File No. RP-2023-123239 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:

A tract of land containing 0.1706 Acre, being a portion of Lot 13, Block 3, Highland Acres Homes Subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 3, Page 45 of the Map and Plat Records of Harris County, Texas, being the same tract recorded in the name of the United Most Worshipful Scottish Rite Grand Lodge A.F. & A.M. and Queen of Sheba Grand Chapter of Eastern Star under Harris County Clerk's File (H.C.C.F.) No. B264059 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on H.C.C.F. No. B391995 of the R.P.R.H.C.T.)

BEGINNING at an iron rod found at the intersection of the southwest right-of-way line of West Montgomery Road, and the common line between Lots 11 & 13 of said Block 3, being the most southerly northeast corner of this tract;

THENCE, SOUTH, with the west line of said Lot 11, being a tract recorded in the name of H.B. Turner and wife, L.M. Turner under H.C.C.F. No. D31150651 of the R.P.R.H.C.T., a distance of 122.95 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southeast corner of this tract (from which an iron rod found at Haynes Street (unopened) bears South, 63.00 Feet, West, 30.00 Feet, and South, 50.00 Feet);

THENCE, across and through the aforementioned Lot 13 with the lines of a tract recorded in the name of the United Most Worshipful Scottish Rite Grand Lodge A.F. & A.M. and Queen of Sheba Grand Chapter of Eastern Star under H.C.C.F. No. C670816 of the R.P.R.H.C.T. the following two (2) courses:

1. WEST, a distance of 18.00 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the most southerly southwest corner of this tract;

2. NORTH 43deg 47' 00" WEST, a distance of 87.00 Feet to a point at the most northerly southwest corner of this tract from which an iron rod found bears North 45deg 08' 56" West, a distance of 1.98 Feet (and from which an iron rod found at Sandle Street bears West, 86.80 Feet and South, 125.81 Feet);

THENCE, NORTH 28deg 40' 00" EAST, continuing across and through said Lot 13 with the southeast line of a tract recorded in the name of Davis World, LLC. under H.C.C.F. No. the RP-2016-94445 of the R.P.R.H.C.T., being further described under H.C.C.F. No. B391995 of the R.P.R.H.C.T., a distance of 103.64 Feet to a point on the aforementioned southwest right-of-way line of West Montgomery Road at the most northerly northeast corner of this tract from which a 1/2 Inch iron rod found bears North 22deg 05' 58" West, a distance of 1.61 Feet (and from which an iron rod found bears North 42deg 45' 56" West, a distance of 110.81 Feet);

THENCE, SOUTH 42deg 46' 00" EAST, with said southwest right-of-way line, a distance of 41.94 Feet to the POINT OF BEGINNING and containing 0.1706 Acre of land, more or less, commonly known as 8301 West Montgomery Road, Houston, Texas 77088; 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, Nicole Durrett,

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 Priority Investor Loans, 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, September 03, 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, September 03, 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 August 13, 2024.

  
Signature

**SANDY DASIGENIS**, Substitute Trustee  
Printed Name

Matter No. 1982  
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

UNOFFICIAL COPY



**Notice of Substitute Trustee's Sale**

**Date:** August 12, 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):** September 3, 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

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

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF HARRIS

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WHEREAS, Life at Spring Estates Property Owner, LLC, a Delaware limited liability company ("TIC I Borrower"), Incap Investments DE, LLC, a Delaware limited liability company ("TIC II Borrower"), Northern DE, LLC, a Delaware limited liability company ("TIC III Borrower"), Tardema Realty DE, LLC, a Delaware limited liability company ("TIC IV Borrower"), and GRP DE, LLC, a Delaware limited liability company ("TIC V Borrower", and together with TIC I Borrower, TIC II Borrower, TIC III Borrower, and TIC IV Borrower, collectively, jointly and severally and individually, as the context requires, "Borrower" or "Borrowers"), became indebted to Arbor Realty SR, Inc., a Maryland corporation ("Lender"), as evidenced by that certain Promissory Note dated May 3, 2022 in the maximum principal amount of FIFTY SIX MILLION TWO HUNDRED SEVENTY FIVE THOUSAND and NO/100 DOLLARS (\$56,275,000.00) (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 LIFE AT SPRING ESTATES 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 Kelly Bierig, Esq. as Trustee for the benefit of Lender and/or its assigns, said Deed of Trust being duly recorded as Instrument No. RP-2022-238864 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 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, September 3, 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 AUGUST 13, 2024.



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Sheppard, Mullin, Richter & Hampton LLP  
2200 Ross Avenue, 20<sup>th</sup> Floor  
Dallas, Texas 75201

UNOFFICIAL COPY

**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.

UNOFFICIAL

COPY

EXHIBIT A

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

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF HARRIS

§

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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-2024-4492  
FILED 8/13/2024 11:08:52 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, September 3, 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.

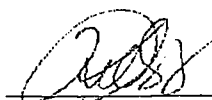
[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL

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 AUGUST 13, 2024.



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Sheppard, Mullin, Richter & Hampton LLP  
2200 Ross Avenue, 20<sup>th</sup> Floor  
Dallas, Texas 75201

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;

EXHIBIT A

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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 HA FER 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 HA FER ROAD;

THENCE SOUTH 30 DEGREES 41 MINUTES 46 SECONDS EAST, A DISTANCE OF 581.73 FEET, WITH THE WEST LINE OF HA FER 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 HA FER 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

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:

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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;
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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.

EXHIBIT A

**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.**

August 13, 2024

**Deed of Trust:** Special Warranty Deed (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

**Dated:** October 20, 2022

**Trustee:** Marcella A. Hagger  
Address: 5718 Westheimer Road, Suite 1000, Houston, TX, 77057

**Grantor:** The Faze Restaurant and Lounge, Inc.  
c/o David Martin and Jessica Martin a/k/a Jessica Girley

**Mortgagee:** Cullen Care Pharmacy (c/o James Dykes) (hereafter "Lender")

**Recording Information:** RP 2022-518454 of the real property records of Harris County, Texas.

**Property Address:** 4901 Yale Street, Houston, Texas 77018

**Legal Description:**

All of that certain tract of land containing 0.1885 acres and situated in the S.W. Allen Survey in Harris County, Texas. Said tract of land being situated West of Yale Street, 80' in width and North of Janisch Road, 60.0' in width and being out of that tract of land conveyed by L.H. Janisch, et ux to E.L. Janisch by deed dated March 26, 1930 and recorded in Volume 839, Page 89 of the Deed Records of Harris County, Texas. Said Tract of land being more particularly described by metes and bounds as follows, to wit;

BEGINNING at an iron pipe marking the point of intersection of the West line of Yale Street with the North line of Janisch Road and being the Southeast corner of the E.L. Janisch tract.

THENCE North 0 degrees 25 mins. West, 40 feet West of and parallel to the centerline of Yale Street for a distance of 59.68 feet to an iron pipe for the Northeast corner of this tract.

THENCE South 89 degrees 23 mins. West and parallel to the North line of Janisch Road for a distance of 137.60 feet to an iron stake for the Northwest corner of this tract.

THENCE South 0 degrees 25 mins. East for a distance of 59.68 feet to an iron stake in the North line of Janisch Road for the Southwest corner of this tract.

THENCE North 89 degrees 23 mins. East along the North line of Janisch Road for a distance of 137.60 feet to the PLACE OF THE BEGINNING.

**Note Secured by Deed of Trust:** Special Warranty Deed (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: October 20, 2022  
Original Principal Amount: \$680,000.00  
Maker: David Martin and Jessica Martin  
Lender: James Dykes

**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.

**Released Property:** Property described in Exhibit A.

**Sale Location:** Bayou City Event Center  
9401 Knight Road  
Houston, Texas 77045.

**Sale Date:** September 3, 2024

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 A.M. and 4:00 P.M. local time. The earliest time the sale will begin is 11:00 A.M., 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, by and through agents, the 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 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.

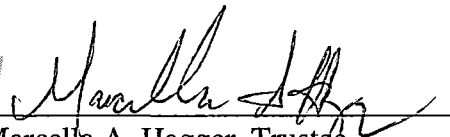
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

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. In order to avoid any doubt as to the sale, all property of public record that has been released by the Lender from the Deed of Trust shall not be included in the Foreclosure Sale. 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 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.**



Marcella A. Hagger, Trustee  
832-305-7677  
mahagger@llcpllc.com

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Owners Association of Oaks On Caroline** by those certain instruments entitled: *"Declaration of Condominium FOR Oaks On Caroline Condominium"* (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Harris County, Texas*, under Harris County Clerk's File Number RP-2017-327296, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Owners Association of Oaks On Caroline** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to


the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Chang, Shannon resulting from Chang, Shannon default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on September 03, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*Condominium Unit No. 407 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 Oaks on Caroline Condominium, a Condominium Project in Harris County, Texas, as fully described in and as located, delineated and defined in the Condominium Declaration for Oaks on Caroline Condominium, together with the survey plat, by-laws and exhibits attached thereto under Film Code No. 216237 of the Condominium Records of Harris County, Texas and more commonly known as 4820 Caroline Street Unit 407, Houston, TX 77004.*

EXECUTED this the 13th day of August, 2024.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Alex Ogundare, Brittany Olsen, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Chris Trevino, and/or Kelton Wilkins, Agent and Trustee for Owners Association of Oaks On Caroline

UNOFFICIAL COPY

NOTICE OF SALE

In accordance with:

(1) WHEREAS, by the following instruments (collectively the "Declaration"), duly recorded in the Condominium Records of Harris County, Texas under the File Number listed beside each instrument:

1. "Condominium Declaration for Hearthwood II" Volume 109, Page 115, et seq.;
2. "First Amendment to Condominium Declaration for Hearthwood II" Volume 130, Page 104, et seq.;
3. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase II" Volume 113, Page 104, et seq.;
4. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase III" Volume 130, Page 111, et seq.;
5. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase IV" Volume 134, Page 76, et seq.;
6. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase V" Volume 135, Page 118, et seq.;
7. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase VI" Volume 150, Page 56, et seq.;
8. Plus any amendments and supplements to the Declaration, as well as the restrictive covenants of any other subdivisions brought under the jurisdiction of the Association by restrictive covenants filed of record in the Condominium Records of Harris County, Texas all of those certain properties described therein were subjected to assessments plus other charges as authorized by the Declaration or at law, all for the benefit of HEARTHWOOD II OWNERS ASSOCIATION, INC. (the "Association"), a Texas nonprofit corporation; and

(2) the lien created in the Declaration in favor of **Hearthwood II Owners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to Mary L. Mouton (Deceased) and Jacqueline Ann Factor and John Edward Mouton and Roland Elvin Mouton, Jr. and Roland Keith Mouton, Jr. and Ryan Keith Mouton;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Mary L. Mouton (Deceased) and Jacqueline Ann Factor and John Edward Mouton and Roland Elvin Mouton, Jr. and Roland Keith Mouton, Jr. and Ryan Keith Mouton resulting from Mary L. Mouton (Deceased) and Jacqueline Ann Factor and John Edward Mouton and Roland Elvin Mouton, Jr. and Roland Keith Mouton, Jr. and Ryan Keith Mouton default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on September 03, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.


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

the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*Condominium Unit 9, in Building "H-9" 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 a 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 of 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, Volume 150, Page 56 and under Film Code Nos. 167119, 168115 and 171119 all of the Condominium Records of Harris County, Texas and more commonly known as 2822 S. Bartell Drive #H9, Houston, TX 77054*

EXECUTED this the 13th day of August, 2024.

  
\_\_\_\_\_  
Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Alex Ogundare, Brittany Olsen, Pooja Patel, Hisamitsu Shinoda, Eric B. Tonsul, Christopher L. Trevino, and/or Kelton Wilkins, Agent and Trustee for Hearthwood II Owners Association, Inc.

14089-00137

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4517

FILED 8/13/2024 2:09:17 PM

UNOFFICIAL COPY



NOTICE OF SALE

In accordance with:

(1) WHEREAS, by the following instruments (collectively the "Declaration"), duly recorded in the Condominium Records of Harris County, Texas under the File Number listed beside each instrument:

1. "Condominium Declaration for Hearthwood II" Volume 109, Page 115, et seq.;
2. "First Amendment to Condominium Declaration for Hearthwood II" Volume 130, Page 104, et seq.;
3. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase II" Volume 113, Page 104, et seq.;
4. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase III" Volume 130, Page 111, et seq.;
5. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase IV" Volume 134, Page 76, et seq.;
6. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase V" Volume 135, Page 118, et seq.;
7. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase VI" Volume 150, Page 56, et seq.;
8. Plus any amendments and supplements to the Declaration, as well as the restrictive covenants of any other subdivisions brought under the jurisdiction of the Association by restrictive covenants filed of record in the Condominium Records of Harris County, Texas all of those certain properties described therein were subjected to assessments plus other charges as authorized by the Declaration or at law, all for the benefit of HEARTHWOOD II OWNERS ASSOCIATION, INC. (the "Association"), a Texas nonprofit corporation; and

(2) the lien created in the Declaration in favor of **Hearthwood II Owners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to Allee Verte Holding LLC, a Georgia limited liability company;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Allee Verte Holding LLC, a Georgia limited liability company resulting from Allee Verte Holding LLC, a Georgia limited liability company default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on September 03, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.


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

FRCL-2024-4518  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 8/13/2024 2:09:18 PM

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*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 Hearthwood II, a Condominium project in 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-Law 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 and Volume 150, Page 56, et seq and Film Code Nos 168115, 171119, 190199, 207106, 210206 and 201207 of the Condominium Records of Harris County, Texas, to wit: Condominium Unit Number 31, in Building "8" and the space encompassed by the Boundaries thereof, and, an undivided percent ownership interest in and to the General Common Elements of the Condominium Project together with the limited common Elements appurtenant thereto and more commonly known as 2822 S. Bartell #H31, Houston, TX 77054*

EXECUTED this the 12th day of August, 2024.

  
Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Alex Ogundare, Brittany Olsen, Pooja Patel, Hisamitsu Shinoda, Eric B. Tonsul, Christopher L. Trevino, Derrick Verdun, and/or Kelton Wilkins, Agent and Trustee for Hearthwood II Owners Association, Inc.

14089-00182

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4518

FILED 8/13/2024 2:09:18 PM

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Hearthwood II Owners Association, Inc.** by those certain instruments duly recorded in the Condominium Records of Harris County, Texas entitled:

1. "Condominium Declaration for Hearthwood II" Volume 109, Page 115, et seq.;
2. "First Amendment to Condominium Declaration for Hearthwood II" Volume 130, Page 104, et seq.;
3. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase II" Volume 113, Page 104, et seq.;
4. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase III" Volume 130, Page 111, et seq.;
5. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase IV" Volume 134, Page 76, et seq.;
6. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase V" Volume 135, Page 118, et seq.;
7. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase VI" Volume 150, Page 56, et seq.;
8. Plus any amendments and supplements to the Declaration, as well as the restrictive covenants of any other subdivisions brought under the jurisdiction of the Association by restrictive covenants filed of record in the Condominium Records of Harris County, Texas all of those certain properties described therein were subjected to assessments plus other charges as authorized by the Declaration or at law, all for the benefit of **HEARTHWOOD II OWNERS ASSOCIATION, INC.** (the "Association"), a Texas nonprofit corporation; and referred to as the "Declaration";

(2) the lien created in the Declaration in favor of **Hearthwood II Owners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to Dwain Singleton;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Dwain Singleton resulting from Dwain Singleton default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on September 03, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS


FRCL-2024-4519

FILED 8/13/2024 2:09:19 PM

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*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 Hearthwood II, a Condominium project in 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 72, Page 27, Volume 93, Page 23, Volume 97, Page 132, Volume 105 Page 113, Volume 107 Page 92, Volume 109, Page 115, Volume 113, Page 104, Volume 130 Pages 104, 111, and 124, Volume 134, Page 76, Volume 135, Page 118 and Volume 150, Page 56 and Film Codes 166021, 166023, 166024, 167119, 168115, 170105, 171119, 190199, 207106, 210206, 210207 all 166021, 166023, 166024, 170105 all of the Condominium Records of said County: Condominium Unit Number 27, in Building 10 (J) and the space encompassed by the Boundaries thereof; and an undivided percent ownership interest in and to the General Common Elements of the Condominium Project together with the limited common elements appurtenant thereto and more commonly known as 2814 S. Bartell Drive #J27, Houston, TX 77054-*

EXECUTED this the 12th day of August, 2024.

  
\_\_\_\_\_  
Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Alex Ogundare, Brittany Olsen, Pooja Patel, Hisamitsu Shinoda, Eric B. Tonsul, Christopher L. Trevino, Derrick Verdun, and/or Kelton Wilkins, Agent and Trustee for Hearthwood II Owners Association, Inc.

14089-00150

COPY

## NOTICE OF SALE

In accordance with:

(1) WHEREAS, by the following instruments (collectively the "Declaration"), duly recorded in the Condominium Records of Harris County, Texas under the File Number listed beside each instrument:

1. "Condominium Declaration for Hearthwood II" Volume 109, Page 115, et seq.;
2. "First Amendment to Condominium Declaration for Hearthwood II" Volume 130, Page 104, et seq.;
3. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase II" Volume 113, Page 104, et seq.;
4. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase III" Volume 130, Page 111, et seq.;
5. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase IV" Volume 134, Page 76, et seq.;
6. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase V" Volume 135, Page 118, et seq.;
7. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase VI" Volume 150, Page 56, et seq.;
8. Plus any amendments and supplements to the Declaration, as well as the restrictive covenants of any other subdivisions brought under the jurisdiction of the Association by restrictive covenants filed of record in the Condominium Records of Harris County, Texas all of those certain properties described therein were subjected to assessments plus other charges as authorized by the Declaration or at law, all for the benefit of HEARTHWOOD II OWNERS ASSOCIATION, INC. (the "Association"), a Texas nonprofit corporation; and

(2) the lien created in the Declaration in favor of **Hearthwood II Owners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to Equity Trust Company Custodian FBO Ronald Kring IRA Account # T005041;

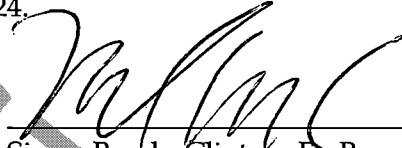
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Equity Trust Company Custodian FBO Ronald Kring IRA Account # T005041 resulting from Equity Trust Company Custodian FBO Ronald Kring IRA Account # T005041 default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on September 03, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*Condominium Unit Number 37, in Building "F", and the space encompassed by the boundaries thereof, the limited common elements appurtenant thereto, together with an undivided interest in the general common element, located and being a 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 of 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 13, Page 76, Volume 135, Page 118, Volume 150, Page 56, and Volume 168, Page 115, all of the Condominium Records of Harris County, Texas, and more commonly known as 2826 S. Bartell Drive #F37, Houston, TX 77054*

EXECUTED this the 12th day of August, 2024.

  
\_\_\_\_\_  
Sipra Boyd, Clinton F. Brown, ~~Cliff Davis~~, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa McClain, Alex Ogundare, Brittany Olsen, Pooja Patel, Hisamitsu Shinoda, Eric B. Tonsul, Christopher L. Trevino, \_\_\_\_\_, and/or Kelton Wilkins, Agent and Trustee for Hearthwood II Owners Association, Inc.

14089-00132

COPY

NOTICE OF SALE

In accordance with:

(1) WHEREAS, by the following instruments (collectively the "Declaration"), duly recorded in the Condominium Records of Harris County, Texas under the File Number listed beside each instrument:

1. "Condominium Declaration for Hearthwood II" Volume 109, Page 115, et seq.;
2. "First Amendment to Condominium Declaration for Hearthwood II" Volume 130, Page 104, et seq.;
3. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase II" Volume 113, Page 104, et seq.;
4. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase III" Volume 130, Page 111, et seq.;
5. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase IV" Volume 134, Page 76, et seq.;
6. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase V" Volume 135, Page 118, et seq.;
7. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase VI" Volume 150, Page 56, et seq.;
8. Plus any amendments and supplements to the Declaration, as well as the restrictive covenants of any other subdivisions brought under the jurisdiction of the Association by restrictive covenants filed of record in the Condominium Records of Harris County, Texas all of those certain properties described therein were subjected to assessments plus other charges as authorized by the Declaration or at law, all for the benefit of HEARTHWOOD II OWNERS ASSOCIATION, INC. (the "Association"), a Texas nonprofit corporation; and

(2) the lien created in the Declaration in favor of **Hearthwood II Owners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to Superior Consulting Group;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Superior Consulting Group resulting from Superior Consulting Group default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on September 03, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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


TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4521

FILED 8/13/2024 2:09:21 PM

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

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 HEARTHWOOD II, A CONDOMINIUM PROJECT IN HARRIS, COUNTY, TEXAS AS FULLY DESCRIBED IN AND LOCATED DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR HEARTHWOOD II, TOGETHER WITH THE SURVEY PLAT, BY-LAW AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 109, PAGE 115, VOLUME 113, PAGE 104, VOLUME 130, PAGE 104 VOLUME 130, PAGE 111, VOLUME 130, PAGE 124, VOLUME 134, PAGE 76, VOLUME 135, PAGE 118, VOLUME 150, PAGE 56 ET SEQ. AND VOLUME 168, PAGE 115; AND FILM CODE NO(S). 68115, 1751119, 190199, 207106, 210206 AND 201207 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TO WIT: CONDOMINIUM UNIT NO. 39, IN BUILDING "B", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, AND; AN UNDIVIDED PERCENT OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO. *and more commonly known as 2816 South Bartell Drive #B39, Houston, TX 77054*

EXECUTED this the 12th day of August, 2024.

  
Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa McLain, Alex Ogundare, Brittany Olsen, Pooja Patel, Hisamitsu Shinoda, Eric B. Tonsul, Christopher L. Trevino, and/or Kelton Wilkins, Agent and Trustee for Hearthwood II Owners Association, Inc.

14089-00122



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4551  
FILED 8/13/2024 2:13:25 PM

**NOTICE OF FORECLOSURE SALE**

DATE: August 13, 2024

DEED OF TRUST

DATE: April 19, 2022  
GRANTOR: Adela Trujillo Garcia  
BENEFICIARY: D7, LLC, an Illinois limited liability company  
TRUSTEE: Jonathan B. Randolph  
SUBSTITUTE TRUSTEE: Dennis J. Albright

RECORDING INFORMATION: recorded in the Office of the County Clerk under Clerk's File No. RP-2022-209239 in the Real Property Records of Harris County, Texas.

PROPERTY:

Lot 145, Block 2, **OAK KNOLL ESTATES ADDITION**, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 55, Pages 73 & 74 of the map Records of Harris County, Texas.

DATE AND TIME OF FORECLOSURE SALE: (first Tuesday of month, except when the first Tuesday is January 1 or July 4, then the first Wednesday of January or of July) between the hours of 1:00 p.m. and 4:00 p.m.: **SEPTEMBER 3, 2024**

PLACE OF FORECLOSURE SALE (including county) At the Bayou City Event Center, at 9401 Knight Rd., Houston, Harris County, Texas 77045, as designated by the Commissioners Court of Harris County, Texas, in document filed under Clerk's File No. 20150492828 and RP-2023-304925 in the Real Property Records of Harris County, Texas.

TERMS OF FORECLOSURE 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.

Default has occurred in the payment of the Note described in the Deed of Trust and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, 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 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 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. 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.

*Dennis J. Albright*

Dennis J. Albright - Substitute Trustee  
Attorney at Law  
13410 Holly Park  
Houston, Texas 77015  
Tel: 713.455.6661  
Fax: 866.746.1961  
TBA 00973700

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

**DEED OF TRUST INFORMATION:**

**Date:** 01/12/2010  
**Grantor(s):** JEFF COLVIN  
**Original Mortgagee:** PRESTON JULIAN  
**Original Principal:** \$ 85,000.00  
**Recording Information:** INSTRUMENT 20100102635  
**Property County:** HARRIS  
**Property:** TRACT (13), GAMBLE PARTITION, ABSTRACT 6014 NORMENTS AND ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE MAP RECORDS OF HARRIS COUNTY, TEXAS, COMMONLY KNOWN AS 13922 HOMESTEAD, HUMBLE TEXAS 77396

**BALANCE:** \$ 79,057.25  
**Collection fees:** \$ 150.00  
**Foreclosure Fee:** \$ 400.00  
**Legal & Admin Fee:** \$ 150.00  
**Total amount due:** \$ 82,032.75  
**Reinstatement amount:** \$ 2275.50

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** ANGEL MORTGAGE INCOME RESOURCES  
**Mortgage Servicer:** ANGEL MORTGAGE INCOME RESOURCES  
**Current Beneficiary:** ANGEL MORTGAGE INCOME RESOURCES  
**Mortgage Servicer Address:** c/o 4001 Tierwester Houston, TX 77004

**SALE INFORMATION:**

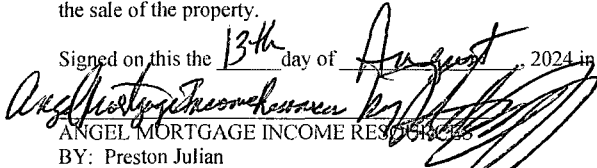
**Date of Sale:** Tuesday, the 3rd day of September 2024  
**Time of Sale:** 1:00 PM or within three hours thereafter.  
**Place of Sale:** Bayou City Event Center, which is located at 9401 Knight Road, Houston, TX 77045, in Harris County Texas, or, if the proceeding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court  
**Trustee(s):** Marcia Clark  
**Trustee Address:** 4001 Tierwester B Houston TX 77004

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

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. Marcia Clark, as 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.

Signed on this the 13th day of August, 2024 in Houston Texas

  
 ANGEL MORTGAGE INCOME RESOURCES  
 BY: Preston Julian

  
 Marcia Clark  
 Trustee

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



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.**

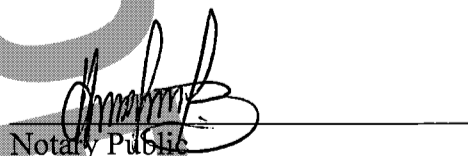
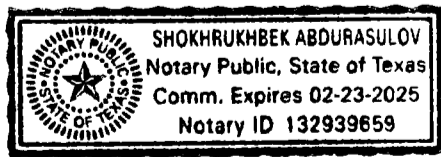
Sincerely,



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 13 day of August, 2024.

  
Notary Public

NOTICE OF TRUSTEE'S SALE

Date: August 13, 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, **September 3, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4522  
FILED 8/13/2024 2:10:42 PM

NOTICE OF TRUSTEE'S SALE

Date: August 9, 2024

Lien for Unpaid Assessments

Owner: **DORAL D. PICKENS**

Property: **CONDOMINIUM UNIT NUMBER 504, 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 KIRBY LOFTS CONDOMINIUM. 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 KIRBY LOFTS CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT, BY-LAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN FILM CODE NOS. 193087, 194104 AND 196131, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, AND MORE COMMONLY KNOWN AS 917 MAIN STREET, #504, HOUSTON, TEXAS 77002 (THE "PROPERTY").**

Recording Information: By Condominium Declaration recorded October 19, 2005 under County Clerk's File No. Y838401 in the Condominium Records of Harris County Texas, with any and all amendments and/or supplements thereto, KIRBY LOFTS CONDOMINIUM ASSOCIATION, (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 Chantal Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

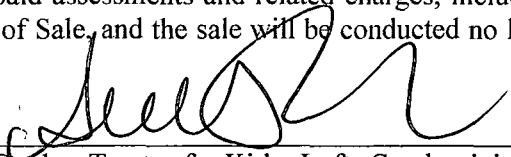
Date of Sale (first Tuesday of month): **Tuesday, September 3, 2024.**

Time of Sale: No earlier than 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 Court.

**DORAL D. PICKENS** 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.

  
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Sarah B. Gerdes, Trustee for Kirby Lofts Condominium Association

FILED 8/13/2024 2:10:43 PM FRCL-2024-4523 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

Date: August 9, 2024

Lien for Unpaid Assessments

Owner: **CHASE GREGR**

Property: **CONDOMINIUM UNIT NUMBER 171, IN BUILDING "J", 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 WHITE OAK CONDOMINIUMS, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR WHITE OAK CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BYLAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 107, PAGE 139, VOLUME 120, PAGE 114, VOLUME 127, PAGE 41, AND FILM CODE NO(s). 168005, 173024, 173025, 177143 AND 189217, ALL ET SEQ. OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 1880 WHITE OAK DRIVE, UNIT #171, HOUSTON, TEXAS 77009 (the "PROPERTY").**

Recording Information: By Condominium Declaration filed April 17, 1980, under Clerk's File No. G504010 of the Condominium Records of Harris County Texas, and any and all amendments and/or supplements thereto, WHITE OAK OWNERS ASSOCIATION, INC., ("The Association") has been granted a maintenance assessment lien and power of sale in connection with said lien of real property situated in Harris County, Texas, to secure the payment of assessments, interest, reasonable attorney's fees 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, September 3, 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.

**CHASE GREGR**, 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 White Oak Owners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4524  
FILED 8/13/2024 2:10:44 PM



NOTICE OF TRUSTEE'S SALE

Date: August 9, 2024

Lien for Unpaid Assessments

Owner(s): **NEIL HAGHIGHAT JOU**

Property: LOT FIVE (5), IN BLOCK TWO (2), OF VILLAGE WEST, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 237, PAGE 111, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **11319 OLYMPIA DRIVE, HOUSTON, TEXAS 77077** (the "Property").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Village West, Section One, recorded under County Clerk's File No. E975530 on December 8, 1976 in the Official Public Records of Harris County, Texas, with any and all amendments and/or supplements thereto (the "Declaration"), VILLAGE WEST COMMUNITY ASSOCIATION, INC. ("The Association"), has been granted a maintenance assessment lien and pursuant to Section 209.0092 of the Texas Property Code, a property owners' association whose dedicatory instruments grant a right of foreclosure is considered to have any power of sale required by law 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 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.

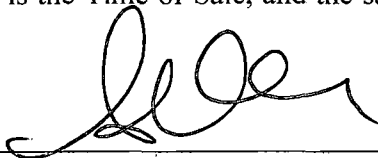
Date of Sale: (first Tuesday of month) Tuesday, **September 3, 2024.**

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.

**NEIL HAGHIGHAT JOU** 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 Village West Community Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4525  
FILED 8/13/2024 2:10:45 PM

NOTICE OF TRUSTEE'S SALE

Date: August 8, 2024

Lien for Unpaid Assessments

Owner(s): **ROBERT TURNER**

Property: **UNIT NO. 3002, IN BUILDING "DD", 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 LYNBROOK MANOR CONDOMINIUMS, PHASE TWO (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 LYNBROOK MANOR CONDOMINIUMS, PHASE TWO (2), TOGETHER WITH THE SURVEY PLAT, BYLAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 122, PAGE 69; AS AMENDED IN VOLUME 123, PAGE 92; AND ANNEXATIONS 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 3002, 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.

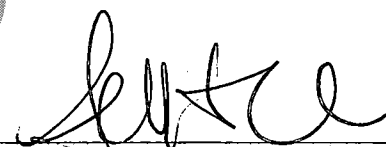
Date of Sale: (first Tuesday of month): **Tuesday, September 3, 2024.**

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.

**ROBERT TURNER**, 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 and subject to probate issues and objections or claims from any heirs to the estate of Ming Dar Hsieh. 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-2024-4526  
FILED 8/13/2024 2:10:46 PM

**NOTICE OF TRUSTEE'S SALE**

Date: August 8, 2024

Lien for Unpaid Assessments

Owner(s): **PAUL TRAN AND LALAN VU**

Property: **CONDOMINIUM UNIT NO. 101, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE EDGE 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 OF THE EDGE CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN FILM CODE NO. 198233 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 300 ST. JOSEPH PARKWAY, UNIT #101, HOUSTON, TEXAS 77002 (THE "PROPERTY").**

Recording Information: By that certain Condominium Declaration recorded on February 23, 2007 under County Clerk's File No. 20070114094 and Film Code No. 198233 et seq., with any and all amendments and/or supplements thereto, in the Condominium Records of Harris County, Texas, MIDTOWN EDGE 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, Samatha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

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

Time of Sale: No earlier than 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 County Commissioner's Court.

**PAUL TRAN AND LALAN VU**, 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.



Sarah B. Gerdes, Trustee for Midtown Edge Owners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4527  
FILED 8/13/2024 2:10:47 PM

NOTICE OF TRUSTEE'S SALE

Date: August 7, 2024

Lien for Unpaid Assessments

Owner(s): **SERGIO GONZALEZ AND SILVIA GONZALEZ AKA SILVIA LOPEZ**

Property: LOT TWELVE (12), IN BLOCK TWO (2), OF RANCH COUNTRY, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 261065 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **24122 ANCHOR RANCH 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.

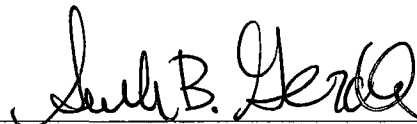
Date of Sale: (first Tuesday of month) **Tuesday, September 3, 2024.**

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.

**SERGIO GONZALEZ AND SILVIA GONZALEZ AKA SILVIA LOPEZ**, 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: August 7, 2024

Lien for Unpaid Assessments

Owner(s): **JAMES LEWIS CRAIGHEAD, III AND MAGDALENE THERESA BROADHEAD**

Property: LOT FIVE (5), IN BLOCK FIVE (5), OF REPLAT OF WHEATSTONE VILLAGE, COPPERCREEK VILLAGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 336, PAGE 117, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **16419 CROSSFIELD DRIVE, HOUSTON, TEXAS 77095**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Wheatstone Village recorded under Harris County Clerk's File Number J655941 and filed on August 20, 1984; Declaration of Covenants, Conditions and Restrictions for Wheatstone Village Section One recorded under Harris County Clerk's File Number J655943 and filed on August 20, 1984; and Supplemental Declaration for Wheatstone Village Sections Two and Three recorded under Harris County Clerk's File Number J996778 and filed on April 29, 1985; and Supplemental Declaration for Wheatstone Village Section Four recorded under Harris County Clerk's File Number K436353 and filed on March 5, 1986 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, WHEATSTONE VILLAGE HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale 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, **September 3, 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.

**JAMES LEWIS CRAIGHEAD, III AND MAGDALENE THERESA BROADHEAD**, 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 Wheatstone Village Homeowners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4529  
FILED 8/13/2024 2:10:49 PM

NOTICE OF TRUSTEE'S SALE

Date: August 7, 2024

Lien for Unpaid Assessments

Owner(s): **BETHANY J. WILLIAMS**

Property: LOT 15, BLOCK 1, WATERSTONE SEC. 13, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER FILM CODE NO. 674894, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **22302 BANDERA PALMS COURT, KATY, TEXAS 77449**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number 20070027791 and filed on January 12, 2007 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, WATERSTONE COMMUNITY ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale 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.

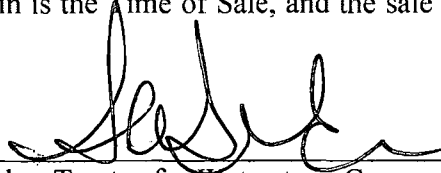
Date of Sale: (first Tuesday of month) Tuesday, **September 3, 2024**.

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.

**BETHANY J. WILLIAMS**, 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.



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Sarah B. Gerdes, Trustee for Waterstone Community Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4530  
FILED 8/13/2024 2:10:50 PM

COPY  
UNOFFICIAL

NOTICE OF TRUSTEE'S SALE

Date: August 2, 2024

Lien for Unpaid Assessments

Owner(s): **JESUS TINOCO AND ISABEL ECHEVERRI**

Property: LOT 9, BLOCK 5, OF REPLAT OF SPRING MEADOWS, SECTION ONE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 258, PAGE 36, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 12030 S FAIRHOLLOW LANE, HOUSTON, TEXAS 77043 (THE "PROPERTY").

Recording Information: By Restrictive Covenants of Spring Meadows for Section One, recorded on April 7, 1978, under County Clerk's File No. F547834, and the Restrictive Covenants of Spring Meadows for Section Two, recorded on February 1, 1980, under County Clerk's File No. G414559, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, SPRING MEADOWS PROPERTY OWNERS ASSOCIATION (the "Association") may foreclose the lien on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs; and, pursuant to Section 209.0092 of the Texas Property Code, a property owners' association whose dedicatory instruments grant a right of foreclosure is considered to have any power of sale required by law.

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

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

Time of Sale: No earlier than 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.

**JESUS TINOCO AND ISABEL ECHEVERRI**, 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 Spring Meadows Property Owners Association

NOTICE OF TRUSTEE'S SALE

Date: August 2, 2024

Lien for Unpaid Assessments

Owner(s): **MARIA MORAN**

Property: LOT FORTY-EIGHT (48), IN BLOCK ONE (1), OF MITTLESTEADT ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 675813 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **14515 BENDING MAPLE DRIVE, HOUSTON, TEXAS 77069**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number 20160008093 and filed on January 7, 2016 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto MITTLESTEADT ESTATES HOME OWNERS' 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.

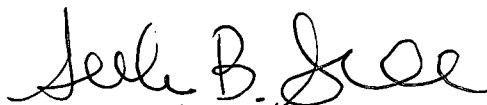
Date of Sale: (first Tuesday of month) **Tuesday, September 3, 2024.**

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.

**MARIA MORAN**, 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 Mittlesteadt Estates Home Owners' Association



NOTICE OF TRUSTEE'S SALE

Date: July 25, 2024

Lien for Unpaid Assessments

Owner: **FACCUSEH INVESTMENTS LTD CO.**

Property: **CONDOMINIUM UNIT NO. 34, IN BUILDING "L", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; TOGETHER WITH PARKING SPACE AND UNDIVIDED PERCENTAGE INTERESTS IN THE GENERAL AND LIMITED COMMON ELEMENTS, LOCATED IN AND BEING PART OF RIVER STONE I, LOCATED IN THE CITY OF HOUSTON, COUNTY OF HARRIS, STATE OF TEXAS, ACCORDING TO THAT CERTAIN DECLARATION AND MASTER DEED RECORDED IN VOLUME 100, PAGE 137 AND VOLUME 101, PAGE 79, AMENDED AND RESTATED IN VOLUME 107, PAGE 90 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3025 WALNUT BEND LANE, #34, HOUSTON, TEXAS 77042 (THE "PROPERTY").**

Recording Information: By Amended and Restated Declaration of Condominium recorded on August 27, 1979 under County Clerk's File No. G214005 in the Condominium Records of Harris County, Texas, with all amendments and/or supplements thereto (the "Declaration"), RIVER STONE I 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.

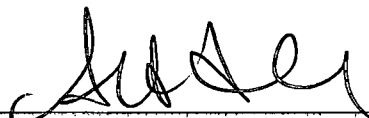
Date of Sale (first Tuesday of month): **Tuesday, September 3, 2024.**

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.

**FACCUSEH INVESTMENTS LTD CO.,** 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 River Stone I Association, Inc.

FILED 8/13/2024 2:10:53 PM FRCL-2024-4533 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: July 25, 2024

Lien for Unpaid Assessments

Owner: **FACCUSEH INVESTMENTS LTD CO.**

Property: **CONDOMINIUM UNIT NO. 35, IN BUILDING "B", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; TOGETHER WITH PARKING SPACE AND UNDIVIDED PERCENTAGE INTERESTS IN THE GENERAL AND LIMITED COMMON ELEMENTS, LOCATED IN AND BEING PART OF RIVER STONE I, LOCATED IN THE CITY OF HOUSTON, COUNTY OF HARRIS, STATE OF TEXAS, ACCORDING TO THAT CERTAIN DECLARATION AND MASTER DEED RECORDED IN VOLUME 100, PAGE 137 AND VOLUME 101, PAGE 79, AMENDED AND RESTATED IN VOLUME 107, PAGE 90 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3065 WALNUT BEND LANE, #35, HOUSTON, TEXAS 77042 (THE "PROPERTY").**

Recording Information: By Amended and Restated Declaration of Condominium recorded on August 27, 1979 under County Clerk's File No. G214005 in the Condominium Records of Harris County, Texas, with all amendments and/or supplements thereto (the "Declaration"), RIVER STONE I 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.

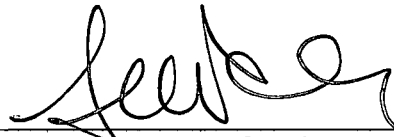
Date of Sale (first Tuesday of month): **Tuesday, September 3, 2024.**

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.

**FACCUSEH INVESTMENTS LTD CO.,** 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 River Stone I Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4534  
FILED 8/13/2024 2:10:54 PM

NOTICE OF TRUSTEE'S SALE

Date: July 25, 2024

Lien for Unpaid Assessments

Owner(s): **LENNART CUMMING MORANDER**

Property: **CONDOMINIUM UNIT NUMBER 404, 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 COMMON ELEMENTS, LOCATED IN AND BEING PART OF WIMBLEDON PINES CONDOMINIUM, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR WIMBLEDON PINES CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT AND BY-LAWS AND EXHIBITS ATTACHED THEREO, RECORDED IN VOLUME 98, PAGE 141, VOLUME 103, PAGE 42 AND IN VOLUME 103, PAGE 51 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 16120 STUEBNER AIRLINE ROAD, UNIT 404, SPRING, TEXAS 77379, (the "PROPERTY").**

Recording Information: By Condominium Declaration filed on May 10, 1979 under County Clerk's File No. G076533, together with any and all amendments and/or supplements thereto, in the Condominium Records of Harris County Texas, WIMBLEDON PINES CONDOMINIUMS OWNERS ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power to foreclose in like manner as a mortgage on real 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.

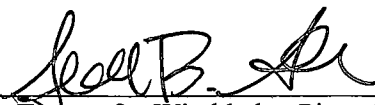
Date of Sale: (first Tuesday of month): **Tuesday, September 3, 2024.**

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.

**LENNART CUMMING MORANDER** 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 Wimbledon Pines Condominiums Owners Association

**NOTICE OF TRUSTEE'S SALE**

Date: July 25, 2024

Lien for Unpaid Assessments

Owner: **PATRICIA DU QUE**

Property: **CONDOMINIUM UNIT 6, IN BUILDING "A", 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 TOWNHOMES ON THE PARK, 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 TOWNHOMES ON THE PARK, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME PAGE 118, PAGE 1, VOLUME 120, PAGE 81, VOLUME 125, PAGE 24 AND VOLUME 126, PAGE 91 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 8387 SANDS POINT DRIVE, HOUSTON, TEXAS 77036 (the "PROPERTY").**

Recording Information: By Condominium Declaration filed June 1, 1981, under Clerk's File No. G993399 of the Condominium Records of Harris County Texas, and any and all amendments and/or supplements thereto, TOWNHOMES ON THE PARK HOMEOWNERS ASSOCIATION, INC., ("The Association") has been granted a maintenance assessment lien and power of sale in connection with said lien of real property situated in Harris County, Texas, to secure the payment of assessments, interest, reasonable attorney's fees and related charges.

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

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

Time of Sale: No earlier than 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.

**PATRICIA DU QUE**, 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. 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 Townhomes On The Park Homeowners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4536  
FILED 8/13/2024 2:10:56 PM

COPY

**NOTICE OF TRUSTEE'S SALE**

Date: July 22, 2024

Lien for Unpaid Assessments

Owners: **LOANNE T. DUONG AND SHAHID WAZIR ALI**

Property: **CONDOMINIUM UNIT NUMBER 7400, OF THE RISE, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, INCLUDING THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 1200 AS LIMITED COMMON ELEMENT APPURTENANT TO THE UNIT; AND EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 39A BY VIRTUE OF A DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20140467543; AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION, SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED UNDER FILM CODE NO. 194295, 194295, 196002, 201112 AND 206046 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 2000 BAGBY STREET, UNIT #7400, 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 and Samantha Sears of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

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

Time of Sale: No earlier than 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.

**LOANNE T. DUONG AND SHAHID WAZIR ALI**, 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.



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Sarah B. Gerdes, Trustee for Rise Condominium Association, Inc.

FILED 8/13/2024 2:10:57 PM FRCL-2024-4537 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

Date: July 18, 2024

Lien for Unpaid Assessments

Owner: **CRYSTAL JUNE BONNER**

Property: **UNIT NO. 19, IN BUILDING "B", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF THE WOODFOREST, A CONDOMINIUM PROJECT, ACCORDING TO THE DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 102, PAGE 1, AND AMENDED IN VOLUME 102, PAGE 37 AND VOLUME 106, PAGE 41 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 12955 WOODFOREST BLVD., UNIT 19, HOUSTON, TEXAS 77015, (the "PROPERTY").**

Recording Information: By Condominium Declaration dated August 24, 1979, recorded in Volume 102, Page 1, under County Clerk's File Number G221919, with any and all amendments and/or supplements thereto, in the Condominium Records of Harris County Texas, THE WOODFOREST ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power to foreclose in like manner as a mortgage on real 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, September 3, 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.

**CRYSTAL JUNE BONNER**, 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 and subject to probate issues and objections or claims from any heirs to the estate of Linda Dillard. 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 The Woodforest Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4538  
FILED 8/13/2024 2:10:58 PM

NOTICE OF TRUSTEE'S SALE

Date: July 18, 2024

Lien for Unpaid Assessments

Owner: **THOMAS M. STRINGER**

Property: **RESIDENTIAL APARTMENT HOME UNIT NO. 39, IN BUILDING "E", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF AND THE EXTERIOR SURFACE FOR THE ASSOCIATED BALCONY PATIO, PARKING SPACES AND UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IF ANY, OF THE WOODFOREST, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ESTABLISHED BY THAT CERTAIN CONDOMINIUM DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 102, PAGE 1, VOLUME 102, PAGE 37 AND VOLUME 106, PAGE 41, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 12955 WOODFOREST BLVD., UNIT 39, HOUSTON, TEXAS 77015, (the "PROPERTY").**

Recording Information: By Condominium Declaration dated August 24, 1979, recorded in Volume 102, Page 1, under County Clerk's File Number G221919, with any and all amendments and/or supplements thereto, in the Condominium Records of Harris County Texas, THE WOODFOREST ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power to foreclose in like manner as a mortgage on real 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, September 3, 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.

**THOMAS M. STRINGER**, 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 and subject to probate issues and objections or claims from any heirs to the estate of Linda Dillard. 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 The Woodforest Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4539  
FILED 8/13/2024 2:10:59 PM

**NOTICE OF TRUSTEE'S SALE**

Date: July 18, 2024

Lien for Unpaid Assessments

Owner: **ARABELLA PH 3201 LLC**

Property: **CONDOMINIUM UNIT NO. 3201, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF ARABELLA CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, CREATED BY AND SUBJECT TO THAT CERTAIN AMENDED AND RESTED DECLARATION OF ARABELLA CONDOMINIUMS DATED SEPTEMBER 30, 2015, RECORDED WITH, AND AS AMENDED BY, THAT CERTAIN FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF ARABELLA CONDOMINIUMS DATED OCTOBER 1, 2018, RECORDED OCTOBER 5, 2018 AS DOCUMENT NO. 216849 (VOLUME 216, PAGE 849) OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AS REFERENCED IN CLERK'S FILE NO. RP-2018-459164 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 4521 SAN FELIPE STREET, UNIT #3201, HOUSTON, TEXAS 77027 (THE "PROPERTY").**

Recording Information: By Amended and Restated Declaration of Arabella Condominiums and First Amendment to Amended and Restated Declaration for Arabella Condominium Owners Association, Inc. recorded on October 5, 2018, under RP-2018-459164 in the Official Public Records of Harris County, Texas, and under Film Code No. 216849 of the Condominium Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), ARABELLA CONDOMINIUM OWNERS ASSOCIATION (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.

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

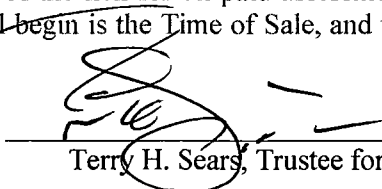
Date of Sale (first Tuesday of month): **Tuesday, September 3, 2024.**

Time of Sale: No earlier than 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.

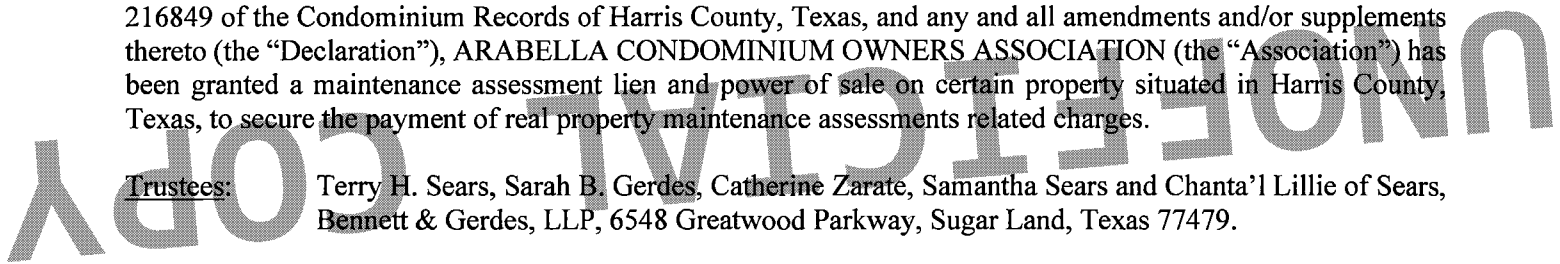
**ARABELLA PH 3201 LLC**, upon property owned by it and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 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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Terry H. Sears, Trustee for Arabella Condominium Owners Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4540

FILED 8/13/2024 2:11:00 PM





NOTICE OF TRUSTEE'S SALE

Date: July 23, 2024

Lien for Unpaid Assessments

Owner(s): **ESTATE OF GERARDO ABADIE**

Property: **CONDOMINIUM UNIT NUMBER 212, 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 WIMBLETON PINES 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 WIMBLETON PINES CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 98, PAGE 141, VOLUME 103, PAGE 42 AND VOLUME 103, PAGE 51 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 16120 STUEBNER AIRLINE ROAD, UNIT 212, SPRING, TEXAS 77379, (the "PROPERTY").**

Recording Information: By Condominium Declaration filed on May 10, 1979 under County Clerk's File No. G076533, together with any and all amendments and/or supplements thereto, in the Condominium Records of Harris County Texas, WIMBLETON PINES CONDOMINIUMS OWNERS ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power to foreclose in like manner as a mortgage on real 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.

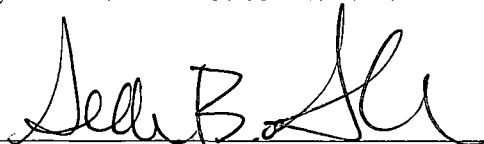
Date of Sale: (first Tuesday of month): **Tuesday, September 3, 2024.**

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.

**ESTATE OF GERARDO ABADIE**, 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.



Sarah B. Gerdes, Trustee for Wimbledon Pines Condominiums Owners Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4541  
FILED 8/13/2024 2:11:01 PM

**NOTICE OF TRUSTEE'S SALE**

Date: July 23, 2024

Lien for Unpaid Assessments

Owner: **HONGLIANG DING**

Property: **CONDOMINIUM UNIT NO. 107, 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 BRIAR GREEN, PHASE 2, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF BRIAR GREEN, PHASE 2, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 95, PAGE 99, VOLUME 96, PAGE 85, VOLUME 100, PAGE 83, VOLUME 107, PAGE 60, VOLUME 115, PAGE 1, VOLUME 169, PAGE 11 AND VOLUME 169, PAGE 31 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 7900 N. STADIUM DRIVE, UNIT #107, HOUSTON, TEXAS 77030 (the "PROPERTY").**

Recording Information: By Condominium Declaration filed January 12, 1979, under Clerk's File No. F926534 and Condominium Declaration filed on March 25, 1980, under Clerk's File No. G474417, of the Condominium Records of Harris County Texas, and any and all amendments and/or supplements thereto, BRIAR GREEN CONDOMINIUM ASSOCIATION, ("The Association") has been granted a maintenance assessment lien and power of sale in connection with said lien of real property situated in Harris County, Texas, to secure the payment of assessments, interest, reasonable attorney's fees 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.

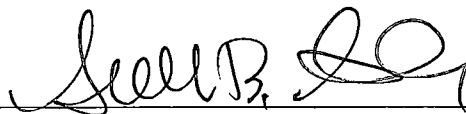
Date of Sale: (first Tuesday of month): **Tuesday, September 3, 2024.**

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.

**HONGLIANG DING**, 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 Briar Green Condominium Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4542  
FILED 8/13/2024 2:11:02 PM

NOTICE OF TRUSTEE'S SALE

Date: July 23, 2024

Lien for Unpaid Assessments

Owner: **FRANCISCO JAVIER REYES DE LA CAMPA**

Property: **UNIT NO. 1016, 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 1016, 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.

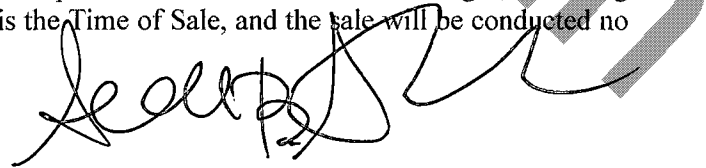
Date of Sale (first Tuesday of month): **Tuesday, September 3, 2024.**

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.

**FRANCISCO JAVIER REYES DE LA CAMPA**, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4543  
FILED 8/13/2024 2:11:03 PM

**NOTICE OF TRUSTEE'S SALE**

Date: July 24, 2024

Lien for Unpaid Assessments

Owner: **TROY S. GONZALES**

Property: **CONDOMINIUM UNIT NO. 220, IN BUILDING "F", 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 AND VOLUME 112, PAGE 76 AND VOLUME 119, PAGE 37, AND VOLUME 120, PAGE 145, ALL ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3100 WALNUT BEND LANE, UNIT #220, 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, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

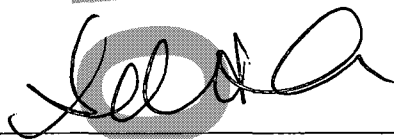
Date of Sale (first Tuesday of month): **Tuesday, September 3, 2024.**

Time of Sale: No earlier than 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.

**TROY S. GONZALES**, 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

FILED 8/13/2024 2:11:04 PM FRCL-2024-4544 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

Date: July 24, 2024

Lien for Unpaid Assessments

Owner: **LINDA LOUISE DAVIS**

Property: **CONDOMINIUM UNIT NO. 223, IN BUILDING "F", 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 AND VOLUME 112, PAGE 76 AND VOLUME 119, PAGE 37, AND VOLUME 120, PAGE 145, ALL ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3100 WALNUT BEND LANE, UNIT #223, 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, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

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

Time of Sale: No earlier than 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.

**LINDA LOUISE DAVIS**, 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.

  
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Sarah B. Gerdes, Trustee for Terra Council of Co-Owners

FILED 8/13/2024 2:11:05 PM FRCL-2024-4545 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

Date: August 5, 2024

Lien for Unpaid Assessments

Owner: **ALIEN TIRE CENTER**

Property: **UNIT NO. 1213, ON THE 12TH FLOOR, 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 1213, 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.

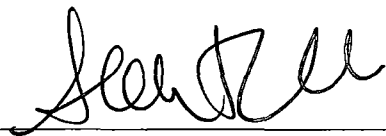
Date of Sale (first Tuesday of month): **Tuesday, September 3, 2024.**

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.

**ALIEN TIRE CENTER**, 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.



Sarah B. Gerdes, Trustee for 3525 Sage Council of Co-Owners

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4546  
FILED 8/13/2024 2:11:06 PM

NOTICE OF TRUSTEE'S SALE

Date: August 5, 2024

Lien for Unpaid Assessments

Owner(s): **DIMITRA KELLUM**

Property: LOT TWO (2), IN BLOCK THREE (3), OF BRIDGESTONE LAKES SEC. 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 597264 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **22006 BRIDGESTONE WAY COURT, SPRING, TEXAS 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, September 3, 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.

**DIMITRA KELLUM**, 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.

FILED 8/13/2024 2:11:07 PM FRCL-2024-4547 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

Date: August 5, 2024

Lien for Unpaid Assessments

Owner: **NORALY OROPEZA**

Property: **UNIT NO. 1703, 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 1703, 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.

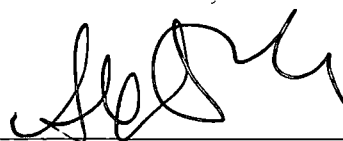
Date of Sale (first Tuesday of month): **Tuesday, September 3, 2024.**

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.

**NORALY OROPEZA** 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. 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: August 2, 2024

Lien for Unpaid Assessments

Owner(s): **PABLO ALVAREZ DE LOS SANTOS AND MONICA NAZAR**

Property: **CONDOMINIUM UNIT NO. 307, IN BUILDING "C", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; THE LIMITED COMMON ELEMENTS APPURTENANT THERETO; TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF ONE ASHFORD PHASE 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 ONE ASHFORD PHASE ONE (1), TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 130, PAGE 1, VOLUME 130, PAGE 86, VOLUME 130, PAGE 90 ET. SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 12550 WHITTINGTON DRIVE, UNIT #307, HOUSTON, TEXAS 77077 (the "PROPERTY").**

Recording Information: By Condominium Declaration recorded on December 13, 1982, under County Clerk's File No. H732031 in the Official Public Records of Real Property of Harris County, Texas, together with any and all amendments thereto, ONE ASHFORD 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, September 3, 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.

**PABLO ALVAREZ DE LOS SANTOS AND MONICA NAZAR**, 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.



Sarah B. Gerdes, Trustee for One Ashford Owners Association, Inc.

FRCL-2024-4549 FILED 8/13/2024 2:11:09 PM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: August 13, 2024

Lien for Unpaid Assessments

Owner(s): SAINE A. KARGBO

Property: LOT TEN (10), BLOCK THREE (3), KATY LAKES SEC. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 690911, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 24406 WHITE SPRUCE LANE, KATY, TEXAS 77493, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number RP-2018-303552 and filed on July 6, 2018 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, KATY LAKES PROPERTY OWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in 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.

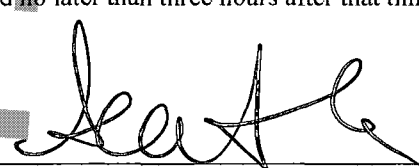
Date of Sale: (first Tuesday of month) Tuesday, **September 3, 2024.**

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.

SAINE A. KARGBO, 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 Katy Lakes Property Owners Association, Inc.

FRCL-2024-4550 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS FILED 8/13/2024 2:11:10 PM

UNOFFICIAL COPY

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on April 01, 2010, Shirley Carrington Bradley ("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 \$28,000.00, payable to the order of Jet Lending LLC f/k/a Jet Investor Lending, LLC, which Deed of Trust is recorded under clerk's file number 20100128611 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 SEVENTY EIGHT (178) OF ROSEWOOD ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 42 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS,** commonly known as 7221 South Hall Street, Houston, Texas 77028; 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, Nicole Durrett, 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 f/k/a Jet Investor 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, September 03, 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, September 03, 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 August 13, 2024.

  
\_\_\_\_\_  
Signature

**SANDY DASIGENIS** \_\_\_\_\_, Substitute Trustee  
Printed Name

Matter No. 1256

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**

THE STATE OF TEXAS                    )  
  )  
COUNTY OF HARRIS                    )     **KNOW ALL MEN BY THESE PRESENTS:**

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by **SALVADOR HERNANDEZ and wife, ELIZABETH GARCIA FLORES**, as Grantor, to **MILBY HART**, Trustee, dated March 16, 2012, for the benefit of the Beneficiary therein identified, duly recorded under Clerk’s File No. 20120120292 in the Official Public Records of Real Property for Harris County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$49,550.00, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **Tuesday, September 3, 2024**, at public auction to the highest bidder for cash in the area designated by the Harris County Commissioners Court at the hour of 1:00 p.m. or within three (3) hours thereafter of that day, the property described as follows:

“Lot Nine Hundred Sixty-seven (967), in Block Thirty-two (2), of HOME OWNED ESTATES SUBDIVISION, SECTION TWO (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 30, Page 27, of the Map Records of Harris County, Texas and more commonly known as 13323 Corpus Christi, Houston, Texas 77015.”

EXECUTED this 13th day of August, 2024.

  
\_\_\_\_\_  
**ORVAL LEE MARLOW II,**  
Substitute Trustee

UNOFFICIAL COPY

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

August 13, 2024

## Deed of Trust:

**Dated:** October 25, 2023  
**Grantor:** Travis Stringer  
**Trustee:** Law Offices of T. Alan Ceshker, PC  
**Lender(s):** Lone Star RE, LLC- 10535 Sagevale LN, Protected Series  
**Recorded as:** Clerk's File No. RP-2022-532175 of the Real Property Records of Harris County, Texas.

**Secures:** Real Estate Lien Note ("Note") in the original principle amount of \$240,000.00, executed by the Grantor(s) and payable to the order of the Lender(s)

**Property:** Lot Sixty-Eight (68), in Block Two (2) of KIRKWOOD SOUTH, SECTION TWO (2), an Addition in Harris County, Texas, According to the Map or Plat thereof recorded in Volume 197, Page 57, of the Map Records of Harris County, Texas.

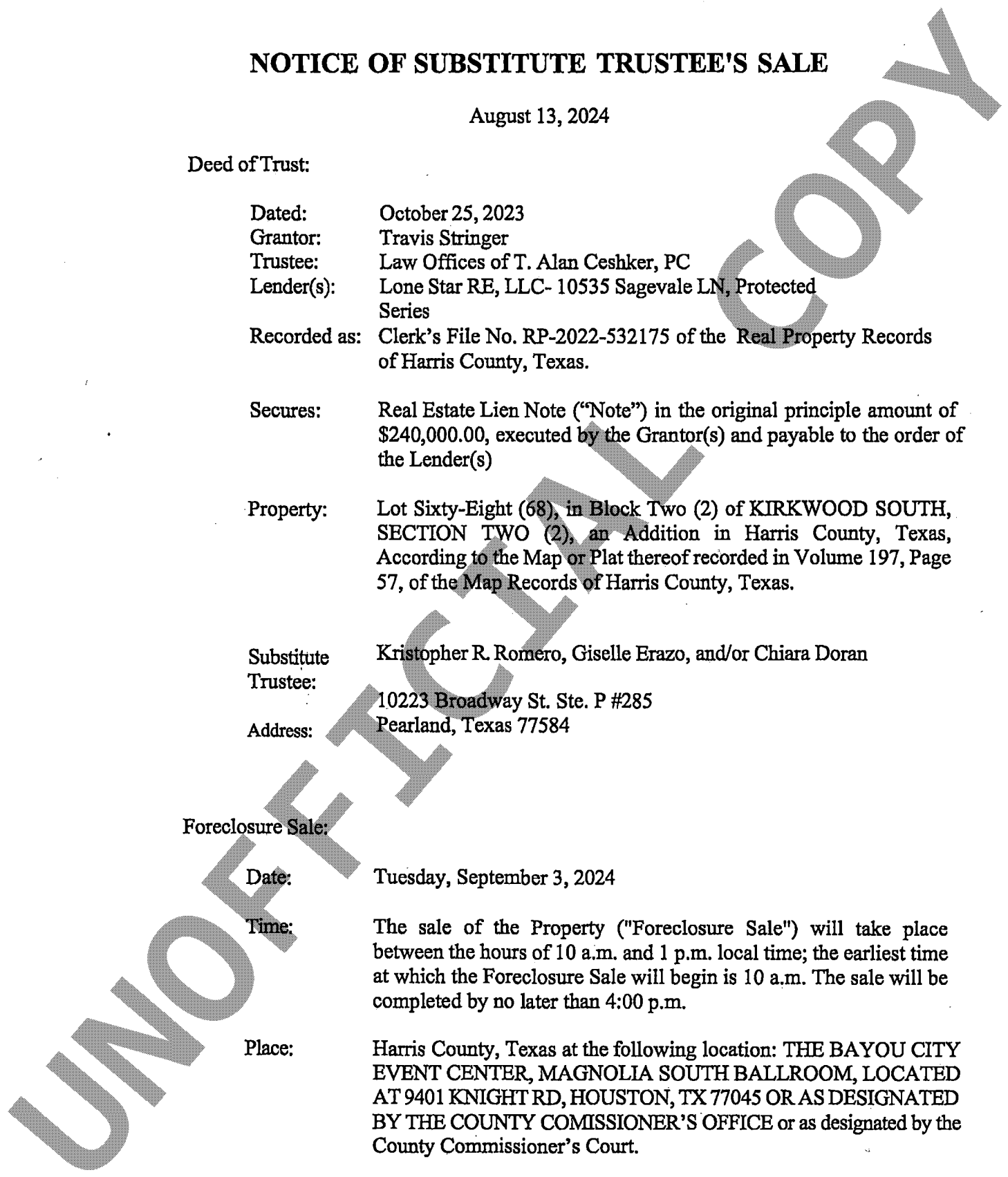
**Substitute Trustee:** Kristopher R. Romero, Giselle Erazo, and/or Chiara Doran  
**Address:** 10223 Broadway St. Ste. P #285  
 Pearland, Texas 77584

## Foreclosure Sale:

**Date:** Tuesday, September 3, 2024

**Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 10 a.m. and 1 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10 a.m. The sale will be completed by no later than 4:00 p.m.

**Place:** Harris County, Texas at the following location: 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 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 of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

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

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

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

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

FRCL-2024-4555 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

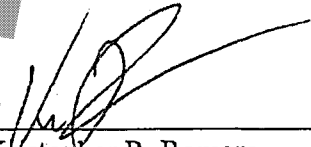
title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

**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.**

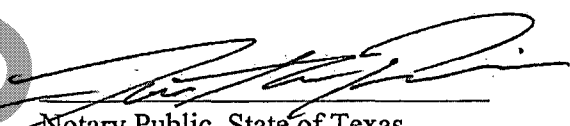
  
\_\_\_\_\_  
Kristopher R. Romero  
Substitute Trustee  
10223 Broadway St. Ste. P #285  
Pearland, Texas 77584

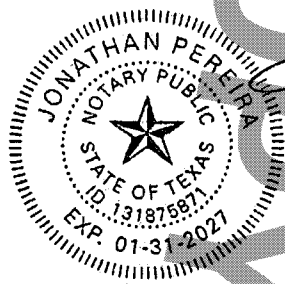
STATE OF TEXAS

§  
§  
§

COUNTY OF BRAZORIA

This instrument was acknowledged before me on this the August 13, 2024, by Kristopher Romero.

  
\_\_\_\_\_  
Notary Public, State of Texas



FILED 8/13/2024 2:56:08 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

**WHEREAS**, on the 9<sup>th</sup> day of June, 2023, MICHAEL CARBAJAL (“Borrower”) did execute and deliver to ELOISE H. ROSSI (“Lienholder”), that one certain promissory note in the original principal amount of TWO HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$272,500.00); said Note being secured by a Deed of Trust and Security Agreement executed by Borrower and recorded under Clerk’s File No. RP-2023-216013 in the Official Public Records of Harris County, Texas (such instruments being referred to as the “Note” and “Deed of Trust”, respectively), and creating a lien on a certain tracts of real property situated in Harris County, Texas as described herein; and

**WHEREAS**, defaults have occurred and Lienholder, the legal owner and holder of the Note and Deed of Trust, has demanded cure of defaults, and, such cure not having been made, Lienholder has accelerated said indebtedness and demanded payment in full on the above described Note together with all expenses permitted under the terms of the Deed of Trust and the whole of said indebtedness has become due and payable in full; and

**WHEREAS**, Borrower as obligor, despite Lienholder’s demand, has failed to pay and continues to fail to pay the Note; and

**WHEREAS**, Lienholder, the owner and holder of the Note therein described, has duly appointed Timothy J. Swanson as Substitute Trustee, and requested Timothy J. Swanson as Substitute Trustee under the Deed of Trust to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the indebtedness secured thereby, but notice is hereby given that Lienholder may appoint another person as substitute trustee to conduct the sale herein described as provided in the Deed of Trust:

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that after due publication of this Notice as required by the Deed of Trust, that on Tuesday, the 3rd day of September, 2024, at 1:00 p.m., or within three (3) hours thereafter, I, Timothy J. Swanson, Substitute Trustee, will sell at the area designated by the Commissioners Court of Harris County (the “Commissioners”) as the designated area for the conduct of foreclosure sales of this nature in Harris County, Texas (or at such other location as may be designated by the Commissioners after the sending of this Notice and before the sale), to-wit: The Grand Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, to the highest bidder for cash (subject to the provisions of the Deed of Trust permitting the beneficiary under the Deed of Trust to have its bid credited to the indebtedness owed to such beneficiary by Borrower under the Note and Deed of Trust up to the amount of unpaid indebtedness secured by the Deed of Trust at the time of the sale), the following described real property lying and being situated in the County of Harris, State of Texas, together with all improvements thereon and all fixtures and personal property covered by the Deed of Trust, and which includes, without limitation, the following described real property, together with improvements thereon, situated in Harris County, Texas, to-wit:

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4586  
FILED 8/13/2024 3:11:39 PM



FILED 8/13/2024 3:11:39 PM  
FRCL-2024-4586  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**LOT TWO HUNDRED FORTY-FOUR (244), SHADY ACRES SECOND SECTION SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 655, PAGE 582 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS**

The Deed of Trust permits Lienholder as the beneficiary, thereunder to postpone, withdraw, or reschedule the sale for another day. 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.

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.

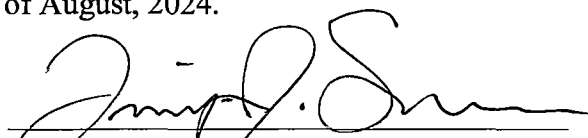
Timothy J. Swanson, Substitute Trustee, may be contacted at Greer, Herz & Adams, LLP, 2525 South Shore Blvd, Suite 203, League City, TX 77573, email: [tswanson@greerherz.com](mailto:tswanson@greerherz.com), or telephone number (409) 797-3230.

**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 military service to Timothy J. Swanson, Substitute Trustee, Greer, Herz & Adams, LLP, 2525 South Shore Blvd, Suite 203, League City, TX 77573.**

THE SALE OF THE PROPERTY SHALL BE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, TRUSTEE OR NOTEHOLDER, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER LIENHOLDER NOR THE 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 ARE EXPRESSLY WAIVED BY PURCHASER AT THIS FORECLOSURE SALE.

(SIGNATURE(S) ON FOLLOWING PAGE)

EXECUTED on this the 13<sup>th</sup> day of August, 2024.



**Timothy J. Swanson, Substitute Trustee**  
Address: Greer, Herz & Adams, LLP  
2525 South Shore Blvd, Suite 203  
League City, TX 77573

STATE OF TEXAS

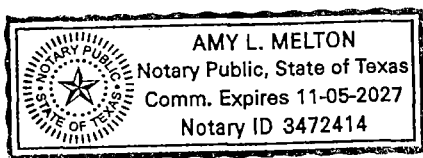
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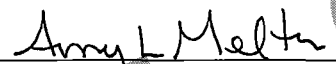
COUNTY OF GALVESTON

§

§

This instrument was acknowledged before me on this 13 day of August, 2024, by Timothy J. Swanson, Substitute Trustee under the Deed of Trust.



  
NOTARY PUBLIC in and for the  
State of Texas

UNOFFICIAL COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS                                §  
   §  
COUNTY OF HARRIS                         §

**WHEREAS**, on the 9<sup>th</sup> day of June, 2023, MICHAEL CARBAJAL (“Borrower”) did execute and deliver to ELOISE H. ROSSI (“Lienholder”), that one certain promissory note in the original principal amount of TWO HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$272,500.00); said Note being secured by a Deed of Trust and Security Agreement executed by Borrower and recorded under Clerk’s File No. RP-2023-216013 in the Official Public Records of Harris County, Texas (such instruments being referred to as the “Note” and “Deed of Trust”, respectively), and creating a lien on a certain tracts of real property situated in Harris County, Texas as described herein; and

**WHEREAS**, defaults have occurred and Lienholder, the legal owner and holder of the Note and Deed of Trust, has demanded cure of defaults, and, such cure not having been made, Lienholder has accelerated said indebtedness and demanded payment in full on the above described Note together with all expenses permitted under the terms of the Deed of Trust and the whole of said indebtedness has become due and payable in full; and

**WHEREAS**, Borrower as obligor, despite Lienholder’s demand, has failed to pay and continues to fail to pay the Note; and

**WHEREAS**, Lienholder, the owner and holder of the Note therein described, has duly appointed Timothy J. Swanson as Substitute Trustee, and requested Timothy J. Swanson as Substitute Trustee under the Deed of Trust to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the indebtedness secured thereby, but notice is hereby given that Lienholder may appoint another person as substitute trustee to conduct the sale herein described as provided in the Deed of Trust:

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that after due publication of this Notice as required by the Deed of Trust, that on Tuesday, the **3rd day of September, 2024**, at 1:00 p.m., or within three (3) hours thereafter, I, Timothy J. Swanson, Substitute Trustee, will sell at the area designated by the Commissioners Court of Harris County (the “Commissioners”) as the designated area for the conduct of foreclosure sales of this nature in Harris County, Texas (or at such other location as may be designated by the Commissioners after the sending of this Notice and before the sale), to-wit: The Grand Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, to the highest bidder for cash (subject to the provisions of the Deed of Trust permitting the beneficiary under the Deed of Trust to have its bid credited to the indebtedness owed to such beneficiary by Borrower under the Note and Deed of Trust up to the amount of unpaid indebtedness secured by the Deed of Trust at the time of the sale), the following described real property lying and being situated in the County of Harris, State of Texas, together with all improvements thereon and all fixtures and personal property covered by the Deed of Trust, and which includes, without limitation, the following described real property, together with improvements thereon, situated in Harris County, Texas, to-wit:

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4587  
FILED 8/13/2024 3:11:40 PM

**LOT TWO HUNDRED FORTY-FIVE (245), SHADY ACRES  
SECOND SECTION SUBDIVISION, AN ADDITION IN  
HARRIS COUNTY, TEXAS ACCORDING TO THE MAP  
OR PLAT THEREOF RECORDED IN VOLUME 655, PAGE  
582 OF THE DEED RECORDS OF HARRIS COUNTY,  
TEXAS**

The Deed of Trust permits Lienholder as the beneficiary, thereunder to postpone, withdraw, or reschedule the sale for another day. 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.

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.

Timothy J. Swanson, Substitute Trustee, may be contacted at Greer, Herz & Adams, LLP, 2525 South Shore Blvd, Suite 203, League City, TX 77573, email: tswanson@greerherz.com, or telephone number (409) 797-3230.

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THE SALE OF THE PROPERTY SHALL BE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, TRUSTEE OR NOTEHOLDER, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER LIENHOLDER NOR THE 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 ARE EXPRESSLY WAIVED BY PURCHASER AT THIS FORECLOSURE SALE.

(SIGNATURE(S) ON FOLLOWING PAGE)

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4587  
FILED 8/13/2024 3:11:40 PM

EXECUTED on this the 13<sup>th</sup> day of August, 2024.



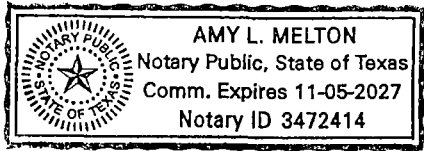
**Timothy J. Swanson, Substitute Trustee**  
Address: Greer, Herz & Adams, LLP  
2525 South Shore Blvd, Suite 203  
League City, TX 77573

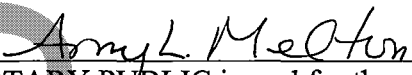
STATE OF TEXAS

COUNTY OF GALVESTON

§  
§  
§

This instrument was acknowledged before me on this 13 day of August, 2024, by Timothy J. Swanson, Substitute Trustee under the Deed of Trust.



  
NOTARY PUBLIC in and for the  
State of Texas

UNOFFICIAL COPY

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 8/31/2013  
**Grantor(s):** Roman Granados and Conrado F. Granados  
**Mortgagee:** Yield Investments, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. 20130507999  
**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 and the adjoining South 20 feet of Lot 11 in Block 19 of Grand Park addition, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 572, Page 259 of the Deed Records of Harris County, Texas (more particularly described in the loan documents).

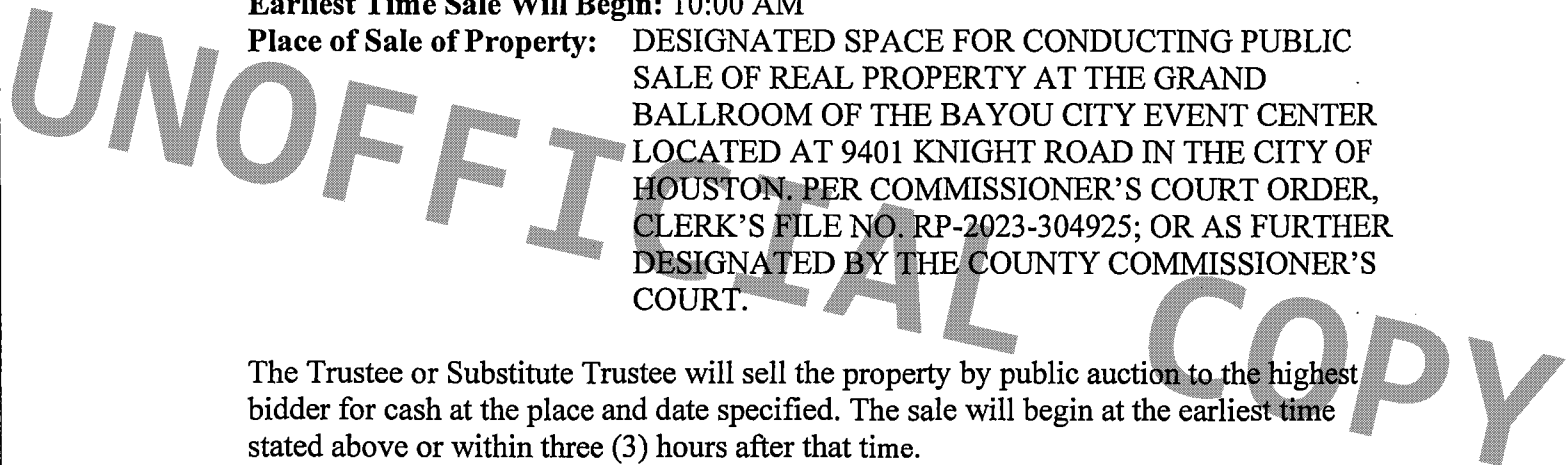
**Date of Sale:** 9/3/2024  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale of Property:** DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, 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:

Yield Investments, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



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 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

FRCL-2024-4556

FILED 8/13/2024 3:06:30 PM

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date:** 3/1/2023  
**Grantor(s):** Jeff M. Lewis  
**Mortgagee:** 1507 California, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2023-144458  
**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, UNIT 307 BLDG C .00271 INT COMMON LAND & ELE ONE MONTREAL CONDO PH A (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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

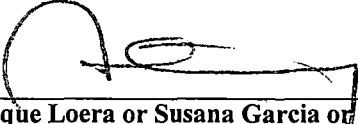
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

1507 California, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 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

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 5/11/2015  
**Grantor(s):** David Vasquez Jr. and Florteresa Castillo Hernandez  
**Mortgagee:** 2013 Place, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. 20150347952  
**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 Condominium Unit No. 2 in building 'G' of Da Lat Condominiums, a Condominiums regime in Harris County, Texas according to the Condominium declaration recorded in Volume 159, Page 70 of the Condominium records of Harris County, Texas and all amendments thereto; together with the following interests; the space encompassed by the boundaries of the unit and appurtenances thereto; the exterior surface of the associated balcony and/or patio, and parking spaces, if and; and an undivided interest in the General common elements as described, defined and delineated in the condominium declaration (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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**

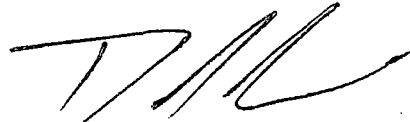
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4558  
FILED 8/13/2024 3:06:32 PM

UNRECORDED COPY

The Mortgagee, whose address is:  
2013 Place, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 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 UNOFFICIAL

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 12/31/2015  
**Grantor(s):** Jose A. Vazquez and Felix De Dios Alvarez  
**Mortgagee:** Hiram Clarke Investments, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2016-108622  
**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 8, Block 20, of Glen Iris, Section Three (3), an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 268, Page 79, of the map records of Harris County, Texas, (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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**

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The Mortgagee, whose address is:

Hiram Clarke Investments, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



---

**Erique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 or Scott Wizig Trustee or  
Substitute Trustee**

6101 Southwest Fwy, Suite 400, Houston, TX 77057

COPY

ORIGINAL

UNRECORDED

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date 09/17/2020
Grantor(s): Tessera Alchemy Property LLC, a Texas Limited Liability Company
Original Payee: Allegiance Bank
Deed of Trust Information: Executed 09/17/2020, recorded in the public records of Harris County, Texas, in or under File No. RP-2020-451751
Current Mortgage Holder: 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 Five (5), in block One (1), of White's addition of the South 1/3 of Holman 10 Acre lot thirty-three (33), on the South side of Buffalo Bayou, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in volume 725, page 369, of the map records of Harris County, Texas (more particularly described in Loan Documents).

Date of Sale: 9/3/2024
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.

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4560
FILED 8/13/2024 3:06:34 PM

The Mortgagee, whose address is:

Lonestar Finance and Lending, Inc., a Texas Corporation  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 08/13/2024



Enrique Loera or Susana  
Garcia or Donna Brammer  
or Katrina Rodriguez or  
Cesar Acosta 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 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

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 4/13/2020  
**Grantor(s):** Gisela Macias Doroteo and Bernardo Banda Guzman  
**Mortgagee:** Sandbox Investments, LLC, a Nevada Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2020-309721  
**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 8 IN BLOCK 8 OF THE 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 (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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**

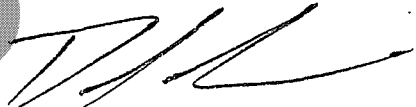
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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



The Mortgage, whose address is:

Sandbox Investments, LLC, a Nevada Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 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**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4561

FILED 8/13/2024 3:06:35 PM

UNOFFICIAL

COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date** 06/23/2022  
**Grantor(s):** Tessera Alchemy Property 10 LLC, a Texas Limited Liability Company  
**Original Payee:** Allegiance Bank  
**Deed of Trust Information:** Executed 06/23/2022, recorded in the public records of Harris County, Texas, in or under File No. RP-2022-338672  
**Current Mortgage Holder:** 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 TWENTY-FIVE (25), IN BLOCK FIFTEEN (15), OF FOREST HOME, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, (more particularly described in Loan Documents).

**Date of Sale:** 9/03/2024  
**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 08/13/2024



Enrique Loera or Susana  
García or Donna Brammer  
or Katrina Rodriguez or  
Cesar Acosta 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  
Trustee or Substitute  
Trustee  
6101 Southwest Fwy, Suite 400, Houston,  
TX 77057

UNOFFICIAL COPY

FILED 8/13/2024 3:06:36 PM FRCL-2024-4562 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date** 09/17/2020  
**Grantor(s):** Tessera Alchemy Property LLC, a Texas Limited Liability Company  
**Original Payee:** Allegiance Bank  
**Deed of Trust Information:** Executed 09/17/2020, recorded in the public records of Harris County, Texas, in or under File No. RP-2020-451753  
**Current Mortgage Holder:** 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 Five (5), in Block One (1), of White's addition of the South 1/3 of Holman 10 - Acre Lot Thirty-Three (33), on the South Side of Buffalo Bayou, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 725, Page 369, of the map records of Harris County, Texas (more particularly described in Loan Documents).

**Date of Sale:** 9/3/2024  
**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.

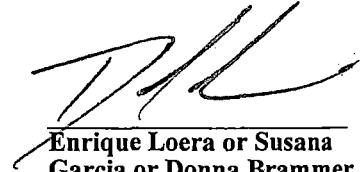
ACTIVE MILITARY SERVICE NOTICE

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 08/13/2024



Enrique Loera or Susana  
Garcia or Donna Brammer  
or Katrina Rodriguez or  
Cesar Acosta 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 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

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FILED 8/13/2024 3:06:37 PM FRCL-2024-4563 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date 11/15/2019
Grantor(s): Tessera Alchemy Property 10 LLC, a Texas Limited Liability Company
Original Payee: Allegiance Bank
Deed of Trust Information: Executed 11/15/2019, recorded in the public records of Harris County, Texas, in or under File No. RP-2020-12141
Current Mortgage Holder: 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 Twenty-Five (25), in block fifteen (15), of Forest Homes, an addition in Harris County, Texas, according to the map or plat thereof recorded in volume 6, page 24 of the map records of Harris County, Texas (more particularly described in Loan Documents).

Date of Sale: 9/03/2024
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

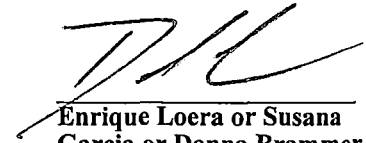
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4564
FILED 8/13/2024 3:06:38 PM

The Mortgagee, whose address is:

Lonestar Finance and Lending, Inc., a Texas Corporation  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 08/13/2024



Enrique Loera or Susana  
Garcia or Donna Brammer  
or Katrina Rodriguez or  
Cesar Acosta 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 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

FILED 8/13/2024 3:06:38 PM FRCL-2024-4564 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 2/8/2024  
**Grantor(s):** Steven Fitzgerald Beck and Sandra R Cavazos  
**Mortgagee:** Wiz Investments, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2024-91385  
**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 See Exhibit "A" attached hereto and made a part hereof.

**Date of Sale:** 9/3/2024  
**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**

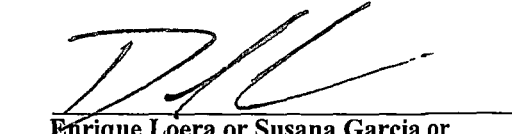
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

Wiz Investments, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4565

FILED 8/13/2024 3:06:39 PM

COPY UNOFFICIAL

EXHIBIT "A"

LOTS TWELVE (12) AND THIRTEEN (13) IN BLOCK TWENTY-TWO (22) OF EL JARDIN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 70, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS MANUFACTURED HOME DESCRIBED AS 2005 PALM HARBOR FSP4 48C1, PALM HARBOR MANUFACTURING, L.P. LABEL #PFS-0000865990/PFS-0000865991, SERIAL #PH17-9378A/PH17-9378B

COPY

UNOFFICIAL

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 2/8/2024  
**Grantor(s):** Steven Fitzgerald Beck and Sandra R Cavazos  
**Mortgagee:** Wiz Investments, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2024-91385  
**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 See Exhibit "A" attached hereto and made a part hereof.

**Date of Sale:** 9/3/2024  
**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.

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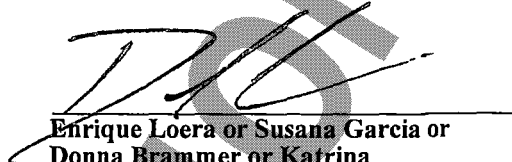
COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4565  
FILED 8/13/2024 3:06:39 PM

The Mortgagee, whose address is:

Wiz Investments, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 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**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4565

FILED 8/13/2024 3:06:39 PM

COPY

ACTUAL

UNRECORDED

EXHIBIT "A"

LOTS TWELVE (12) AND THIRTEEN (13) IN BLOCK TWENTY-TWO (22) OF EL JARDIN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 70, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS MANUFACTURED HOME DESCRIBED AS 2005 PALM HARBOR FSP4 48C1, PALM HARBOR MANUFACTURING, L.P. LABEL #PFS-0000865990/PFS-0000865991, SERIAL #PH17-9378A/PH17-9378B

UNOFFICIAL COPY

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date** 04/01/2015

**Grantor(s):** Maria S. Garrett, Edward F. Garrett Jr. and Mario V. Garrett

**Original Payee:** Homes Quick, LP, a Texas Limited Partnership

**Deed of Trust:** Executed 04/01/2015, recorded in the public records of Harris County, Texas, in or under File No. 20150274817

**Current Mortgagee:** Pine Brook Homes, LP, a Texas Limited Partnership

**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 16, in Block 12, of Second replat of and an extension of Cloverland, Section 5, a Subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 55, Page 24, of the map and /or plat records of Harris County, Texas, (more particularly described in the Loan Documents).

**Date of Sale:** 9/03/2024

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

**ACTIVE MILITARY SERVICE NOTICE**

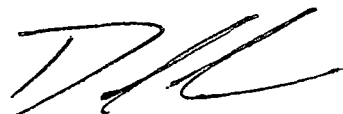
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 Mortgagee, whose address is:

Pine Brook Homes, LP, a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 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 UNOFFICIAL

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 3/25/2022  
**Grantor(s):** Brenda I. Gonzalez Renderos  
**Mortgagee:** Yield Investments, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2022-275776  
**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 20 IN BLOCK 40 OF CAMINO SOUTH, SECTION 4, IN HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN AN INSTRUMENT FILED IN THE HARRIS COUNTY, CLERK'S OFFICE DEED RECORDS DIVISION UNDER CLERK'S FILE NO. J440533** (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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**

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UNOFFICIAL



The Mortgagee, whose address is:

Yield Investments, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



Enrique Loera or Susana Garcia or Donna  
Brammer or Katrina Rodriguez or Cesar  
Acosta 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 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:** 02/13/2015  
**Grantor(s):** John B. Pierre Jr. and Tynisha L. Pierre  
**Original Payee:** NIW Investments, LP, a Texas Limited Partnership  
**Deed of Trust:** Executed 02/13/2015, recorded in the public records of Harris County, Texas, in or under File No. 20150159679  
**Current Mortgagee:** Pine Brook Homes, LP, a Texas Limited Partnership  
**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: Lots 23 and Lots 24 Block 2, Cedar Grove according to the map or plat thereof recorded in Volume 52, Page 36 of the map records of Harris County, Texas (more particularly described in the Loan Documents).

**Date of Sale:** 9/03/2024

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

**ACTIVE MILITARY SERVICE NOTICE**

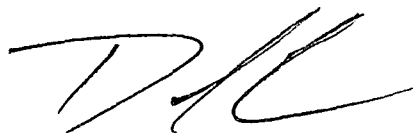
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 Mortgagee, whose address is:

Pine Brook Homes, LP, a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 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

COPY ORIGINAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date 11/1/2017
Grantor(s): Jerry R. Hudson II and Elizabeth Reyes Serna
Original Payee: Home Holdings, LP a Texas Limited Partnership
Deed of Trust Information: Executed on 11/1/2017, recorded in the public records of Harris County, Texas, in or under File No. RP-2018-114884
Current Mortgagee Holder: HISD RE, LLC, a Nevada Limited Liability Company
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 Eighteen (18) in Block Twenty-Seven (27) of Liberty Heights Subdivision No. Three (3), an addition to the City of Houston in Harris County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 25 of the map records of Harris County, (more particularly described in the Loan Documents).

Date of Sale: 9/3/2024
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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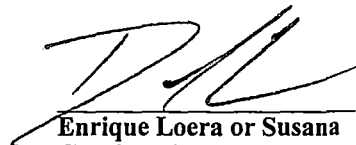
ACTIVE MILITARY SERVICE NOTICE

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:

HISD RE, LLC, a Nevada Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



Enrique Loera or Susana Garcia or Donna Brammer or Katrina Rodriguez or Cesar Acosta 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  
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:** 7/28/2023  
**Grantor(s):** Cassandra Noel Vanzandt and Calandra Thomas Greene  
**Mortgagee:** 1423 Kipling, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2023-361071  
**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 12, BLOCK 10, REPLAT OF WESTBANK, SECTION ONE (1), ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 217, PAGE 76, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS** (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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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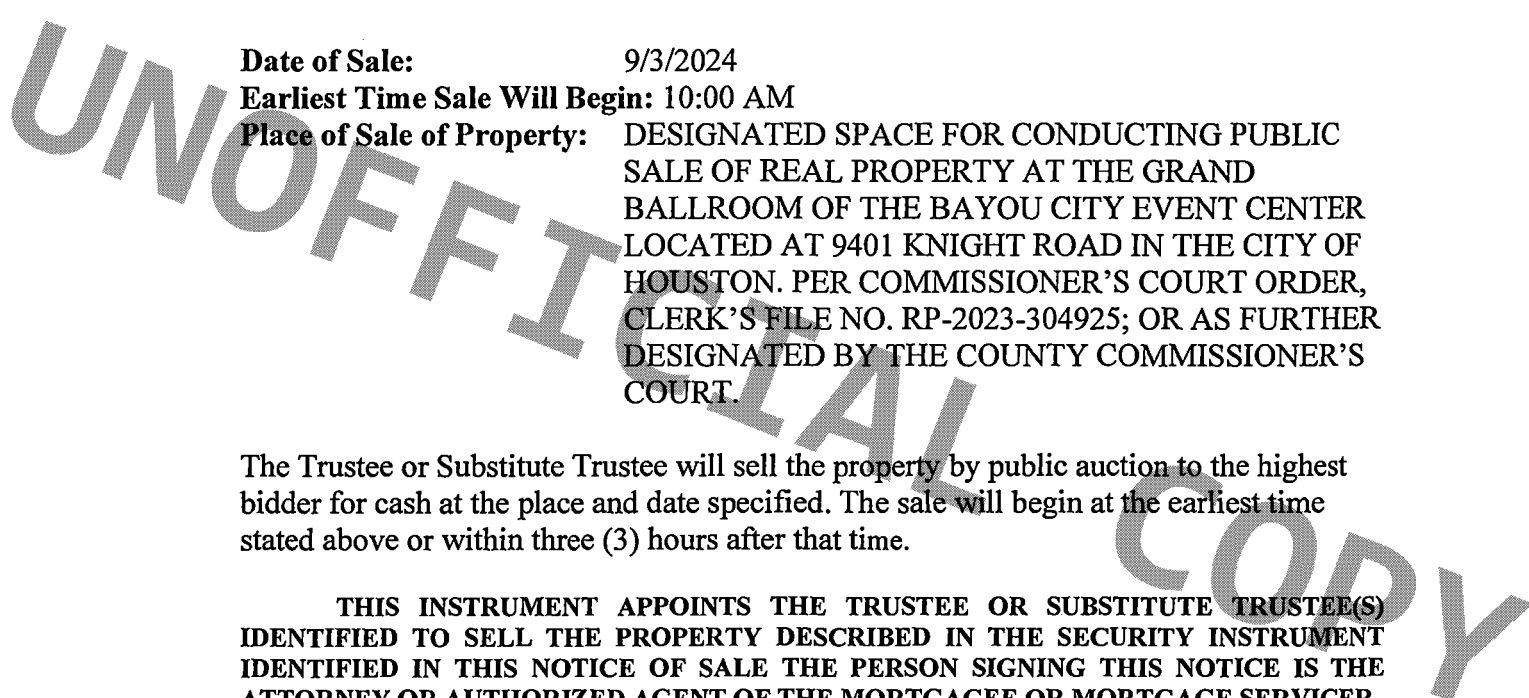
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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4570

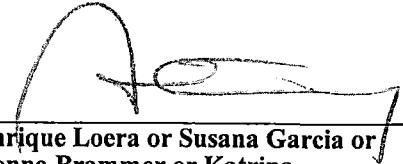
FILED 8/13/2024 3:06:44 PM



The Mortgagee, whose address is:

1423 Kipling, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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  
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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  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNRECORDED COPY

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date** 4/3/2017  
**Grantor(s):** Michael Blake Huff aka Michael B. Huff  
**Original Payee:** Southwest Guaranty Mortgage Corporation, a Texas Corporation  
**Deed of Trust** Executed 4/3/2017, recorded in the public records of  
**Information:** Harris County, Texas, in or under File No. RP-2017-141564  
**Current Mortgagee:** Texas Capital Loans, LLC, a Delaware Limited Liability  
 Company  
**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 Exhibit "A", (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024

**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.

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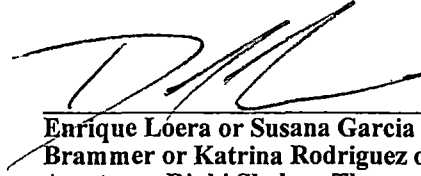
FILED 8/13/2024 3:06:45 PM FRCL-2024-4571 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



The Mortgagee, whose address is:

Texas Capital Loans, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024.



**Enrique Lóera or Susana Garcia or Donna  
Brammer or Katrina Rodriguez or Cesar  
Acosta 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  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

**Exhibit A**

**Tract 1 & 2:** LOT TWELVE (12), IN BLOCK SEVENTY-THREE (73), AND LOTS FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK SEVENTY-FOUR (74), OF BROOK SMITH SECOND ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

**Tract 3:** BEING A PORTION OF UNRESTRICTED RESERVE "A", IRVINGTON MANOR, RECORDED IN VOLUME 56, PAGE 13, MAP RECORDS HARRIS COUNTY, TEXAS (M.R.H.C.T.) CONTAINING 0.5794 ACRE (25,239 SQUARE FEET) AND BEING THAT SAME TRACT CONVEYED TO FERGUSON VALUE INDUSTRIES, INC. RECORDED IN COUNTY CLERK FILE NO (C.C.F.NO.) U163278, OFFICIAL RECORDS HARRIS COUNTY, TEXAS (O.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGH OFWAY (ROW) LINE OF PENNINGTON STREET (60' ROW) FOR THE COMMON NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, THE NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A" AND THE NORTHEAST CORNER OF LOT 14, BLOCK 5 OF SAID IRVINGTON MANOR;

THENCE N 89°54'00" E, 50.00', ALONG A COMMON NORTH LINE OF HEREIN DESCRIBED TRACT, THE SOUTH R.O.W. LINE OF SAID PENNINGTON STREET AND THE NORTH LINE OF SAID UNRESTRICTED RESERVE "A", TO A POINT FOR THE COMMON NORTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF CALLED 0.3880 ACRE TRACT CONVEYED TO LAURA CASARAS, RECORDED IN C.C.F. NO V585899, O.R.H.C.T;

THENCE S 00°32'00" "E" 130.00 DEPARTING THE SOUTH R.O.W. LINE OF SAID PENNINGTON STREET, SEVERING SAID UNRESTRICTED RESERVE "A" AND ALONG A COMMON EAST LINE OF HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID CALLED 0.3880 ACRE TRACT CONVEYED TO LAURA CASARAS TO A POINT FOR COMMON SOUTHWEST CORNER OF SAID CALLED 0.3880 ACRE TRACT CONVEYED TO LAURA CASARAS AND AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE N 89°54'00" E 130.00' CONTINUING ACROSS SAID UNRESTRICTED RESERVE "A" AND ALONG A COMMON NORTH LINE OF HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID CALLED 0.3880 ACRE TRACT CONVEYED TO LAURA CASARAS TO A FOUND 3/8" IRON ROD IN THE WEST R.O.W. LINE OF IRVINGTON BOULEVARD (100' ROW.) FOR THE COMMON EASTERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID CALLED 0.3880 ACRE TRACT CONVEYED TO LAURA CASARAS;

THENCE S 00°32'00 E, 104.11', ALONG A COMMON EAST LINE OF HEREIN DESCRIBED TRACT, THE EAST LINE OF SAID UNRESTRICTED RESERVE "A" AND THE WEST R.O.W. LINE OF SAID IRVINGTON BOULEVARD TO A FOUND 3/8" IRON ROD FOR THE COMMON SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF A CALLED 0.6198 ACRE TRACT CONVEYED TO LL REAL PROPERTY, LLC RECORDED IN C.C.F. NO. 20070371231, O.R.H.C.T

THENCE S 89°54'00" W, 180.00', DEPARTING THE WEST R.O.W. LINE OF SAID IRVINGTON BOULEVARD, SEVERING SAID UNRESTRICTED RESERVE "A" AND ALONG THE COMMON SOUTH LINE OF HEREIN DESCRIBED TRACT AND THE NORTH LINE OF SAID CALLED 0.6198 ACRE TRACT CONVEYED TO LL REAL PROPERTY, LLC TO A POINT IN THE EAST LINE OF LOT 11, BLOCK 5 OF SAID IRVINGTON MANOR FOR THE COMMON SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID CALLED 0.6198 ACRE TRACT CONVEYED TO LL REAL PROPERTY, LLC FROM WHICH A FOUND FENCE CORNER POST BEARS N38°35'07"E, 0.63';

THENCE N 00°32'00" W, 234.11', ALONG THE COMMON WEST LINE OF HEREIN DESCRIBED TRACT, THE EAST LINE OF LOTS 11, 12, 13 AND 14, BLOCK 5, OF SAID IRVINGTON MANOR AND THE WEST LINE OF SAID UNRESTRICTED RESERVE "A" TO THE POINT OF BEGINNING CONTAINING 0.5794 ACRE (25,239 SQUARE FEET) OF LAND.

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 4/20/2023  
**Grantor(s):** Inspired Achievers Academy, A Texas Corporation  
**Mortgagee:** 400 Westmoreland, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2023-226947  
**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, See Exhibit "A" attached hereto and made a part hereof (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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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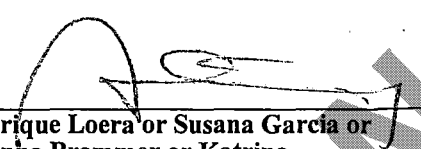
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The Mortgagee, whose address is:

400 Westmoreland, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or Rinki  
Shah or Theresa Phillips or David  
Cerde or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
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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

TWIT

Exhibit "A"

Unit 5, Building B, of HEARTHWOOD II, Phase III, a Condominium Project in Harris County, Texas together with the limited common elements and undivided interest in and to the general common elements, as same are defined in the Condominium Declaration recorded in Volume 109, page 115, Volume 113, Page 104, Volume 130, Page 104, Volume 130, Page 111, Volume 130, Page 124, Volume 134, Page 76, Volume 135, Page 118 and Volume 150, Page 56, all of the Condominium Records of Harris County, Texas.

COPY

UNOFFICIAL

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 4/1/2009  
**Grantor(s):** Florencio Medina  
**Original Payee:** 4W Homes, LP, a Texas Limited Partnership  
**Deed of Trust:** Executed 4/1/2009, recorded in the public records of Harris County, Texas, in or under File No. 20100036433  
**Current Mortgagee:** Homes Direct, LP, a Texas Limited Partnership  
**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 Twenty-Two (22), in Block Two (2) 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 (more particularly described in the Loan Documents).

**Date of Sale:** 9/03/2024

**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.

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FILED 8/13/2024 3:06:47 PM FRCL-2024-4573 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

The Mortgagee, whose address is:

Homes Direct, LP, a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 Álvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
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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

COPY



NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date** 5/16/2014  
**Grantor(s):** Funmilayo Priscilla Lawal  
**Original Payee:** AMI Lenders Inc., a Texas Corporation f/k/a JLE Investors Inc. dba Associated Mortgage Investors  
**Deed of Trust:** Executed 5/16/2014, recorded in the public records of Harris County, Texas, in or under File No. 20140215053  
**Current Mortgagee:** Texas Specialty Homes, LP, a Texas Limited Partnership  
**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 Two (2), in Block Three (3), of Sharpstown, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 54, Page 23 of the Map Records of Harris County, (more particularly described in the loan documents).

**Date of Sale:** 9/3/2024

**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.

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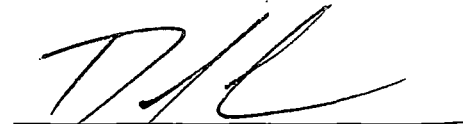
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The Mortgagee, whose address is:

Texas Specialty Homes, LP, a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 Scott Wizig  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 11/01/2023  
**Grantor(s):** Michael Anthony Gonzalez  
**Mortgagee:** 219 Marshall, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2024-19826  
**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 7 of TRAJAN ESTATES**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 678795 of the Map Records of Harris County, Texas (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024

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

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

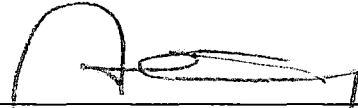
**ACTIVE MILITARY SERVICE NOTICE**

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

The Mortgagee, whose address is:

219 Marshall, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or Rinki  
Shah or Theresa Phillips or David  
Cerdeja or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Álvarez or  
Sarah Friedman or Viridiana Silva  
or Tami Machoka or William  
Koeing or Eduardo Silva or Peggy  
Munoz or Kenneth David Fisher or  
John Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Erica  
Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL COPY

FILED 8/13/2024 3:06:49 PM FRCL-2024-4575 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 4/30/2015  
**Grantor(s):** Neil G. Wiles and Shelia D. Woods  
**Mortgagee:** Shlomo Investments, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. 20150332822  
**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 19 in Block 19 of Belfort Park, Section 2, a Subdivision in Harris County, Texas according to the map or plat recorded in Volume 39, Page 11 of the map records of Harris County, Texas, (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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

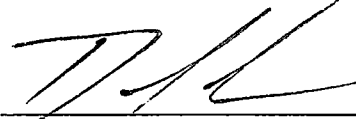
**ACTIVE MILITARY SERVICE NOTICE**

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The Mortgagee, whose address is:

Shlomo Investments, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or Rinki  
Shah or Theresa Phillips or David  
Cerde or Jose Martinez or Mark  
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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:** 1/28/2015  
**Grantor(s):** Franco Cuadros and Alejandra K. Hernandez-Valdivia  
**Mortgagee:** SWF Homes, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. 20150162315  
**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 No. 20 in Block No. 57, Size 68.7 X 317 feet all situated in Highland Heights Annex No. 7, addition to Houston, in Harris County, Texas according to the map thereof recorded in Volume 9, Page 43, of the Record of maps and plats of Harris County, Texas save and except an undivided 1/2 of 1/8 or 1/16 perpetual gross Royalty interest in and to all oil, gas and other minerals in, to and under this Land which was previously reserved by the Wright Land Company, (more particularly described in the loan documents).

**Date of Sale:** 9/3/2024  
**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**

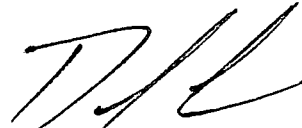
**ACTIVE MILITARY SERVICE NOTICE**

**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.**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4577  
FILED 8/13/2024 3:06:51 PM

The Mortgagee, whose address is:  
SWF Homes, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or Rinki  
Shah or Theresa Phillips or David  
Cerde or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
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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

FRCL-2024-4577

FILED 8/13/2024 3:06:51 PM

UNOFFICIAL COPY



NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date** 9/13/2018  
**Grantor(s):** Herald Antonio Lopez Aguirre  
**Original Payee:** SWE Holdings, LP, a Texas Limited Partnership  
**Deed of Trust:** Executed 9/13/2018, recorded in the public records of Harris County, Texas, in or under File No. RP-2018-535742  
**Current Mortgagee:** Homes Direct, LP, a Texas Limited Partnership  
**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, See Exhibit "A" attached hereto and made a part hereof (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024

**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.

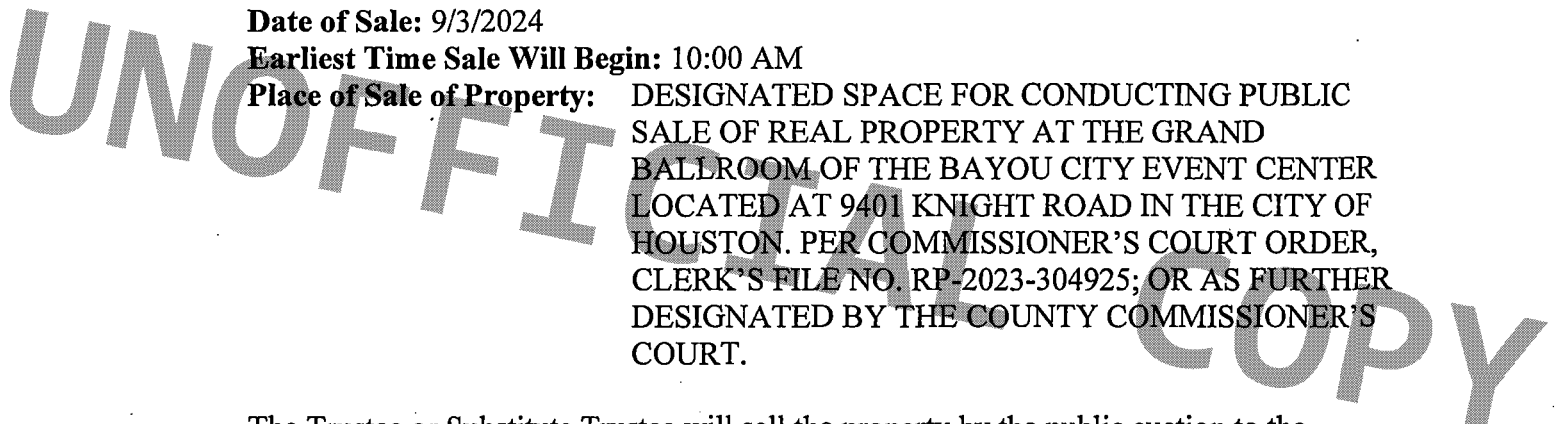
The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**ACTIVE MILITARY SERVICE NOTICE**

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

FILED 8/13/2024 3:06:52 PM  
FRCL-2024-4578  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



The Mortgagee, whose address is:

Homes Direct, LP, a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or Rinki  
Shah or Theresa Phillips or David  
Cerde or Jose Martinez or Mark  
Laffaye or Alexander Lawson or  
Maria Dabrowska or Lesbia  
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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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4578

FILED 8/13/2024 3:06:52 PM

Exhibit "A"

BEING TRACT I, A 6092.54 SQUARE FOOT TRACT OF LAND OUT OF THE WESTERLY 97.82 FEET OF THE NORTHERLY 293.95 FEET OF LOT 21, BLOCK A, OF HARLAND SUBDIVISION AS SHOWN BY MAP OR PLAT RECORDED IN VOLUME 15, PAGE 51, MAP RECORDS OF HARRIS COUNTY, TEXAS SAID TRACT I BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD NORTHWEST CORNER OF LOT 21, BLOCK A HARLAND ADDITION;

THENCE: EAST 97.82 FEET ALONG THE SOUTH LINE OF HUGH ROAD TO A SET "X" IN CONCRETE DRIVE. THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH ALONG THE CENTER OF A CONCRETE DRIVE 62.28 FEET TO A SET "X" IN THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF TRACT 2;

THENCE WEST 97.82 FEET TO A SET 1/2" IRON ROD 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 6092.54 SQUARE FEET OF LAND MORE OR LESS WITH THE EAST 12 FEET OF THIS TRACT TO BE RESERVED AS ACCESS AND EGRESS EASEMENT

UNOFFICIAL

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 11/24/2023  
**Grantor(s):** Carmen Venegas and Jose Saul Hernandez Hernandez  
**Mortgagee:** Sandbox Investments, LLC, a Nevada Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2024-76987  
**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 393, Block 21 Of Clairmont Place, Section One (1), A Subdivision 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 (more particularly described in the Loan Documents).

**Date of Sale:** 9/03/2024  
**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**

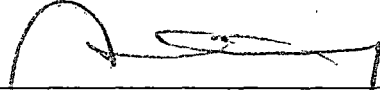
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

DRY

The Mortgagee, whose address is:

Sandbox Investments, LLC, a Nevada Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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  
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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

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 10/17/2022  
**Grantor(s):** Nohemi Benitez Martinez and Ambert Manzano  
**Mortgagee:** 417 W. Main Houston, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2022-587629  
**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 Twenty-Five (25), in Block Five (5), of East Houston Gardens, an addition in Harris County, Texas, according to the Map or Plat thereof of Record in Volume 14, Page 37, Map Records of Harris County, Texas, Save and Except therefrom the East 71 feet of said lot (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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.

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**ACTIVE MILITARY SERVICE NOTICE**

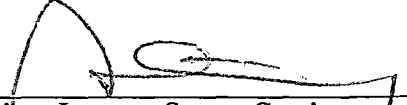
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

ONLINE

The Mortgagee, whose address is:

417 W. Main Houston, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or Rinki  
Shah or Theresa Phillips or David  
Cerda or Jose Martinez or Mark  
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Maria Dabrowska or Lesbia  
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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**

FILED 8/13/2024 3:06:54 PM FRCL-2024-4580 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date:** 11/30/2019  
**Grantor(s):** Mauro Palafox Gonzalez  
**Mortgagee:** 2018 Longterm RE, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2020-180293  
**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 SEVENTY NINE (79) BEING THE WEST 75 FEET, A REPLAT OF WOODSDALE, SECTION TWO (2) ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 15, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS,** (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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.

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ACTIVE MILITARY SERVICE NOTICE

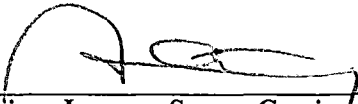
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

COPY



The Mortgagee, whose address is:  
2018 Longterm RE, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta or Rinki  
Shah or Theresa Phillips or David  
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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

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 06/27/2023  
**Grantor(s):** Andre John Huizar  
**Mortgagee:** 400 Westmoreland, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. RP-2023-291216  
**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 THIRTY-EIGHT (138), OF COUNTRY TERRACE, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 145 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS** (more particularly described in the Loan Documents)

**Date of Sale:** 9/3/2024  
**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**

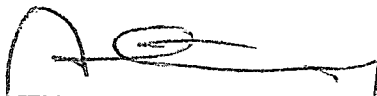
**ACTIVE MILITARY SERVICE NOTICE**

**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.**

UNOFFICIAL

The Mortgagee, whose address is:  
400 Westmoreland, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or Donna  
Brammer or Katrina Rodriguez or Cesar  
Acosta 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  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

COPIES  
TRUSTEE  
UNION

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 5/8/2015  
**Grantor(s):** Heverardo Alejos and Ruvidia N. Alejos  
**Mortgagee:** 2013 Cottage, LLC, a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. 20150348110  
**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 6 in Block 12 of Golden Glade Estates Section II, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 31, Page 4 of the map records of Harris, County, Texas, (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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**

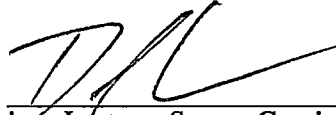
**ACTIVE MILITARY SERVICE NOTICE**

**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.**

UNOFFICIAL

The Mortgagee, whose address is:  
2013 Cottage, LLC, a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



**Enrique Loera or Susana Garcia or Donna  
Brammer or Katrina Rodriguez or Cesar  
Acosta 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 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:** 12/23/2014  
**Grantor(s):** Albertico Vilchis-Montellano and Miriam Garcia-Salazar  
**Mortgagee:** Texas Specialty Homes, LP, a Texas Limited Partnership  
**Recorded in:** Clerk's File No. 20150056579  
**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 on Lot One Hundred Thirty-Six (136), in Block Nine (9), of Huntington Place, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 13, Page 67 of the map records of Harris County, Texas attached hereto and made a part hereof for all-purpose (more particularly described in the Loan Documents).

**Date of Sale:** 9/3/2024  
**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.

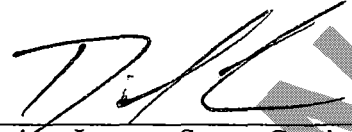
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4584

FILED 8/13/2024 3:06:58 PM

The Mortgagee, whose address is:  
Texas Specialty Homes, LP, a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 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

COPY

ACTUAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

**Date** 8/26/2016

**Grantor(s):** Delton Lamonte Horace and Minnie Brianna Horace

**Original Payee:** Mostaghimi Equity Group & Affiliates (Mega), LLC

**Deed of Trust Information:** Executed on 8/26/2016, recorded in the public records of Harris County, Texas, in or under File No. 1606035

**Current Mortgage Holder:** Park Place Boardwalk, LLC, a Delaware Limited Liability Company

**Property County:** Harris County

**Legal Description:** All that certain tract or parcel containing 80.103 acres of land out of a 320-acre tract of land situated in the J. ROARK SURVEY, A-401 in Waller County, Texas and A-681 in Harris County, Texas, said 320-acre tract being that same tract of land as described in a deed filed for record in Volume 31, Page 233 of the Waller County Deed Records and in Volume 1251, Page 657 of the Harris County Deed Records, said 80.103-acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof (more particularly described in the Loan Documents)

**Date of Sale:** 9/3/2024

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

**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.**

**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**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4585  
FILED 8/13/2024 3:06:59 PM



The Mortgagee, whose address is:

Park Place Boardwalk, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 8/13/2024



~~Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina  
Rodriguez or Cesar Acosta 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 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-2024-4585  
FILED 8/13/2024 3:06:59 PM

EXHIBIT "A"  
LEGAL DESCRIPTION

All that certain tract or parcel containing 80.103 acres of land out of a 320 acre tract of land situated in the J. Roark Survey, A-401 in Waller County, Texas, and A-681 in Harris County, Texas, said 320 acre tract being that same tract of land as described in a deed filed for record in Volume 31, Page 233 of the Waller County Deed Records and in Volume 1251, Page 657 of the Harris County Deed Records, said 80.103 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 2' iron pipe (found) in the West line of that certain call 646.727 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. S-536017 marking the Southwest corner of the A. Sherrill Survey, A-752 in Harris, County, Texas, the Northwest corner of the J. Randall Survey, A-672 in Harris County, Texas, the Northeast corner of the W. W. Swain Survey, A-256 in Waller County, Texas, and A-738 in Harris County, Texas, the Southeast corner of said J. Roark Survey, the Southeast corner of a 60.00 foot roadway easement as described in an -instrument filed for record under Harris County Clerk's File No.'s D-748560 and D-748561, the Southeast corner of said 320 acre tract of land, and the Southeast corner of the herein described 80.103 acre tract of land;

THENCE N 89 degrees 25' 22" W, a distance of 2,713.90 feet along the common line of said J. Roark and said W. W. Swain Surveys and said 320 acre tract of land to a 1" iron pipe (found) in the East right-of-way line of Mathis Road, (70.00 feet in width), marking the Southwest corner of said 320 acre tract of land and the Southwest corner of the herein described 80.103 acre tract of land;

THENCE N 07 degrees 38' 09" E, a distance of 1,342.68 feet along the East right-of-way line of said Mathis Road to a 5/8" iron rod with cap (found stamped E.I.C.) in the West line of said 320 acre tract of land marking the Southwest corner of that certain 20.000 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. G-568651 and the Northwest corner of the herein described 80.103 acre tract of land, from which point a 5/8" iron rod with cap (found stamped E.I.C.) for reference in the West line of said 320 acre tract of land marking the Northwest corner of said 20.000 acre tract of land and the Southwest corner of that certain 60' acre tract out of said 320 acre tract of land as described in a deed filed for record in Volume 31, Page 233 of the Waller County Deed Records bears N 07 degrees 38' 09" E) 349.67 feet;

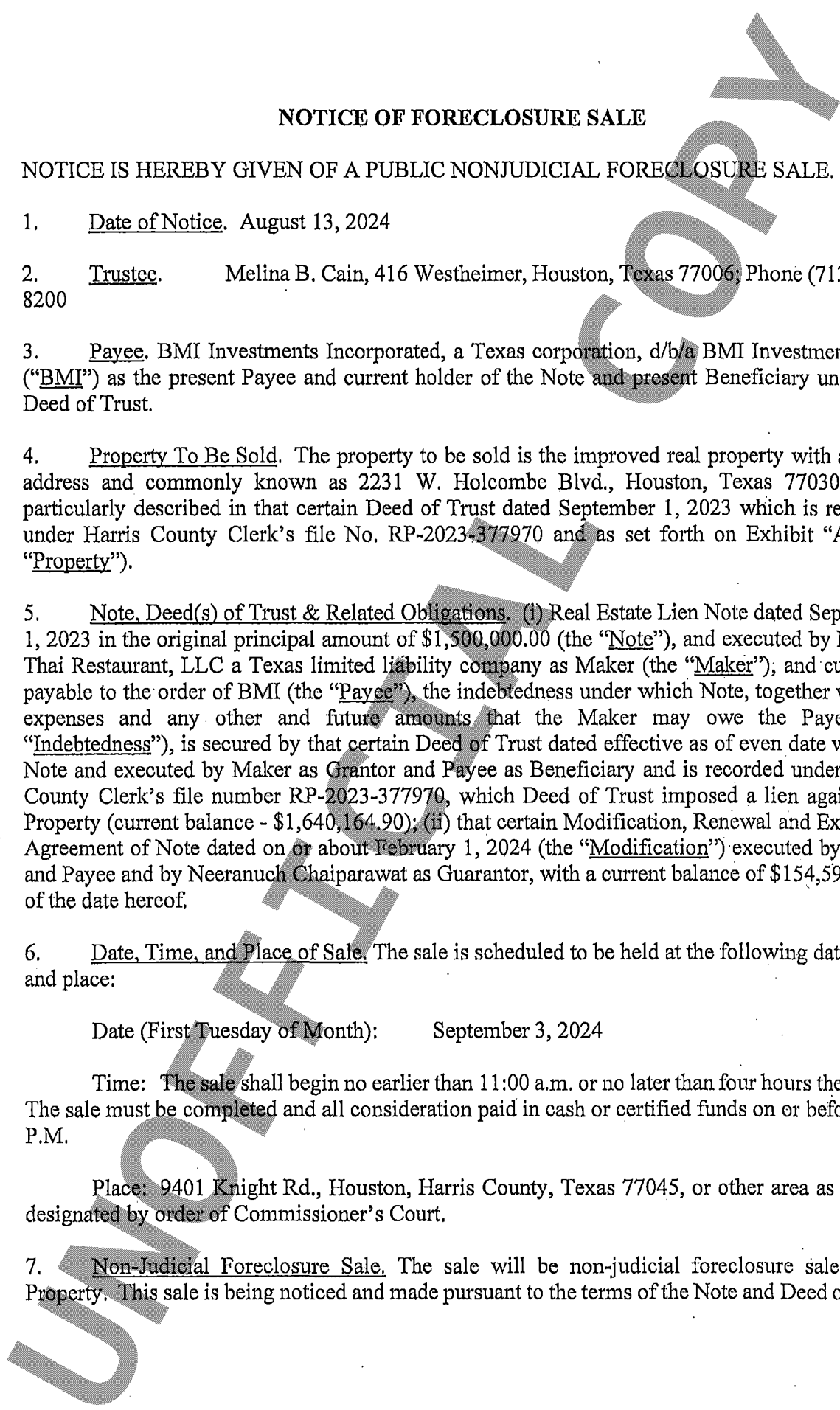
THENCE S 89 degrees 18' 09" E a distance of 2,533.37 feet along the common line of said 20.000 and said 80.103 acre tracts of land to a 5/8" iron rod with cap (found stamped E.I.C.) in the East right-of-way line of said 60.00 foot roadway easement, the East line of said 320 acre tract of land, the East line of said J. Roark Survey, and the West line of said A. Sherrill Survey marking the Southeast corner of said 20.000 acre tract of land and the Northeast corner of the herein described 80.103 acre tract of land;

THENCE S 00 degrees 05' 50" E, a distance of 1,327.27 feet along the common line of said J Roark and said A. Sherrill Surveys and said 320 acre tract of land to the POINT OF BEGINNING and containing 80.103 acres of land.

### NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. August 13, 2024
2. Trustee. Melina B. Cain, 416 Westheimer, Houston, Texas 77006; Phone (713) 623-8200
3. Payee. BMI Investments Incorporated, a Texas corporation, d/b/a BMI Investments Inc. ("BMI") 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 2231 W. Holcombe Blvd., Houston, Texas 77030, more particularly described in that certain Deed of Trust dated September 1, 2023 which is recorded under Harris County Clerk's file No. RP-2023-377970 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. (i) Real Estate Lien Note dated September 1, 2023 in the original principal amount of \$1,500,000.00 (the "Note"), and executed by Namtip Thai Restaurant, LLC a Texas limited liability company as Maker (the "Maker"); and currently payable to the order of BMI (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-2023-377970, which Deed of Trust imposed a lien against the Property (current balance - \$1,640,164.90); (ii) that certain Modification, Renewal and Extension Agreement of Note dated on or about February 1, 2024 (the "Modification") executed by Maker and Payee and by Neeranuch Chaiparawat as Guarantor, with a current balance of \$154,592.62 as of the date hereof.
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):            September 3, 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 and close the sale 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 substitute trustee, the Maker can still contact the Payee and/or the Trustee named below before the date of the sale to get 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 pay real property taxes when due which have caused liens to be threatened against the Property. Thus, the Maker now owes the Beneficiary (i) the accelerated loan balance due under the Note and under the Modification; (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) \$1,800.00 unpaid attorney's fee for drafting the Note and Deed of Trust (iv) attorney's fees of \$1,500.00 to prepare this Notice and post the Property for foreclosure; (v) 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 (vi) 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:

BMI Investments Incorporated, a Texas corporation, 1925 Southwest Freeway, Houston, Harris County, Texas 77098; Telephone: (713) 524-0401. Attn: Barbra Markman or Staci Watson; E-mail: [barbramarkman@me.com](mailto:barbramarkman@me.com)

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 13th day of August, 2024.

BMI INVESTMENTS INCORPORATED  
a Texas corporation

By:


  
\_\_\_\_\_  
Melina B. Cain, Trustee  
416 Westheimer  
Houston, Texas 77006  
Telephone: 713-623-8200

EXHIBIT A

LOT 7, BLOCK 3, BRAESWOOD, A ADDITION IN HARRIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 15,  
OF THE MAP AND/OR PLAT RECORDS, HARRIS COUTY, TEXAS AKA 2231 W.  
HOLCOMBE BLVD. HOUSTON, HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4589  
FILED 8/13/2024 3:21:00 PM

## NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. August 13, 2024
2. Trustee. Melina B. Cain, 416 Westheimer, Houston, Texas 77006; Phone (713) 623-8200
3. Payee. Markman Martinez Investments, Inc. a Texas corporation , 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 36902 Little Thorn Ln. Magnolia, Texas 77354, more particularly described in that certain Commercial Deed of Trust dated August 1, 2016 which is recorded under Harris County Clerk's file No. 2016069907 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Real Estate Lien Note dated August 1, 2016 in the original principal amount of \$58,200.00 (the "Note"), and executed by Daniel Cuevas Ocampo and Soreya Nave-Hernandez as Makers (collectively, the "Maker"), and currently payable to the order of Markman Martinez Investments, Inc., a Texas corporation (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 2016069907.
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):      September 3, 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 substitute trustee, the Maker can still contact the Payee and/or the Trustee named below before the date of the sale to get 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 which has caused liens to be threatened against the Property. Thus, 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:

Markman Martinez Investments, Inc., a Texas corporation, 1925 Southwest Freeway, Houston, Harris County, Texas 77098; Telephone: (713) 524-0401. Attn: Maria Martinez

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.

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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 13th day of August, 2024.

MARKMAN MARTINEZ INVESTMENTS, INC.  
a Texas corporation

By:

  
Melina B. Cain, Trustee  
416 Westheimer  
Houston, Texas 77006  
Telephone: 713-623-8200

UNOFFICIAL

EXHIBIT A

The surface only of Lot Twelve (12), Block Forty-Nine (49), HAZY HOLLOW EAST ESTATES, Section VI, T. P. Davey Survey, A-173, Montgomery County, Texas, as shown on that plat dated December, 1969, by Jack C. McKnight, Registered Engineer; said Lot Twelve (12) described by metes and bounds as follows:

COMMENCE at a 3/4-inch iron pipe set for Easterly corner of that 111.2507 acres in the T. P. Davey Survey A-173, Montgomery County, Texas, described as PARCEL NO. ONE in that Deed in Cause 22,994, District Court of said County. THENCE N. 44° 32' 59" W. along the Northeastly boundary line of said 111.2507 acres a distance of 1,429.40 feet to a 1/2-inch iron rod set for Easterly corner of said Lot Twelve (12) and PLACE OF BEGINNING.

THENCE continuing N. 44° 32' 59" W. along said Northeastly boundary line a distance of 109.02 feet to a 1/2-inch iron rod set for Northerly corner.

THENCE S. 48° 28' 32" W. a distance of 239.57 feet to a 1/2-inch iron rod set for Westerly corner in the Northeastly right-of-way line of Little Thorn Lane, 60 feet wide;

THENCE S. 43° 52' 20" E. along said Northeastly right-of-way line a distance of 109.00 feet to a 1/2-inch iron rod set for Southerly corner.

THENCE N. 46° 28' 32" E. a distance of 240.85 feet to PLACE OF BEGINNING.

Commonly known as: 36902 Little Thorn Lane, Magnolia, Texas 77355

UNOFFICIAL COPY

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and 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 center of this notice immediately.

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

Lot 79, of BRIARCLIFF PLACE, a subdivision 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.

**Instrument to be Foreclosed** – the instrument to be foreclosed is the Deed of Trust executed by Ruben Cavazos and Jennifer Arguelles, dated November 18, 2022 and recorded on December 5, 2022 in the office of the County Clerk of Harris County, Texas, under County Clerk's file number 2022574465 of the Official Records of Harris County, Texas.

**Property Address:** 309 Dipping Lane, Houston, TX 77076

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

**Date:** September 3, 2024

**Time:** The sale will begin no earlier than 10 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1 PM.

**Place:** The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Night Rd., Houston, Texas 77045 or as designated by the County Commissioner's Court 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 designated by the Harris County Commissioner's Court, pursuant to section 51.002 of the property code.

**Grantors(s)/Mortgagor(s):** Ruben Cavazos and Jennifer Arguelles  
**Mortgagee/Lender/Beneficiary:** Jazareth Cantu  
**Original Trustee:** Paul A. Perez  
**Substitute Trustee and Address:** Mynor E. Rodriguez, Law Office of Mynor E. Rodriguez P.C.  
1300 McGowen, Ste. 280, Houston, TX 77004, 832-779-1081

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Deed of Trust may come both real and personal property. Formal notice is 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 the Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code

This sale will be conducted as a public auction to the highest bidder for cash, subject to the provision 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. 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 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. Purchaser will receive whatever interest Grantor or Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves a right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is open 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 the schedule to announce 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 the sale.

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

The Beneficiary under said Deed of Trust, according to the provisions therein set out does hereby remove the original Trustee and all successor Substitute Trustees and appoint in their stead, Mynor E. Rodriguez, Law Office of Mynor E. Rodriguez P.C., as Substitute Trustee, who shall hear after 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 the Substitute Trustee to conduct and direct the execution of remedies set aside to the mortgage therein. On behalf of Mortgagee, Beneficiary, and Substitute Trustee, the undersign is providing this Notice of Trustee's Sale.

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

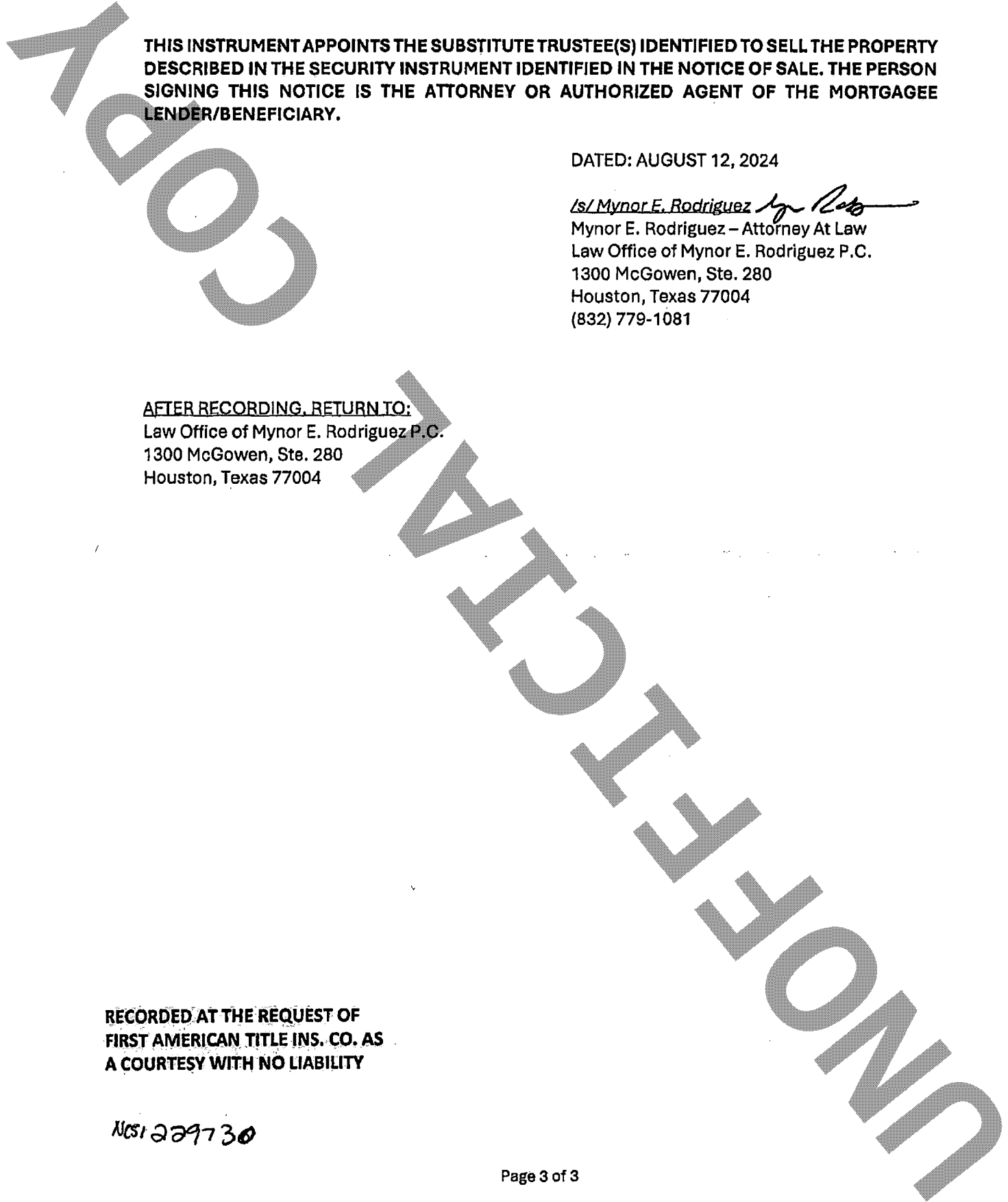
DATED: AUGUST 12, 2024

*/s/ Mynor E. Rodriguez*  
Mynor E. Rodriguez – Attorney At Law  
Law Office of Mynor E. Rodriguez P.C.  
1300 McGowen, Ste. 280  
Houston, Texas 77004  
(832) 779-1081

AFTER RECORDING, RETURN TO:  
Law Office of Mynor E. Rodriguez P.C.  
1300 McGowen, Ste. 280  
Houston, Texas 77004

**RECORDED AT THE REQUEST OF  
FIRST AMERICAN TITLE INS. CO. AS  
A COURTESY WITH NO LIABILITY**

*NCS 229730*



NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Marble Arch Townhomes Council of Co-Owners** by those certain instruments entitled: *The Condominium Declaration for Marble Arch Townhomes*" (the "Declaration"), which is filed in the *Official Public Records of Real Property of Harris County, Texas*, under Harris County Clerk's File Number F268544, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Marble Arch Townhomes Council of Co-Owners** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Kido Group LLC, a Texas limited liability company resulting from Kido Group LLC, a Texas limited liability company default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on **September 3, 2024**, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

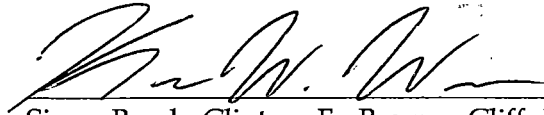
The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*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 MARBLE ARCH TOWNHOMES, 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 Volume 46, Page 110, Volume 53, Page 101, and Film Code Nos. 166006 and 166010 of the Condominium records of Harris County, Texas. Condominium Unit Number 2627-4, in building "D" and the space encompassed by the*

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4592  
FILED 8/13/2024 4:01:48 PM

*boundaries thereof. Commonly known as 2627 Marliee Lane, Unit #4, Houston, Texas 77057. and more commonly known as 2627 Marilee Lane Unit 4, Houston, TX 77057.*

EXECUTED this the 2nd day of August, 2024.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Alex Ogundare, Brittany Olsen, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Chris Trevino, Derrick Verdun and/or Kelton Wilkins, Agent and Trustee for Marble Arch Townhomes Council of Co-Owners

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4592

FILED 8/13/2024 4:01:48 PM

NOTICE OF SALE

In accordance with:

- (1) the authority conferred upon **Marble Arch Townhomes Council of Co-Owners** by those certain instruments entitled: *The Condominium Declaration for Marble Arch Townhomes*" (the "Declaration"), which is filed in the *Official Public Records of Real Property of Harris County, Texas*, under Harris County Clerk's File Number F268544, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];
- (2) the lien created in the Declaration in favor of **Marble Arch Townhomes Council of Co-Owners** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and
- (3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Kido Group LLC, a Texas limited liability company resulting from Kido Group LLC, a Texas limited liability company default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on September 3, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

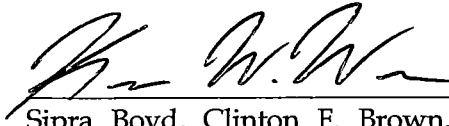
The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

**UNIT 2577-2, IN BUILDING J, OF MARBLE ARCH TOWNHOMES, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORDS IN VOLUME 46, PAGE 110, AND VOLUME 53, PAGE 101, AND UNDER FILM CODE NO(s). 166006 AND 166010, ET SEQ., 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. COMMONLY KNOWN AS 2577 MARLEE LANE, UNIT #2,  
HOUSTON, TEXAS 77057. and more commonly known as 2577 Marilee Lane Unit 2,  
Houston, TX 77057.

EXECUTED this the 31st day of August, 2024.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul  
Gaines, Noelle Hicks, Brittan Johnson, Ashley  
Koirtyohann, Jeff Libersat, Melissa Mclain, Alex  
Ogundare, Brittany Olsen, Hisamitsu Shinoda,  
Christina Tagle, Eric B. Tonsul, Chris Trevino,  
Derrick Verdun and/or Kelton Wilkins, Agent and  
Trustee for Marble Arch Townhomes Council of Co-  
Owners

UNOFFICIAL COPY

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Marble Arch Townhomes Council of Co-Owners** by those certain instruments entitled: *The Condominium Declaration for Marble Arch Townhomes* (the "Declaration"), which is filed in the *Official Public Records of Real Property of Harris County, Texas*, under Harris County Clerk's File Number F268544, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Marble Arch Townhomes Council of Co-Owners** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to

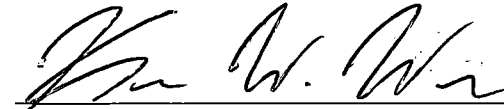
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Schubert, Sonja resulting from Schubert, Sonja default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on **September 3, 2024**, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*UNIT 2513, IN BUILDING N, OF MARBLE ARCH TOWNHOMES, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORDS IN VOLUME 46, PAGE 110, AND VOLUME 53, PAGE 101, VOLUME 166 PAGE 6 AND VOLUME 166 PAGE 10, 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. and more commonly known as 2513 Marilee Lane Unit 2513, Houston, TX 77057.*

EXECUTED this the 31st day of August, 2024.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Alex Ogundare, Brittany Olsen, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Chris Trevino, Derrick Verdun and/or Kelton Wilkins, Agent and Trustee for Marble Arch Townhomes Council of Co-Owners

COPY

OFFICIAL

## NOTICE OF SALE

In accordance with:

(1) WHEREAS, by the following instruments (collectively the "Declaration"), duly recorded in the Condominium Records of Harris County, Texas under the File Number listed beside each instrument:

1. "Condominium Declaration for Hearthwood II" Volume 109, Page 115, et seq.;
2. "First Amendment to Condominium Declaration for Hearthwood II" Volume 130, Page 104, et seq.;
3. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase II" Volume 113, Page 104, et seq.;
4. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase III" Volume 130, Page 111, et seq.;
5. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase IV" Volume 134, Page 76, et seq.;
6. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase V" Volume 135, Page 118, et seq.;
7. "Supplemental Declaration of Merger and Annexation for Hearthwood II, Phase VI" Volume 150, Page 56, et seq.;
8. Plus any amendments and supplements to the Declaration, as well as the restrictive covenants of any other subdivisions brought under the jurisdiction of the Association by restrictive covenants filed of record in the Condominium Records of Harris County, Texas all of those certain properties described therein were subjected to assessments plus other charges as authorized by the Declaration or at law, all for the benefit of HEARTHWOOD II OWNERS ASSOCIATION, INC. (the "Association"), a Texas nonprofit corporation; and

(2) the lien created in the Declaration in favor of **Hearthwood II Owners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to

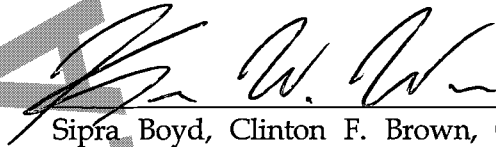
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of 2212 Dunlavy, LLC, a Delaware Limited Liability Company resulting from 2212 Dunlavy, LLC, a Delaware Limited Liability Company default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on **September 3, 2024**, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*Condominium Unit Number Thirty-nine (39), in Building "F", 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 survey plat, by-laws and exhibits attached thereto, recorded in Volume 109, Page 115, Volume 113, Page 104, Volume 130, Page 111, Volume 134, Page 76, Volume 135, Page 118 and Volume 150, Page 56 all of the Condominium Records of Harris County, Texas. and more commonly known as 2826 S Bartell Drive Unit F39, Houston, TX 77054.*

EXECUTED this the 2nd day of August, 2024.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Alex Ogundare, Brittany Olsen, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Chris Trevino, Derrick Verdun and/or Kelton Wilkins, Agent and Trustee for Hearthwood II Owners Association, Inc.

UNOFFICIAL

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Marble Arch Townhomes Council of Co-Owners** by those certain instruments entitled: *The Condominium Declaration for Marble Arch Townhomes*" (the "Declaration"), which is filed in the *Official Public Records of Real Property of Harris County, Texas*, under Harris County Clerk's File Number F268544, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Marble Arch Townhomes Council of Co-Owners** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Hamafaraj, Hawbash O resulting from Hamafaraj, Hawbash O default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on **September 3, 2024** (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

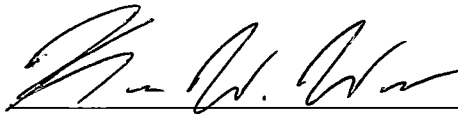
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

*UNIT 2663, IN BUILDING "C", OF MARBLE ARCH TOWNHOMES, 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 46, PAGE 110, AND VOLUME 53, PAGE 101, CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS and more commonly known as 2663 Marilee Lane Unit 2663, Houston, TX 77057.*

EXECUTED this the 5th day of August, 2024.

FRCL-2024-4596  
FILED 8/13/2024 4:01:52 PM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Alex Ogundare, Brittany Olsen, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Chris Trevino, Derrick Verdun and/or Kelton Wilkins, Agent and Trustee for Marble Arch Townhomes Council of Co-Owners

UNOFFICIAL 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 November 23, 2018, by instrument recorded under County Clerk's File No. RP-2018-554933 in the Real Property Records of Harris County, Texas, WINDFALL VENTURES, LLC, a Texas limited liability company, dba Line-X South Houston, executed a Second Lien Deed of Trust with Security Agreement, Financing Statement and Assignment of Rents and Leases ("**Security Instrument**") to Mark S. Reiley, 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, CADENCE BANK, formerly known as BancorpSouth Bank, successor in interest to Icon Bank of Texas, N.A. ("**Beneficiary**"), as owner and holder of the indebtedness secured by the Security Instrument and beneficiary thereunder, did on the 12<sup>th</sup> day of March, 2024, appoint the undersigned, GREG DEVRIES, 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 WINDFALL VENTURES, LLC, a Texas limited liability company, dba Line-X South Houston (and all other persons liable on said indebtedness) were in default under the Security Instrument and allowing twenty (20) / thirty (30) days 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 a.m. or not later than three (3) hours after that time on Tuesday, September 3, 2024, the property described by the Security Instrument and more particularly described as follows:



Lot Thirty-four (34) in Block Five (5) of BRAYS VILLAGE EAST, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 264, Page 88, Map and/or Plat Records, Harris County, Texas, 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, Texas 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 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.**

WITNESS MY HAND this 12<sup>th</sup> day of August, 2024.



GREG DEVRIES  
Substitute Trustee

Address:  
1401 McKinney Street, 17<sup>th</sup> Floor  
Houston, Texas 77010

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4597  
FILED 8/13/2024 4:01:53 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.**

**POSTING AND FILING AFFIDAVIT**

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who being by me first duly sworn, upon oath, deposes and says that the following statements are true:

"I, acting on behalf of GREG DEVRIES, the Substitute Trustee under Second Lien Deed of Trust with Security Agreement, Financing Statement and Assignment of Rents and Leases executed by WINDFALL VENTURES, LLC, a Texas limited liability company, dba Line-X South Houston on November 23, 2018, to Mark S. Reiley, Trustee, for the benefit of CADENCE BANK, formerly known as BancorpSouth Bank, successor in interest to Icon Bank of Texas, N.A., recorded under County Clerk's File No. RP-2018-554933 in the Real Property Records of Harris County, Texas, did on the 13<sup>th</sup> day of August, 2024, perform the following acts:

Notice of Substitute Trustee's Sale for the above referenced loan was (1) posted by me at the Harris County Courthouse, Houston, Texas, at \_\_\_\_\_ a.m./p.m., and (2) filed by me with the County Clerk of Harris County, Texas, at \_\_\_\_\_ a.m./p.m. A true and correct copy of said Notice of Substitute Trustee's Sale is attached hereto and marked Exhibit "A"."

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

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

This instrument was subscribed, sworn to, and acknowledged before me on the \_\_\_\_\_ day of August, 2024, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4591

FILED 8/13/2024 3:54:47 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**August 12, 2024**

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

**DEED OF TRUST ("Deed of Trust"):**

Dated: March 23, 2022  
Grantor: LUONG PHUOI DAM and LAN THI NGUYEN  
Trustee: Khanh T. Pham  
Lender: YOSHIKO ISAGO and THUY THU THI HOANG  
Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. RP-2022-159016

Property: Lot Fifty-Six (56) in Block Two (2), of SOUTHBRIDGE, SECTION ONE (1), a subdivision in Harris County Texas, according to the map or plat thereof recorded in Volume 288, Page 45, Map Records of Harris County, Texas; MORE COMMONLY KNOWN AS 9530 Misty Bridge, Houston, TX 77075

Secures: Promissory Note executed March 23, 2022 ("Note") in the original principal amount of \$140,000.00, executed by LUONG PHUOI DAM and LAN THI NGUYEN ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

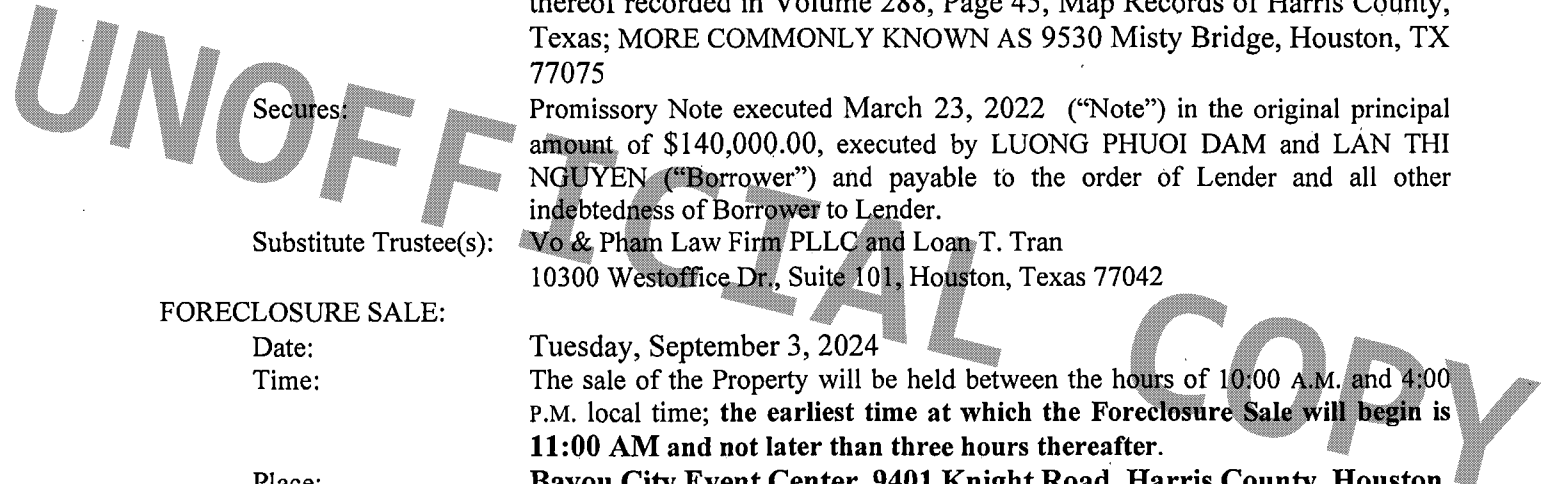
Substitute Trustee(s): Vo & Pham Law Firm PLLC and Loan T. Tran  
10300 Westoffice Dr., Suite 101, Houston, Texas 77042

**FORECLOSURE SALE:**

Date: Tuesday, September 3, 2024  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 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

8925 Everglade Drive  
Houston, Texas, 77078-2407

NOTICE OF TRUSTEE'S SALE  
and  
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.**

WHEREAS, on January 17, 2024, Hidalgo Properties LLC executed a Deed of Trust conveying to Zain W. Mohammad PLLC, Trustee the real property hereinafter described, to secure Hidalgo Properties LLC, a Texas limited liability company, in the payment of a debt herein described to Summit Venture Management LLC, said Deed of Trust being recorded in the Real Property 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) of the Texas Property Code, I hereby name, appoint and designate Russell V. Henderson as the Substitute Trustee in the above described Deed of Trust, including posting and filing the public notice required under Section 51.002 of the Texas Property Code, as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note. This notice hereby removes the original trustee under the above described Deed of Trust. That Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described, including, but not limited to the Promissory Note in the original principal amount of \$149,500.00, executed by Hidalgo Properties LLC, a Texas limited liability company, and payable to the order of Summit Venture Management LLC.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 3, 2024, at 10:00 a.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 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,

namely **9401 KNIGHT ROAD, HOUSTON, TEXAS 77045, OR AS DESIGNATED BY THE GALVESTON COUNTY COMMISSIONER'S OFFICE.**

Said real property, more commonly known as 8925 Everglade Drive, Houston, Texas, 77078-2407, is designated, as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee may bind and obligate the Mortgagor 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. §§39.01 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 immediately.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 Substitute Trustee's physical address is 2626 South Loop West, Suite 634, Houston, Texas, 77054.

WITNESS MY HAND on 13th day of August, 2024.

*Russell V. Henderson*

Russell V. Henderson, SBN 09430550  
Attorney for Mortgagee / Substitute Trustee  
P.O. Box 540063  
Houston, Texas 77254-0063

**EXHIBIT "A"**

Lot Seven Hundred Sixty Five (765) in Block Thirty-two (32) of Kentshire Place, Section Three (3),  
a Subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 45,  
Page 81 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4599  
FILED 8/13/2024 4:21:22 PM

**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:** August 13, 2024

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

**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 GLENWOOD VILLAGE, 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 GLENWOOD VILLAGE, TOGETHER WITH THE SURVEY, PLAT, BY-LAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN VOL. 174, PAGE 16, ET SEQ. OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY TEXAS: THAT PART OF GLENWOOD VILLAGE BEING CONDOMINIUM UNIT NUMBER G-5, IN BUILDING LETTER "G" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; TOGETHER WITH PARKING SPACE(S), AND/OR STORAGE SPACE, APPURTENANT THERETO; AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS GLENWOOD VILLAGE, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.**

**Owner:** Freemont Capital, LLC, a Nevada Limited Liability Company.

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

**Date:** Tuesday, September 3, 2024

**Time:** The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.

**Place:** At the place designated by the Harris County Commissioners to conduct nonjudicial foreclosure sales.

**Obligations Secured:** Pursuant to the Declaration Article II, Section 6, the Declaration provides the Glenwood Village Condominiums the ability to enforce collection of delinquent assessments through non-judicial foreclosure. Accordingly, the Condominiums



authorized the undersigned party to act as substitute trustee and post the Property for nonjudicial foreclosure sale in compliance with Tex. Property Code Sec. 51.002.

**Substitute Trustees:** Nathan C. Cace, Itamar Gelbman, Abigail Ramos, Andrea Hemphill, Mathew Cowart, Chris Catalano and Chris Wraback.

Questions concerning the sale may be directed to Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, email: Nathan@CaceLaw.Com

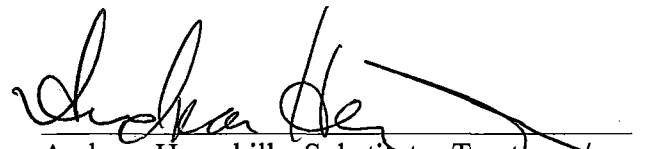
**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Declaration and Master Plat of Glenwood Village Condominiums (the "Declaration"), a condominium project in Harris County, Texas and Tex. Property Code § 51.002. The Declaration is recorded under Doc. No. T520880 in the Official Public Records 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 the provisions of the Declaration and applicable state law, 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 Declarations. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**Default and Request to Act:** Default occurred under the Declaration and the Owner failed to pay assessments secured thereby as they became due. The Condominium appointed the substitute trustees designated herein and requested that we enforce the assessments via nonjudicial foreclosure sale as allowed by the Declaration and pursuant to Tex. Property Code Sec. 51.002.

**DATED** August 13, 2024



Andrea Hemphill, Substitute Trustee c/o  
Nathan C. Cace, Attorney at Law  
Texas Bar No. 24055246  
6609 Blanco Road, Suite 235  
San Antonio, Texas 78216  
Tel:(210) 874-2223  
Nathan@CaceLaw.Com

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4600  
FILED 8/13/2024 4:21:23 PM

**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:** August 13, 2024

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

**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 GLENWOOD VILLAGE, 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 GLENWOOD VILLAGE, TOGETHER WITH THE SURVEY, PLAT, BY-LAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN VOL. 174, PAGE 16, ET SEQ. OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY TEXAS: THAT PART OF GLENWOOD VILLAGE BEING CONDOMINIUM UNIT NUMBER G-4, IN BUILDING LETTER "G" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; TOGETHER WITH PARKING SPACE(S), AND/OR STORAGE SPACE, APPURTENANT THERETO; AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS GLENWOOD VILLAGE, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.**

**Owner:** Freemont Capital, LLC, a Nevada Limited Liability Company.

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

**Date:** Tuesday, September 3, 2024

**Time:** The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.

**Place:** At the place designated by the Harris County Commissioners to conduct nonjudicial foreclosure sales.

**Obligations Secured:** Pursuant to the Declaration Article II, Section 6, the Declaration provides the Glenwood Village Condominiums the ability to enforce collection of delinquent assessments through non-judicial foreclosure. Accordingly, the Condominiums

authorized the undersigned party to act as substitute trustee and post the Property for nonjudicial foreclosure sale in compliance with Tex. Property Code Sec. 51.002.

**Substitute Trustees:** Nathan C. Cace, Itamar Gelbman, Abigail Ramos, Andrea Hemphill, Mathew Cowart, Chris Catalano and Chris Wraback.

Questions concerning the sale may be directed to Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, email: Nathan@CaceLaw.Com

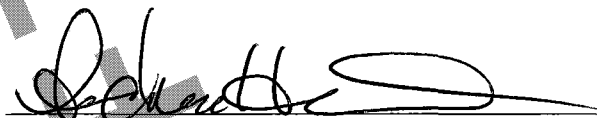
**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Declaration and Master Plat of Glenwood Village Condominiums (the "Declaration"), a condominium project in Harris County, Texas and Tex. Property Code § 51.002. The Declaration is recorded under Doc. No. T520880 in the Official Public Records 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 the provisions of the Declaration and applicable state law, 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 Declarations. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**Default and Request to Act:** Default occurred under the Declaration and the Owner failed to pay assessments secured thereby as they became due. The Condominium appointed the substitute trustees designated herein and requested that we enforce the assessments via nonjudicial foreclosure sale as allowed by the Declaration and pursuant to Tex. Property Code Sec. 51.002.

**DATED** August 13, 2024



Andrea Hemphill, Substitute Trustee c/o  
Nathan C. Cace, Attorney at Law  
Texas Bar No. 24055246  
6609 Blanco Road, Suite 235  
San Antonio, Texas 78216  
Tel:(210) 874-2223  
Nathan@CaceLaw.Com

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**Owner:** Freemont Capital, LLC, a Nevada Limited Liability Company.

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

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**Time:** The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.

**Place:** At the place designated by the Harris County Commissioners to conduct nonjudicial foreclosure sales.

**Obligations Secured:** Pursuant to the Declaration Article II, Section 6, the Declaration provides the Glenwood Village Condominiums the ability to enforce collection of delinquent assessments through non-judicial foreclosure. Accordingly, the Condominiums authorized the undersigned party to act as substitute trustee and post the Property for nonjudicial foreclosure sale in compliance with Tex. Property Code Sec. 51.002.

**Substitute Trustees:** Nathan C. Cace, Itamar Gelbman, Abigail Ramos, Andrea Hemphill, Mathew Cowart, Chris Catalano and Chris Wraback.

Questions concerning the sale may be directed to Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, email: Nathan@CaceLaw.Com

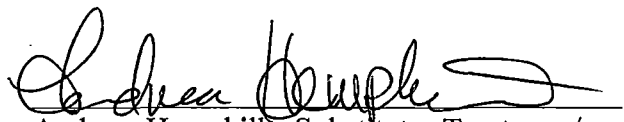
**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Declaration and Master Plat of Glenwood Village Condominiums (the "Declaration"), a condominium project in Harris County, Texas and Tex. Property Code § 51.002. The Declaration is recorded under Doc. No. T520880 in the Official Public Records 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 the provisions of the Declaration and applicable state law, 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 Declarations. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**Default and Request to Act:** Default occurred under the Declaration and the Owner failed to pay assessments secured thereby as they became due. The Condominium appointed the substitute trustees designated herein and requested that we enforce the assessments via nonjudicial foreclosure sale as allowed by the Declaration and pursuant to Tex. Property Code Sec. 51.002.

**DATED** August 13, 2024



Andrea Hemphill, Substitute Trustee c/o  
Nathan C. Cace, Attorney at Law  
Texas Bar No. 24055246  
6609 Blanco Road, Suite 235  
San Antonio, Texas 78216  
Tel:(210) 874-2223  
Nathan@CaceLaw.Com

**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:** June 2, 2006

**Grantor(s):** Tyrone V. Shepherd and Victoria E. Shepherd, husband and wife

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.

**Original Principal:** \$305,300.00

**Recording Information:** Book 23-42, Page 2541

**Property County:** Harris

**Property:** Lot 6 Block 2 of FALL CREEK, SECTION TEN (10), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 541135 of the Map Records of Harris County, Texas.

**Property Address:** 14727 Wiston Falls Lane  
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:** US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

**Mortgage Servicer:** Shellpoint Mortgage Servicing

**Mortgage Servicer Address:** 75 Beattie Place  
Greenville, SC 29601

**SALE INFORMATION:**

**Date of Sale:** September 3, 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  
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 4-18-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

[Signature]

Declarant's Name: Jeff Leva

Date: 4-18-24

Padgett Law Group  
546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

WITNESS MY HAND this 18<sup>th</sup> day of April, 2024.

[Signature]

COPY



24-00563  
6719 GENTLE BEND DR, HOUSTON, TX 77069

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

- Property:** The Property to be sold is described as follows:
- LOT TWELVE (12), IN BLOCK NINE (9), REPLAT OF CHAMPIONS PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 290, PAGE 101 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated April 18, 2013 and recorded on May 9, 2013 at Instrument Number 20130223954 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** September 3, 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 ROGER C BUCHER AND JENNIFER BUCHER secures the repayment of a Note dated April 18, 2013 in the amount of \$161,776.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2022-RP2, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. 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**



4817739

FILED 5/23/2024 1:34:20 PM FRCL-2024-3428 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**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, Nicole Durrett, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and ServiceLink ASAP 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).

FILED 5/23/2024 1:34:20 PM FRCL-2024-3428 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY  
UNOFFICIAL

24-00120  
22715 ELKANA DEANE LN, KATY, TX 77449

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

Property: The Property to be sold is described as follows:

LOT 27, IN BLOCK 14, OF CORRECTED PLAT OF WILLIAMSBURG COLONY, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 255, PAGE 109 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 5, 2001 and recorded on September 12, 2001 at Instrument Number V298420 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: September 3, 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 ANN ROGERS A/K/A ANN MARIE GERST secures the repayment of a Note dated September 5, 2001 in the amount of \$73,000.00. TOWD POINT MORTGAGE TRUST 2022-3, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. 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**



4817737

**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, Nicole Durrett, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and ServiceLink ASAP 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).

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3429

FILED 5/23/2024 1:34:20 PM

UNOFFICIAL COPY

23-03866  
12126 GUADALUPE TRL LN, HUMBLE, TX 77346

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

**Property:** The Property to be sold is described as follows:  
  
Lot 30, Block 1, of EAGLE SPRINGS SEC. 28, Replat No. 1 a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Replated Film Code No. 608212 of the Map Records of Harris County, Texas.

**Security Instrument:** Deed of Trust dated February 14, 2008 and recorded on February 19, 2008 at Instrument Number 20080082030 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** September 3, 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 DARRELL FUSTON AND LISA FUSTON secures the repayment of a Note dated February 14, 2008 in the amount of \$280,000.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2022-A, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. 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.**



4817733

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3430  
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, Nicole Durrett, 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 ServiceLink ASAP 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

23-01573  
3825 SEABROOK, HOUSTON, TX 77021

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

**Property:** The Property to be sold is described as follows:

LOT TWENTY (20), IN BLOCK FORTY-EIGHT (48) OF THE SOUTH END SUNNYSIDE ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE S.E. CORNER OF LOT TWENTY-FOUR (4) INSTITUTE PLACE BEING W. SIDE OF SCOTT STREET;  
THENCE N. 20 DEG. E. ALONG W. SIDE OF SCOTT STREET 70 FEET, TO THE N. SIDE OF SEABROOK STREET;  
THENCE N 70 DEG. W. 358.8' FEET, STARTING POINT OF THE LAND HEREIN CONVEYED;  
THENCE N. 20 DEG. E. PARALLEL WITH SCOTT STREET 100 FEET;  
THENCE N. 70 DEG. W. PARALLEL WITH SEABROOK STREET 50 FEET;  
THENCE S. 20 DEG. W. PARALLEL WITH SCOTT STREET 100 FEET TO THE N SIDE OF SEABROOK STREET;  
THENCE S. 70 DEG. E. ALONG N SIDE OF SEABROOK STREET 60 FEET TO STARTING POINT OF LAND HEREIN CONVEYED.

**Security Instrument:** Deed of Trust dated June 25, 2004 and recorded on July 14, 2004 at Instrument Number X766141 in the real property records of HARRIS County, Texas, which contains a power of sale.

**Sale Information:** September 3, 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 JON MADDISON AND GEORGIA MADDISON secures the repayment of a Note dated June 25, 2004 in the amount of \$45,999.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. 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.



4817730

FILED 5/23/2024 1:34:20 PM FRCL-2024-3431 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 Compary*

De Cubas & Lewis, P.C.  
Nicki Compary, 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, Nicole Durret, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams and ServiceLink ASAP 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.: 122070-TX

Date: June 10, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: WESTON LUNDGREN, UNMARRIED MAN

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

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 5/24/2021, RECORDING INFORMATION: Recorded on 5/28/2021, as Instrument No. RP-2021-297799

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT CONTAINING 0.1550 ACRE (6,750.00 SQUARE FEET) OF LAND BEING THE SOUTH THIRTY (30) FEET BY ONE-HUNDRED (100) FEET OF LOT EIGHT (8), THE ADJOINING THIRTY (30) FEET BY ONE-HUNDRED (100) FEET OF LOT SEVEN (7), AND THE ADJOINING TWENTY-FIVE (25) FEET BY THIRTY (30) FEET OUT OF THE NORTHWEST CORNER OF LOT FIVE (5), IN BLOCK FORTY-NINE (49), OF MACGREGOR BLODGETT PARK SUBDIVISION, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 532, PAGE 291 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. SAME BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2024, 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

Matter No.: 122070-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

**EXHIBIT "A"**

TS# 122070-TX

All that certain tract containing 0.1550 acre (6,750.00 square feet) of land being the South Thirty (30) feet by One-Hundred (100) feet of Lot Eight (8), the adjoining Thirty (30) feet by One-Hundred (100) feet of Lot Seven (7), and the adjoining Twenty-Five (25) feet by Thirty (30) feet out of the Northwest corner of Lot Five (5), in Block Forty-Nine (49), of MACGREGOR BLODGETT PARK SUBDIVISION, Section Three (3), an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 532, Page 291 of the Deed Records of Harris County, Texas. Same being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch capped iron rod set in the East line of Chenevert Street, a distance of 70.00 feet South of the South line of Wentworth Avenue;

**THENCE** South 55 deg. 00 min. 00 sec. East, a distance of 100.00 feet to a 3/4 pinched top iron pipe for corner of the herein described tract;

**THENCE** South 35 deg. 00 min. 00 sec. West, a distance of 30.00 feet to an "X" found for corner of the herein described tract;

**THENCE** South 55 deg. 00 min. 00 sec. East, a distance of 25.00 feet to a point for corner from which a 1/2 inch iron pipe found bears North 23 deg. 20 min. 55 sec. East, 0.35 feet;

**THENCE** South 35 deg. 00 min. 00 sec. West, a distance of 30.00 feet to a 5/8 inch capped iron rod set for corner of the herein described tract;

**THENCE** North 55 deg. 00 min. 00 sec. West, a distance of 125.00 feet to a 1 inch pinched pipe found for corner of the herein described tract;

**THENCE** North 35 deg. 00 min. 00 sec. East, a distance of 60.00 feet to the POINT OF BEGINNING and contains 0.1550 acre (6,750.00 square feet) 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.

## 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 TEN (10), IN BLOCK SIX (6), OF OAK LAND PLAZA, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 12 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/19/2003 and recorded in Document W695636 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: 09/03/2024

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.

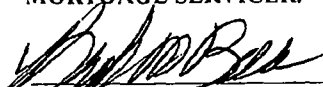
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 MARIA MASTROPERROS, provides that it secures the payment of the indebtedness in the original principal amount of \$53,950.00, 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, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-4, Asset-Backed Certificates, Series 2003-4 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 Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-4, Asset-Backed Certificates, Series 2003-4 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. Order to Foreclose.** Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-4, Asset-Backed Certificates, Series 2003-4 obtained a Order from the 11th District Court of Harris County on 08/14/2017 under Cause No. 201732245. 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 TWENTY-FOUR (24), IN BLOCK ONE (1), OF BRUNSWICK LAKES SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 534101 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/22/2004 and recorded in Document X795353 real property records of Harris County, Texas. Re-filed in Document RP-2017-486127 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: 09/03/2024

Time: 10:00 AM

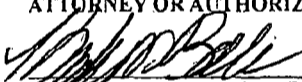
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 HUNTER AND KATHRYN HUNTER, provides that it secures the payment of the indebtedness in the original principal amount of \$156,510.00, 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, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2004-HE9, Mortgage Pass-Through Certificates, Series 2004-HE9 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 Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2004-HE9, Mortgage Pass-Through Certificates, Series 2004-HE9 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: [servicelinkauction.com/texas](http://servicelinkauction.com/texas) or (866) 539-4173

#### 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 ONE (1), OF NORTHLAKE FOREST SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 516041 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/29/2005 and recorded in Document Z016377 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: 09/03/2024

Time: 12:00 PM

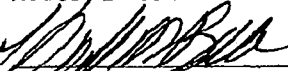
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 CARLOS NINO IV AND ROCIO NINO, provides that it secures the payment of the indebtedness in the original principal amount of \$234,726.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3 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 Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

FILED 6/20/2024 12:09:12 PM  
FRCL-2024-3810  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** May 1, 2008

**Amount:** \$185,000.00

**Grantor(s):** SARAH SEWING

**Original Mortgagee:** COMPASS BANK

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

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

**Recording Information:** Document No. 20080257515

**Legal Description:** LOT THREE (3) AND THE ADJOINING WEST 37FT OF LOT FOUR (4), BLOCK 86 OF RIVERSIDE TERRACE, SECTION 20, AN ADDITION IN HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 20, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED, WHICH PROPERTY IS MORE COMMONLY KNOWN AS 4213 LAUREL DRIVE, HOUSTON, HARRIS COUNTY, TEXAS,

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 20, 2023 under Cause No. 202233006 in the 152 Judicial District Court of Harris County, Texas

**Date of Sale:** September 3, 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, Attorney at Law**

HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-001436



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

Chris Poston

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

**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:** 08/09/2019  
**Grantor(s):** JULLIAN DAVIS, UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$250,381.00  
**Recording Information:** Instrument RP-2019-350667  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 15494 PEERMONT ST, HOUSTON, TX 77062

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of September, 2024  
**Time of Sale:** 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 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 FIFTY-EIGHT (58), IN BLOCK FIVE (5) OF MEADOWGREEN, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 247, PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

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

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Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 22-27769

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 3/20/1998, Doroteo Espinoza and Gloria E. Espinoza, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robert A. Williams and David A. Bloomer, as Trustee, The Department of Veterans Affairs or its authorized agents, successors or assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$32,350.00, payable to the order of The Department of Veterans Affairs or its authorized agents, successors or assigns, which Deed of Trust is Recorded on 3/25/1998 as Volume S924763, Book 517-58, Page 2472, 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;

**UNIT NUMBER FIVE (5), IN BUILDING NUMBER TWENTY TWO (22), OF GLENBROOK TOWNHOUSES, A PLANNED UNIT DEVELOPMENT IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 183, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH THE RIGHTS AND EASEMENTS ATTRIBUTABLE TO THE WONERSHIP OF SAID LOT IN AND TO THE COMMON AREA AS PROVIDED IN THE PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR RECD UNDER CLERK'S FILE NO.D-810054 AND RECORDED UNDER FILM CODE NO, 157-33-1565 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED.**

Commonly known as: **7827 LEONORA HOUSTON, TX 77061**

**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 **Deutsche Bank National Trust Company formerly known as Bankers Trust Company of California, N.A., as Trustee of Vendee Mortgage Trust 1998-2**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **9/3/2024 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



4820170

**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.

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

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

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

WITNESS, my hand this 6/26/2024

WITNESS, my hand this 6/27/2024

*Monica Sandoval*

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

*Sandy Dasigenis*

By: Substitute Trustee(s)  
Ebbie Murphy, Jeff Leva, Megan L. Randle,  
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

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TS No.: 2024-00900-TX  
24-000580-673

## 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:** 09/03/2024

**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:** 14926 FERNESS LANE, CHANNELVIEW, TX 77530

**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 02/06/2006 and recorded 02/08/2006 in Book RP 017-63 Page 1842 Document Z079050, real property records of Harris County, Texas, with **FELIPE RODRIGUEZ AND WIFE, ROSALEA LUEVANO** grantor(s) and **GMAC 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 **FELIPE RODRIGUEZ AND WIFE, ROSALEA LUEVANO**, securing the payment of the indebtedness in the original principal amount of **\$91,597.00**, 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.

TS No.: 2024-00900-1X  
24-000580-673

### 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 44, IN BLOCK 2, OF STERLING GREEN SOUTH, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 272, PAGE 73 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.: 2024-00900-TX  
24-000580-673

### 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

  
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.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.

TS No.: 2024-00903-TX  
24-000581-673

## 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:** 09/03/2024

**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:** 5334 SUMMIT HOLLOW DR, HOUSTON, TX 77084

**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 04/18/2018 and recorded 04/19/2018 in Document RP-2018-166740, real property records of Harris County, Texas, with **KIMBERLY L. SARDEN, A SINGLE PERSON** grantor(s) and ENCOMPASS LENDING GROUP, LP 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 **KIMBERLY L. SARDEN, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of **\$168,884.00**, 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.

TS No.: 2024-00903-TX  
24-000581-673

### 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 NINE (9), IN BLOCK THREE (3), OF BROOKHOLLOW COURT, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILE CODE NO. 599253 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.: 2024-00903-TX  
24-000581-673

### 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

  
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.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.

SELECT PORTFOLIO SERVICING, INC. (SPS)  
WILLIAMS, ERNEST  
10910 MAPLE LEAF ST, HOUSTON, TX 77016

CONVENTIONAL  
Firm File Number: 24-041589

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 17, 2007, ERNEST WILLIAMS III AND DELFINIA M. WILLIAMS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A. 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 20070513702, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, Tuesday, September 3, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 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 TWO AND THREE (2 AND 3), IN BLOCK FOUR (4), OF REPLAT OF WOODLAND ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 27, OF THE MAP RECORDS, HARRIS COUNTY, TEXAS.

Property Address: 10910 MAPLE LEAF ST  
HOUSTON, TX 77016  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

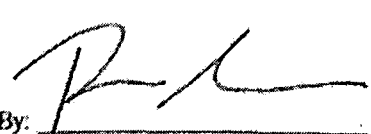
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

  
SUBSTITUTE TRUSTEE

Amar Sood, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston  
1725 Wakefield Drive  
Houston, TX 77018

WITNESS MY HAND this day June 26, 2024

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

COPY

Facsimile No: (847) 879-4823  
Attorneys for Towd Point Mortgage Trust 2019-4, U.S.  
Bank National Association, as Indenture 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 military service to the sender of this notice immediately.**

UNOFFICIAL COPY

FILED 6/27/2024 11:15:15 AM FRCL-2024-3875 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

## NOTICE OF TRUSTEE'S SALE

### DEED OF TRUST INFORMATION:

Grantor(s)	Richard Paul Gallimore	Deed of Trust Date	May 27, 2023
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for South River Mortgage, LLC, its successors and assigns	Original Principal	\$454,500.00
Recording Information	Instrument #: RP-2023-208123 in Harris County, Texas	Original Trustee	Scott R. Valby
Property Address	2612 Country Club Drive, Pearland, TX 77581	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	09/03/2024
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 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 TWENTY-FIVE (25), OF THE FINAL PLAT OF A PORTION OF BLOCK SEVEN (7) OF GREEN TEE TERRACE TOWNHOUSES INTO LOTS 21-28, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 351112 (COMMONLY KNOWN AS 351111) OF THE MAP RECORD 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.

## 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 re-posted 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 SERVICER.**

Dated June 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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE 291-00985

PAGE 2

FRCL-2024-3914 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 7/11/2024 9:49:33 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 FOUR (4), IN BLOCK THREE (3), OF KODIAK CROSSINGS SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FIRM CODE NO. 691310 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/06/2021 and recorded in Document RP-2021-11743 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: 09/03/2024

Time: 12:00 P.M.

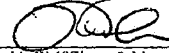
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 LARRY COLLINS AND DIANA ALVAREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$211,526.00, 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 LLC 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 L.L.C 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 49, IN BLOCK I, OF BAYOU GLEN, AN ADDITION TO THE CITY OF LAPORTE, IN HARRIS COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 321, PAGE 139 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/12/2007 and recorded in Document 20070228336 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: 09/03/2024

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 ISAAC L. QUINTANILLA, provides that it secures the payment of the indebtedness in the original principal amount of \$103,500.00, 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.

UNRECORDED

**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 NINE (9) OF HOMESTEAD ADDITION, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/02/2009 and recorded in Document 20100008456 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: 09/03/2024

Time: 12:00 PM

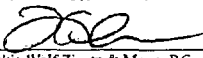
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 TURNER SAM, provides that it secures the payment of the indebtedness in the original principal amount of \$117,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note, Mortgage Assets Management, LLC d/b/a Reverse Mortgage Solutions, 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 Mortgage Assets Management, LLC d/b/a Reverse Mortgage Solutions, Inc. c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *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  
Estier 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.mvzmlaw.com/tx-investors](http://www.mvzmlaw.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



TS No.: 2022-01126-TX  
18-000307-673

## 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:** 09/03/2024

**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:** 9235 Water Edge Point Lane, Humble, TX 77396

**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 08/03/2006 and recorded 08/18/2006 in Book RP-026-47 Page 1699 Document Z543314, real property records of Harris County, Texas, with **Veronica Swan and Byron Swan, joint tenants** grantor(s) and **EQUIFIRST CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Veronica Swan and Byron Swan, joint tenants**, securing the payment of the indebtedness in the original principal amount of **\$157,725.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee, for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EFC2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2022-01126-TX  
18-000307-673

### 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 Sixty-nine (69) Block Two (2) Canyon Village at Park Lakes, Sec. 4, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 568249 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.: 2022-01126-TX  
18-000307-673

### 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: 07/03/2024



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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3917  
FILED 7/11/2024 9:49:33 AM

TS No.: 2023-00143-TX  
18-001339-673

## 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:** 09/03/2024

**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:** 11831 Bee Lane, Houston, TX 77067

**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 01/31/2006 and recorded 02/28/2006 in Book RP 018-36 Page 0793 Document Z118675, real property records of Harris County, Texas, with **Marilyn Harrison, a single woman** grantor(s) and INDYMAC BANK, F.S.B. A FEDERALLY CHARTERED SAVINGS BANK as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Marilyn Harrison, a single woman**, securing the payment of the indebtedness in the original principal amount of **\$104,000.00**, 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 RESIDENTIAL ASSET SECURITIZATION TRUST 2006-A3CB MORTGAGE PASS-THROUGH CERTIFICATES, Series 2006-C** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2023-00143-TX  
18-001339-673

**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 22 OF BLOCK 15 OF RUSHWOOD, SECTION 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.**

**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**

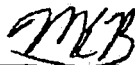
TS No.: 2023-00143-TX  
18-001339-673

### 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: 07/03/2024



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.

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 09/03/2024

**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:** 2311 RAGLAND DR, HOUSTON, TX 77067-3780

**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 10/04/2005 and recorded 10/07/2005 in Book RP 012-40 Page 2887 Document Y812267, real property records of Harris County, Texas, with **GEORGE LOUIS SPENCER, AN UNMARRIED MAN** 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 2006-1, Asset-Backed Certificates, Series 2006-1 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 **GEORGE LOUIS SPENCER, AN UNMARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$95,950.00**, 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 2006-1, Asset-Backed Certificates, Series 2006-1** is the current mortgage of the note and deed of trust or contract lien.

TS No.: 2023-01193-TX  
23-000664-673

### 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 56, IN BLOCK 6, OF LINCOLN GREEN ESTATES, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 318, PAGE 93 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.: 2023-01193-TX  
23-000664-673

### Notice of [Substitute] Trustee Sale

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

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

Date: July 01, 2024

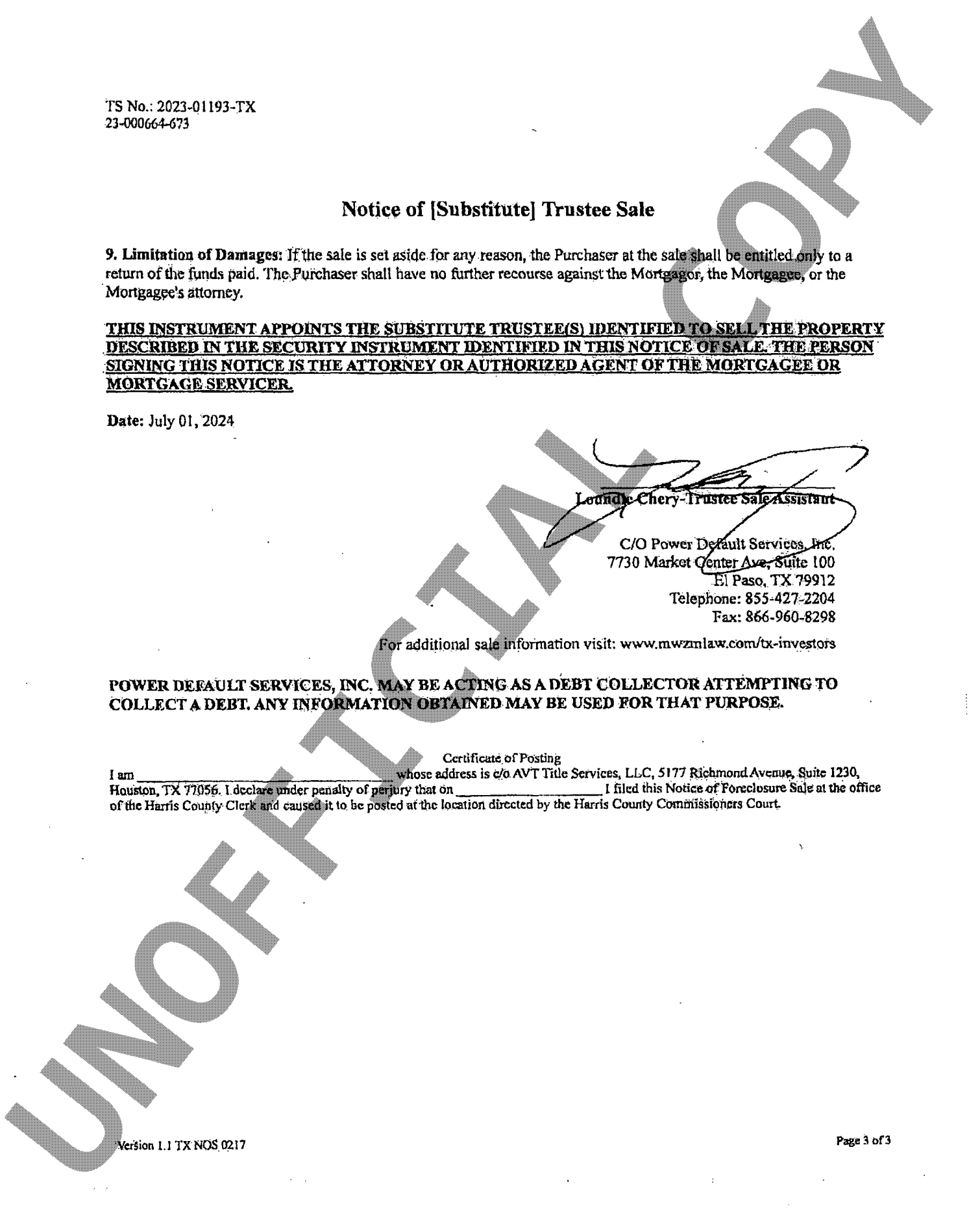
  
Lourde Chery - Trustee Sale Assistant

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.mwznlaw.com/tx-investors](http://www.mwznlaw.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.: 2023-05756  
23-000029-568

## 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:** 09/03/2024

**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 a 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:** 2415 Moss Hill Drive, Houston, TX 77080

**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 05/03/2022 and recorded 05/06/2022 in Document RP-2022-240085, real property records of Harris County, Texas, with **Ghap LLC, a Delaware 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 **Ghap LLC, a Delaware Limited Liability Company**, securing the payment of the indebtedness in the original principal amount of **\$420,000.00**, 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.: 2023-05756  
23-000029-568

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

Date: 7/3/2024

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)

I am \_\_\_\_\_ Certificate of Posting  
whose address is c/o AVT Title Services, LLC, 5177 Richmond  
Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ 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.: 2023-05756  
23-000029-568

EXHIBIT A

The North Forty (40) feet of Lot Thirty-One (31) and the adjoining South fifty (50) feet of Lot Thirty-Two (32) in Block Four-A (4-A) of SPRING SHADOWS, SECTION THREE (3), an Addition to the City of Houston, in Harris County, Texas, according to the Map of said Addition recorded in Volume 126, Page 69, of the Map Records of Harris County, Texas.

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:** 09/03/2024

**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:** 17602 BERING BRIDGE LANE, HUMBLE, TX 77346

**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 04/27/2006 and recorded 05/02/2006 in Book RP 021-24 Page 2751 Document Z268771, Re-filed 07/17/2006 in Book RP 024-85 Page 0606 in Document Z457826, real property records of Harris County, Texas, with **FALISA M WATSON** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC2** 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 **FALISA M WATSON**, securing the payment of the indebtedness in the original principal amount of **\$24,698.00**, 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 2007-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00907-TX  
24-000600-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT TWENTY (20), IN BLOCK THREE (3), OF EAGLE SPRINGS SEC. 20 AMENDING PLAT NO. 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. Y-716454, RECORDED AT FILM CODE NO. 589017, 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.: 2024-00907-TX  
24-000600-673

### 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: 7-3-2024

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.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

TS No.: 2024-06091  
24-000088-568

## 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:** 09/03/2024

**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:** 9647 JUDALON LANE, HOUSTON, TX 77063

**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 12/13/2022 and recorded 12/16/2022 in Document RP-2022-590860, real property records of Harris County, Texas, with Trinet Investments LLC, a Texas 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 Trinet Investments LLC, a Texas Limited Liability Company, securing the payment of the indebtedness in the original principal amount of \$249,858.00, 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.: 2024-06091  
24-000088-568

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

Date: 7/8/2024

Maria Vidrine  
Printed Name: Maria 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.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.

COPY UNOFFICIAL

TS No.: 2024-06091  
24-000088-568

EXHIBIT A

Lot 7, Block 25, of TANGLEWILDE, SECTION 8, an addition to the City of Houston in Harris County, Texas, according to the map or plat thereof recorded in Volume 82, Page 52, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

COPY

STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

NOTICE OF FORECLOSURE SALE

Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement  
("Deed of Trust")

Dated: 10/17/2019

Grantor(s): Pamela S. Brett

Trustee: Superior Loan Servicing

Lender: Duane E. Gifford and Marilyn L. Gifford,  
Trustees of the 1985 Gifford Living Trust

Recorded in: RP-2019-517541 of the Real Property Records of  
Harris County, Texas

Secures: Promissory Note Secured by Deed of Trust  
("Note") in the original principal amount of  
\$89,000.00 executed by Grantor(s) and payable to  
the order of Lender and all other indebtedness of  
Grantor(s) to Lender

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

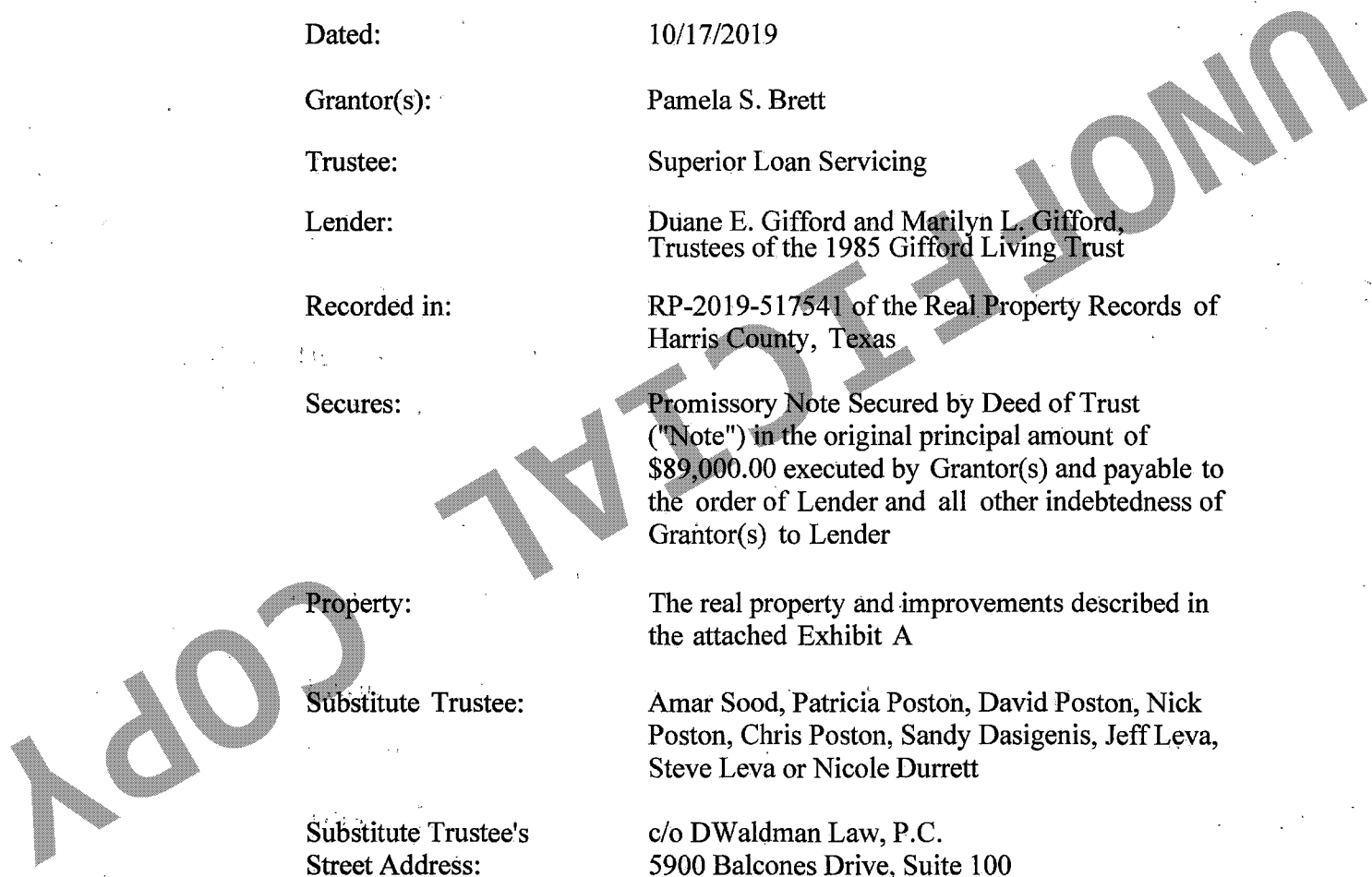
Substitute Trustee: Amar Sood, Patricia Poston, David Poston, Nick  
Poston, Chris Poston, Sandy Dasigenis, Jeff Leva,  
Steve Leva or Nicole Durrett

Substitute Trustee's  
Street Address: c/o DWaldman Law, P.C.  
5900 Balcones Drive, Suite 100  
Austin, TX 78731

Mortgage Servicer: Superior Loan Servicing

Mortgage Servicer's  
91303  
Address: 7525 Topanga Canyon Blvd. Canoga Park, CA

Foreclosure Sale:



**Date:** Tuesday, 09/03/2024

**Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

**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

**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 Duane E. Gifford and Marilyn L. Gifford, Trustees of the 1985 Gifford Living Trust'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, Duane E. Gifford and Marilyn L. Gifford, Trustees of the 1985 Gifford Living Trust, 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 Duane E. Gifford and Marilyn L. Gifford, Trustees of the 1985 Gifford Living Trust'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.

Superior Loan Servicing is representing Duane E. Gifford and Marilyn L. Gifford, Trustees of the 1985 Gifford Living Trust in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Duane E. Gifford and Marilyn L. Gifford, Trustees of the 1985 Gifford Living Trust and Superior Loan Servicing are set forth above.

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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3966  
FILED 7/11/2024 11:50:20 AM

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

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

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

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

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

By: Chris Poston  
Substitute Trustee

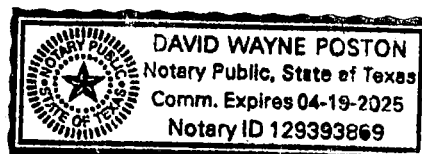
STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me by CHRIS POSTON on JULY 11, 2024

David W. Poston

Notary Public, State of Texas  
Commission Expires: 4/19/25  
Printed Name:  
DAVID W. POSTON



UNOFFICIAL COPY

**Exhibit A: Property Description**

**LOT TWENTY-FIVE (25) IN BOWIE SUBDIVISION, SECTION ONE (1) AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 82, AT PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**BEING THE SAME PROPERTY CONVEYED TO JACK ARTHUR BRETT AND WIFE, PAMELA S. BRETT BY WDW VENDOR'S LIEN FROM L.R. HAFFER JR., WIFE LINDA HAFFER, DATED JULY 17, 1978, RECORDED ON AUGUST 9, 1978 AS INSTRUMENT F716965.**

**COMMONLY KNOWN AS 1703 RAIN TREE STREET, BAYTOWN, TX 77520**

**APN/TAX ID NO. 094-353-000-0025**

**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.**

5965-1034

## NOTICE OF FORECLOSURE SALE

### 1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

4307 FRIAR POINT 061, HOUSTON, TEXAS 77047

LEGAL DESCRIPTION

LOT 23, IN BLOCK 14, OF SOUTH ACRE ESTATES, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 49, PAGE 15 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 MAY 22, 2006

UNDER DOCUMENT# Z315083

### 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

SEPTEMBER 3, 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 ESTHER E. ALLEN, provides that it secures the payment of the indebtedness in the original principal amount of \$127,650.00, 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

*Annarose Harding*  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH

A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

### CERTIFICATE OF POSTING

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

POSTED

*7/11/24*

NAME

*Chris Poston*

TRUSTEE

*CR* *RF*

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

5965-1037

### NOTICE OF FORECLOSURE SALE

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

6002 DOULTON DRIVE, HOUSTON, TEXAS 77033

LEGAL DESCRIPTION

LOT 32, IN BLOCK 29, OF EDGEWOOD, SECTION SIX (6), A SUBDIVISION 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.

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

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY

RECORDED ON SEPTEMBER 26, 2007

UNDER DOCUMENT# 20070585854

**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

SEPTEMBER 3, 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 CHARLES KING and IRENE KING, provides that it secures the payment of the indebtedness in the original principal amount of \$134,250.00, 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 AS TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1 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

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

#### CERTIFICATE OF POSTING

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

POSTED

7/11/24

NAME

Chris Poston

Chris Poston

TRUSTEE

FILED 7/11/2024 11:50:22 AM

FRCL-2024-3968

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.**

5965-1039

**NOTICE OF FORECLOSURE SALE**

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

77 RILEY ROAD, HOUSTON, TEXAS 77047

LEGAL DESCRIPTION

SEE EXHIBIT A.

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

RECORDED IN REAL PROPERTY RECORDS OF  
HARRIS COUNTY

RECORDED ON  
AUGUST 7, 2007

UNDER DOCUMENT#  
20070481472

**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

SEPTEMBER 3, 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 ROY L. OWENS and DELORES M. OWENS, provides that it secures the payment of the indebtedness in the original principal amount of \$300,240.00, 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**

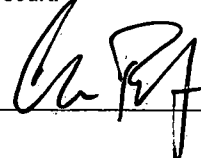
I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED

7/11/24

NAME

Chris Poston



TRUSTEE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3969

FILED 7/11/2024 11:50:23 AM

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

5965-1039

**EXHIBIT A - LEGAL DESCRIPTION  
for 77 RILEY ROAD, HOUSTON, TEXAS 77047**

OF A 1.197 ACRE TRACT OF LAND, BEING OUT OF TRACT 19 OF ORCHARD RIDGE ADDITION OF ALMEDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 64, PAGE 7 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; SAID 1.197 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON RECORDED DEED RECORDS OF HARRIS COUNTY, TEXAS):

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF RILEY ROAD (60.00' RIGHT-OF-WAY) BEING NORTH 87°09'53" EAST FROM THE SOUTHWEST CORNER OF CALLED 5.84-ACRE OWENS TRACT;

THENCE SOUTH 87°09'53" WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID RILEY ROAD, A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID CALLED 5.84-ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02°24'08" WEST, WITH THE WEST LINE OF SAID CALLED 5.84-ACRE TRACT, A DISTANCE OF 347.66 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87°09'53" EAST, A DISTANCE OF 149.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°24'29" EAST, A DISTANCE OF 347.66 FEET TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE CALLED 1.197 ACRES OF 52, 142 SQUARE FEET OF LAND.

**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

[Signature] TRUSTEE

FILED 7/11/2024 11:50:23 AM FRCL-2024-3969 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 TX07000120-24-2S

APN 119-889-001-0005

TO No 240232078

### 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3970  
FILED 7/11/2024 11:50:24 AM

TS No TX07000120-24-2S

APN 119-889-001-0005

TO No 240232078

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 3, 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 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.

WITNESS, my hand this 11<sup>th</sup> day of July, 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.

TS No TX07000120-24-2S

APN 119-889-001-0005

TO No 240232078

**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.

UNOFFICIAL COPY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Patricia Poston, Sandy Dasigenis, Jeff Leva, Martin Beltran, David Poston, Nick Poston, Amar Sood, Nicole Durrett  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000157-23-2

APN 144-587-001-0040

TO No 230178115-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on January 31, 2022, CHRISTIAN DOMINGEAUX, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as 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 \$299,145.00, payable to the order of loanDepot.com, LLC as current Beneficiary, which Deed of Trust recorded on February 4, 2022 as Document No. RP-2022-64465 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 144-587-001-0040

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 Patricia Poston, Sandy Dasigenis, Jeff Leva, Martin Beltran, David Poston, Nick Poston, Amar Sood, Nicole Durrett 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.

UNOFFICIAL COPY

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 3, 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 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.

WITNESS, my hand this 11<sup>th</sup> day of July, 2024

Patricia Poston  
By: Patricia Poston, Sandy Dasigenis, Jeff Leva, Martin Beltran, David Poston, Nick Poston, Amar Sood, Nicole Durrett  
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.

**EXHIBIT "A"**

LOT 40, BLOCK 1, ASHBEL CROSSING SECTION 5 FINAL PLAT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 695295, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

COPY  
UNOFFICIAL



# NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Robert A. Luquette and Elsie Luquette	<b>Deed of Trust Date</b>	December 14, 2007
<b>Original Mortgagee</b>	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	<b>Original Principal</b>	\$225,000.00
<b>Recording Information</b>	Instrument #: 20070742999 Book #: ER 005-43 Page #: 2243 in Harris County, Texas	<b>Original Trustee</b>	Robert K. Fowler, Brown, Fowler & Alsup
<b>Property Address</b>	1920 Peters Road, Crosby, TX 77532	<b>Property County</b>	Harris

**MORTGAGE SERVICER INFORMATION:**

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

**SALE INFORMATION:**

<b>Date of Sale</b>	09/03/2024
<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:**  
**BEING A TRACT OR PARCEL CONTAINING 2.498 ACRES OF LAND SITUATED IN THE ROBERT H. TOLER SURVEY ABSTRACT NUMBER 733, HARRIS COUNTY, TEXAS, BEING THAT SAME CALLED 2 1/2 ACRE TRACT OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) K190241, SAID 2.498 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS REFERENCED TO SAID 2 1/2 ACRE TRACT:**  
**BEGINNING AT THE COMMON NORTHEAST CORNER TO SAID 2 1/2 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE NORTHWEST CORNER TO THAT CERTAIN CALLED 5.00 TRACT OF RECORD UNDER H.C.C.F. NO. B975947, IN THE SOUTH LINE OF THAT CERTAIN CALLED 2967.003 ACRE TRACT OF RECORD UNDER H.C.C.F. NO. P567184, IN THE CENTERLINE OF PETERS ROAD (60 FOOT ROADWAY EASEMENT);**  
**THENCE, SOUTH 00 DEGREES 01' 38" EAST, AT 30.00 FEET PASSING AN IRON ROD SET IN THE SOUTH LINE SAID PETERS ROAD, IN ALL A DISTANCE OF 544.00 FEET TO AN IRON ROD SET FOR THE COMMON SOUTHEAST TO SAID 2 1/2 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER OF TO SAID 5.00 ACRE TRACT, IN THE NORTH LINE OF THAT CERTAIN CALLED 8.21 ACRE TRACT OF RECORDS UNDER H.C.C.F. NO. L123369;**  
**THENCE NORTH 89 DEGREES 47' 00" WEST, ALONG SAID NORTH LINE, 200.00 FEET TO A FENCE CORNER FOUND FOR THE SOUTHWEST CORNER TO SAID 2 1/2 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;**  
**THENCE NORTH 00 DEGREES 01' 38" WEST, CONTINUING ALONG SAID NORTH LINE, AT 49.00 FEET PASSING THE SOUTHEAST CORNER TO THAT CERTAIN CALLED 0.550 ACRE TRACT OF**

## NOTICE OF TRUSTEE'S SALE

**RECORD UNDER H.C.C.F. NO. Y251731, AT 109.00 FEET PASSING THE COMMON NORTHEAST CORNER TO SAID 0.55 ACRE TRACT TO THE SOUTHEAST CORNER TO THAT CERTAIN CALLED 2.56 ACRE TRACT OF RECORD UNDER H.C.C.F. NO. N481064, AT 514.00 FEET PASSING AN IRON PIPE FOUND IN THE SOUTH LINE OF SAID PETERS ROAD, IN ALL A DISTANCE OF 544.00 FEET TO THE COMMON NORTHWEST CORNER TO SAID 2 1/2 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER TO SAID 2.56 ACRE TRACT, IN THE SOUTH LINE OF SAID 2976.003 ACRE TRACT, IN THE CENTERLINE OF SAID PETERS ROAD;  
THENCE, SOUTH 89 DEGREES 47' 00" EAST, ALONG SAID CENTERLINE, 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.498 ACRES OF LAND.  
FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 0450770000029; SOURCE OF TITLE IS BOOK 02566, PAGE 1069 (RECORDED 09/05/85)**

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 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.

## NOTICE OF 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 9, 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

5852 SUGAR HILL DRIVE, HOUSTON, TX, 77057

**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, 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, 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 September 03, 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** The place of the sale shall be: ORDER DESIGNATING SPACE FOR

DT: zNOS AND APPT (SVC) 240318



AL: 5852 SUGAR HILL DRIVE



4820747

FRCL-2024-3946  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 7/11/2024 11:22:48 AM

COPY  
UNOFFICIAL

**SALE:** 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.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 01/25/2008 and recorded under Volume, Page or Clerk's File No. DOC# 20080043112 in the real property records of Harris County Texas, with CAROL P. JARAMILLO AND RICARDO A. ROBAYO, WIFE AND HUSBAND as Grantor(s) and MORTGAGE XPRESS as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by CAROL P. JARAMILLO AND RICARDO A. ROBAYO, WIFE AND HUSBAND securing the payment of the indebtedness in the original principal amount of \$181,000.00 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 CAROL P. JARAMILLO. DOVENMUEHLE MORTGAGE, INC. 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. Dovenmuehle Mortgage, Inc. is acting as the Mortgage Servicer for DOVENMUEHLE MORTGAGE, INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Dovenmuehle Mortgage, Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

DOVENMUEHLE MORTGAGE, INC.  
c/o Dovenmuehle Mortgage, Inc.  
1 Corporate Drive, Suite 360  
Lake Zurich, IL 60047-8945

**LEGAL DESCRIPTION**

THE WEST 0.70 FEET OF LOT(S) ONE (1) AND THE ADJOINING

DT: zNOS AND APPT (SVC) 240318

AL: 5852 SUGAR HILL DRIVE



**OF PROPERTY TO BE SOLD:** EAST 18.30 FEET OF LOT(S) TWO (2), OF WOODWAY PLACE TOWNHOMES, SECTION ONE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 234, PAGE 86 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY ADDRESS:** 5852 SUGAR HILL DRIVE, HOUSTON, TX 77057

**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

**DT: zNOS AND APPT (SVC) 240318**

**AL: 5852 SUGAR HILL DRIVE**



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).

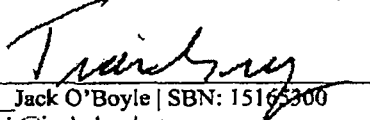
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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 7 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)

DT: zNOS AND APPT (SVC) 240318

AL: 5852 SUGAR HILL DRIVE



P.O. Box 815369  
Dallas, Texas 75381  
P: 972.247.0653 | F: 972.247.0642  
ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

UNOFFICIAL COPY

DT: zNOS AND APPT (SVC) 240318

AL: 5852 SUGAR HILL DRIVE





**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: 5852 SUGAR HILL DRIVE



**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.: 124507-TX

Date: July 5, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: DIANA MIRALRIO FERNANDEZ, AN UNMARRIED WOMAN  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL  
COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND  
ASSIGNS  
CURRENT MORTGAGEE: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP  
MORTGAGE SERVICER: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

DEED OF TRUST DATED 3/24/2022, RECORDING INFORMATION: Recorded on 3/29/2022, as Instrument No. RP-2022-165516

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FORTY-TWO (42), IN BLOCK TWO (2), OF PARKRIDGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 275, PAGE 39 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2024, 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.

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is acting as the Mortgage Servicer for CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP  
1 Corporate Drive Suite 360,  
Lake Zurich, IL 60047

The Mortgage Servicer is authorized to represent the Mortgagee 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.: 124507-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: 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

COPY

UNOFFICIAL

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 9/13/2019	<b>Grantor(s)/Mortgagor(s):</b> EMMANUEL ENRIQUE VILLALTA, AN UNMARRIED MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR DHI MORTGAGE COMPANY, LTD, ITS SUCCESSORS AND ASSIGNS	<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-2019-409584	<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> 9/3/2024	<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 43, BLOCK 1, OF CITY PARK SOUTH SEC 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 684214, 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: 7/10/2024



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

Dated: July 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-24-103229-POS  
**Loan Type:** Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-3979  
FILED 7/11/2024 12:14:15 PM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/27/2017	<b>Grantor(s)/Mortgagor(s):</b> CHRISTOPHER SEAN SUMERLIN, A SINGLE PERSON
<b>Original Beneficiary/Mortgagee:</b> WELLS FARGO BANK, N.A.	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: RP-2017-85879	<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> 9/3/2024	<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 90, IN BLOCK 2, OF HERITAGE PARK, SECTION 6, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 271, PAGE 112, 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, 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: 7/10/2024

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-24-103232-POS  
Loan Type: Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/15/2009	<b>Grantor(s)/Mortgagor(s):</b> CODY J MONK AND COURTNEY L MONK, 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> Volume: N/A Page: N/A Instrument No: 20090268616	<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> 9/3/2024	<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 THREE (3), BLOCK EIGHTEEN (18), BAY OAKS, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 340, PAGE 64, REPLATTED IN VOLUME 341, PAGE 70 AND AMENDED IN VOLUME 348, PAGE 135 ALL 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, Traoi 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: 7/11/2024



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

Dated: July 15, 2024

SANDY DASIGENIS

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

MH File Number: TX-24-103228-POS  
Loan Type: Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3997

FILED 7/15/2024 8:45:46 AM

FRCL-2024-3998  
FILED 7/15/2024 8:45:46 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/27/2017	<b>Grantor(s)/Mortgagor(s):</b> CHRISTOPHER SEAN SUMERLIN, A SINGLE PERSON
<b>Original Beneficiary/Mortgagee:</b> WELLS FARGO BANK, N.A.	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: RP-2017-85879	<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> 9/3/2024	<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 90, IN BLOCK 2, OF HERITAGE PARK, SECTION 6, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 271, PAGE 112, 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: 7/12/2024

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 Wells Fargo Bank, N.A.

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

MH File Number: TX-24-103232-POS  
Loan Type: Conventional Residential

## 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 23, 2004 and recorded under Vol. 591-46, Page 2332, or Clerk's File No. X879373, in the real property records of HARRIS County Texas, with Jessica I Ramos-Mendoza and Juan E Mendoza, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Universal American Mortgage Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jessica I Ramos-Mendoza and Juan E Mendoza, wife and husband securing payment of the indebtedness in the original principal amount of \$220,350.00 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 Jessica I Ramos-Mendoza, Juan E Mendoza. 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 §1.0025, 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 SEVENTEEN (17), IN BLOCK TWO (2), OF COUNTRY LAKE ESTATES SEC. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. W-170645, RECORDED AT FILM CODE NO. 523260, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

### SALE INFORMATION

**Date of Sale:** 09/03/2024

**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-2024-4012  
FILED 7/15/2024 9:12:33 AM



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 July 11, 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. 44-24-01821

COPY

C&M No. 44-24-00962/ 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 January 17, 2017 and recorded under Clerk's File No. RP-2017-25148, in the real property records of HARRIS County Texas, with Jim T. Hallum, a married person, owning, occupying and claiming other property as homestead. as Grantor(s) and Compass as Original Mortgagee.

Deed of Trust executed by Jim T. Hallum, a married person, owning, occupying and claiming other property as homestead. securing payment of the indebtedness in the original principal amount of \$101,250.00 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 Jim T. Hallum. 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), BLOCK TWO (2), OF NEWPORT, SECTION TEN (10), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 220, PAGE 76, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 09/03/2024

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.

44-24-00962  
HARRIS



4820930

FRCL-2024-4013  
FILED 7/15/2024 9:12:33 AM  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4013

FILED 7/15/2024 9:12:33 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, 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 07/11/2024.

/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. 44-24-00962

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 December 30, 2011 and recorded under Vol. ER 029-30, Page 1426, or Clerk's File No. 20120006355, in the real property records of HARRIS County Texas, with Philips Eze Matthew, joined herein pro forma by his wife, Ihuoma Ezinne Matthew as Grantor(s) and Compass Bank as Original Mortgagee.

Deed of Trust executed by Philips Eze Matthew, joined herein pro forma by his wife, Ihuoma Ezinne Matthew securing payment of the indebtedness in the original principal amount of \$206,250.00 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 Philips Eze Matthew, by: Umarfarooq Ebose Imarenezor, Attorney-In-Fact, Ihuoma Ezinne Matthew, by: Umarfarooq Ebose Imarenezor, Attorney-In-Fact. 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 FOUR (4), IN BLOCK ONE (1) OF MAXROY HOMES SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 638050 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 09/03/2024

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-2024-4014  
FILED 7/15/2024 9:12:33 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

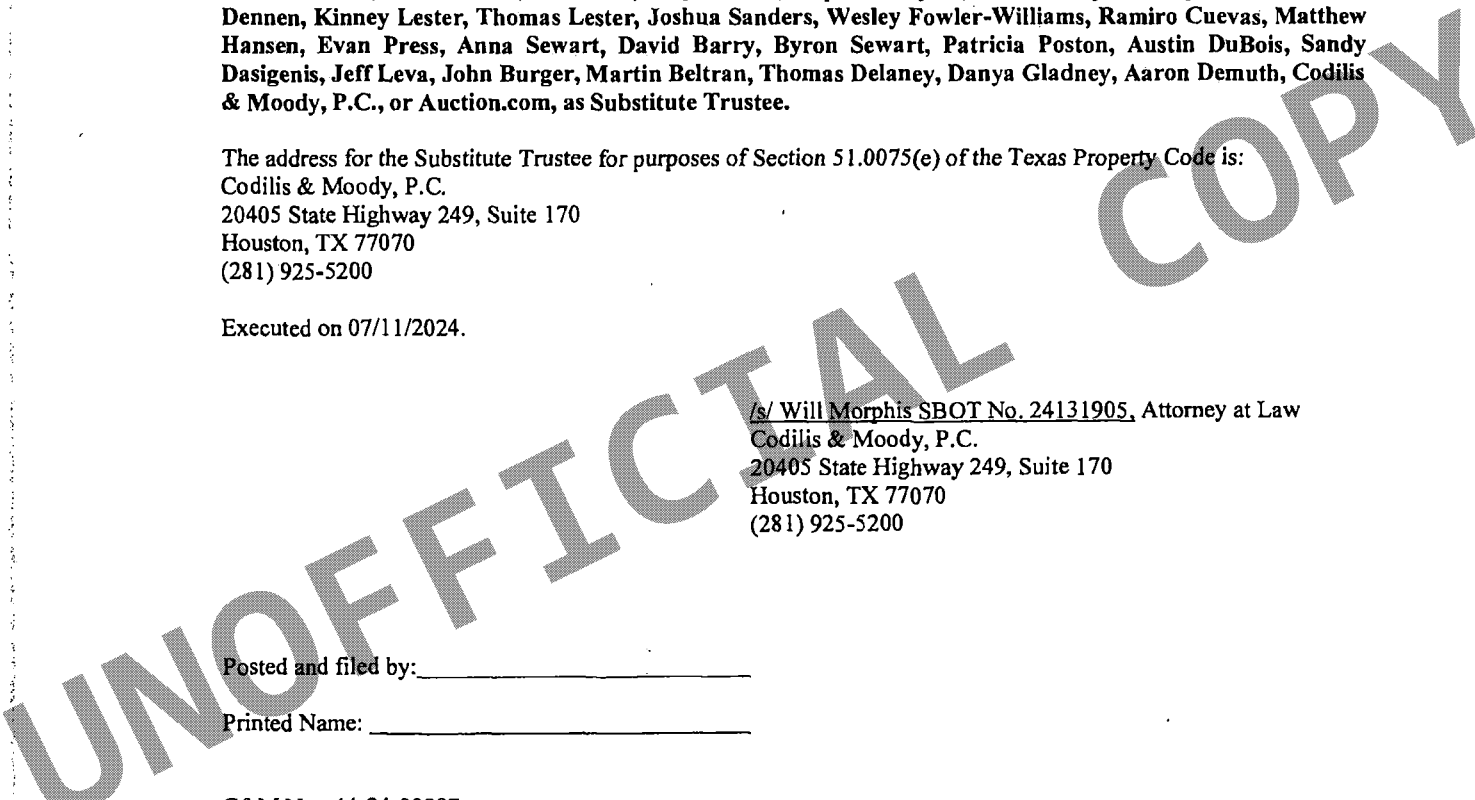
Executed on 07/11/2024.

/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. 44-24-00907



**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 December 14, 2007 and recorded under Clerk's File No. 20070748247, in the real property records of HARRIS County Texas, with Roscoe Reese and Wife, Helen Reese as Grantor(s) and Bank of America, N.A., a National Banking Association as Original Mortgagee.

Deed of Trust executed by Roscoe Reese and Wife, Helen Reese securing payment of the indebtedness in the original principal amount of \$129,600.00 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 Roscoe Reese and Helen Reese. 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. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

**Legal Description:**

**A TRACT OF LAND BEING 59 FEET X 110 FEET OUT OF LOT 138, SOUTHLAND ACRES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 334, PAGE 175, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND SAID TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

**SALE INFORMATION**

**Date of Sale: 09/03/2024**

**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-2024-4015  
FILED 7/15/2024 9:12:33 AM

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 07/11/2024.

/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. 44-22-2778

UNOFFICIAL

FILED 7/15/2024 9:12:33 AM FRCL-2024-4015 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

A TRACT OF LAND BEING 59 FEET X 110 FEET OUT OF LOT 138, SOUTHLAND ACRES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 334, PAGE 175, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF AFORESAID LOT 138; THENCE NORTH 71 DEG. 26 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 138, ON THE NORTH SIDE OF BRISCOE STREET 60 FEET WIDE, A DISTANCE OF 58 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING POINT OF THE HEREOF DESCRIBED TRACT;

THENCE NORTH 18 DEG. 34 MINUTES EAST 110 FEET TO POINT FOR CORNER; THENCE NORTH 71 DEG. 26 MINUTES WEST, A DISTANCE OF 59 FEET TO POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18 DEG. 34 MINUTES WEST PARALLEL TO AND 58 FEET EAST OF WEST LINE OF 138, A DISTANCE OF 110 FEET TO POINT FOR CORNER;

THENCE SOUTH 71 DEG. 26 MINUTES EAST ALONG NORTHLINE OF BRISCOE STREET, A DISTANCE OF 59 FEET TO PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 0332140000138; SOURCE OF TITLE IS VOLUME 8000, PAGE 89(RECORDED 05/11/70)

COPY UNOFFICIAL



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

**DEED OF TRUST:**

Date: January 24, 2022  
Grantor: Craig A. Birmingham Sr. and Cheryl Birmingham  
Original Beneficiary: Cadence Bank  
Trustee: Charles J. Pignuolo  
Recording Info: Clerk's File No. RP-2022-45104 of the Real Property Records of Harris County, Texas

**CURRENT BENEFICIARY:** Cadence Bank

**SUBSTITUTE TRUSTEE:** Bruce M. Badger and/or Travis C. Badger  
**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

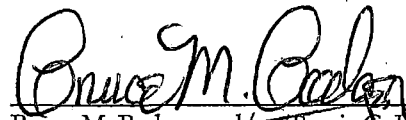
**PROPERTY DESCRIPTION:** Lot 62, in Block 3, of Park Spring Section 2, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 558037 of the Map Records of Harris County, Texas.

**DATE OF SALE:** Tuesday, September 3, 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-2024-4065  
FILED 7/15/2024 1:25:45 PM

### 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 (1), IN BLOCK FIVE (5), OF AMENDING PLAT OF CYPRESS MILL PARK, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF UNDER FILM CODE NO. 417026 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/21/2014 and recorded in Document 20140533943 real property records of Harris County, Texas. Re-filed in Document 20150024097 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: 09/03/2024

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 COREY D HAYNES AND DAWN RENEE SMITH AND GLENN SMITH, provides that it secures the payment of the indebtedness in the original principal amount of \$134,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REGIONS BANK DBA REGIONS MORTGAGE is the current mortgagee of the note and deed of trust and REGIONS MORTGAGE is mortgage servicer. A servicing agreement between the mortgagee, whose address is REGIONS BANK DBA REGIONS MORTGAGE c/o REGIONS MORTGAGE, 6200 Poplar Avenue, Memphis, TN 38119 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.

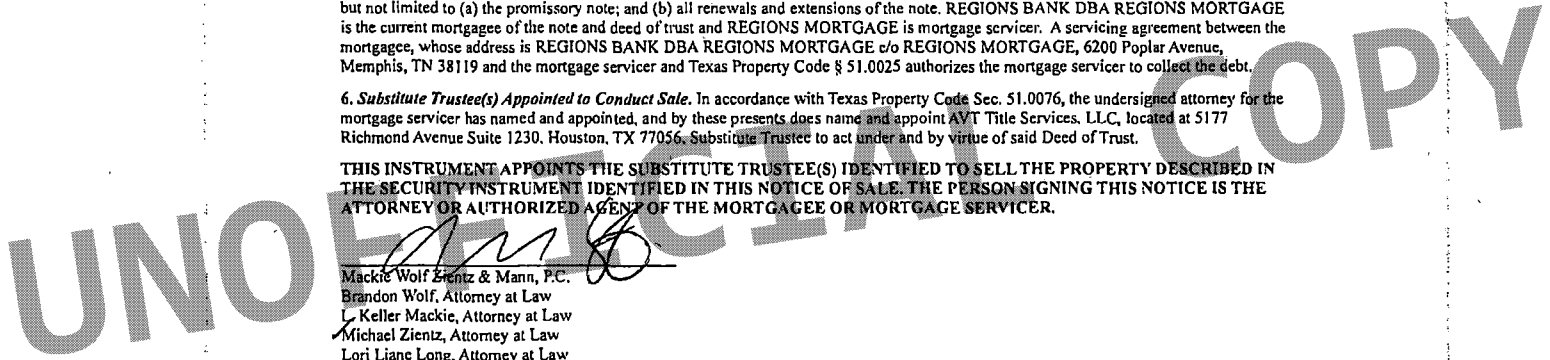


Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4091  
FILED 7/16/2024 8:52:56 AM

TS No.: 2024-00916-TX  
20-000188-673

## 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:** 09/03/2024

**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:** 2911 SHIRE WOOD LANE, HOUSTON, TX 77082

**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 06/18/2003 and recorded 06/24/2003 in Book 569-00 Page 0863 Document W776962, real property records of Harris County, Texas, with **LEE HARWOOD and GEORGETTE FABRE, AKA/FKA: GEORGETTE HARWOOD, HUSBAND AND WIFE** grantor(s) and **MORGAN STANLEY DEAN WITTER CREDIT CORPORATION** as Lender, **HSBC Bank USA, National Association** as Trustee for Sequoia Mortgage Trust 2003-4 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 **LEE HARWOOD and GEORGETTE FABRE, AKA/FKA: GEORGETTE HARWOOD, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$378,000.00**, 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 Sequoia Mortgage Trust 2003-4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00916-TX  
20-000188-673

**Notice of [Substitute] Trustee Sale**

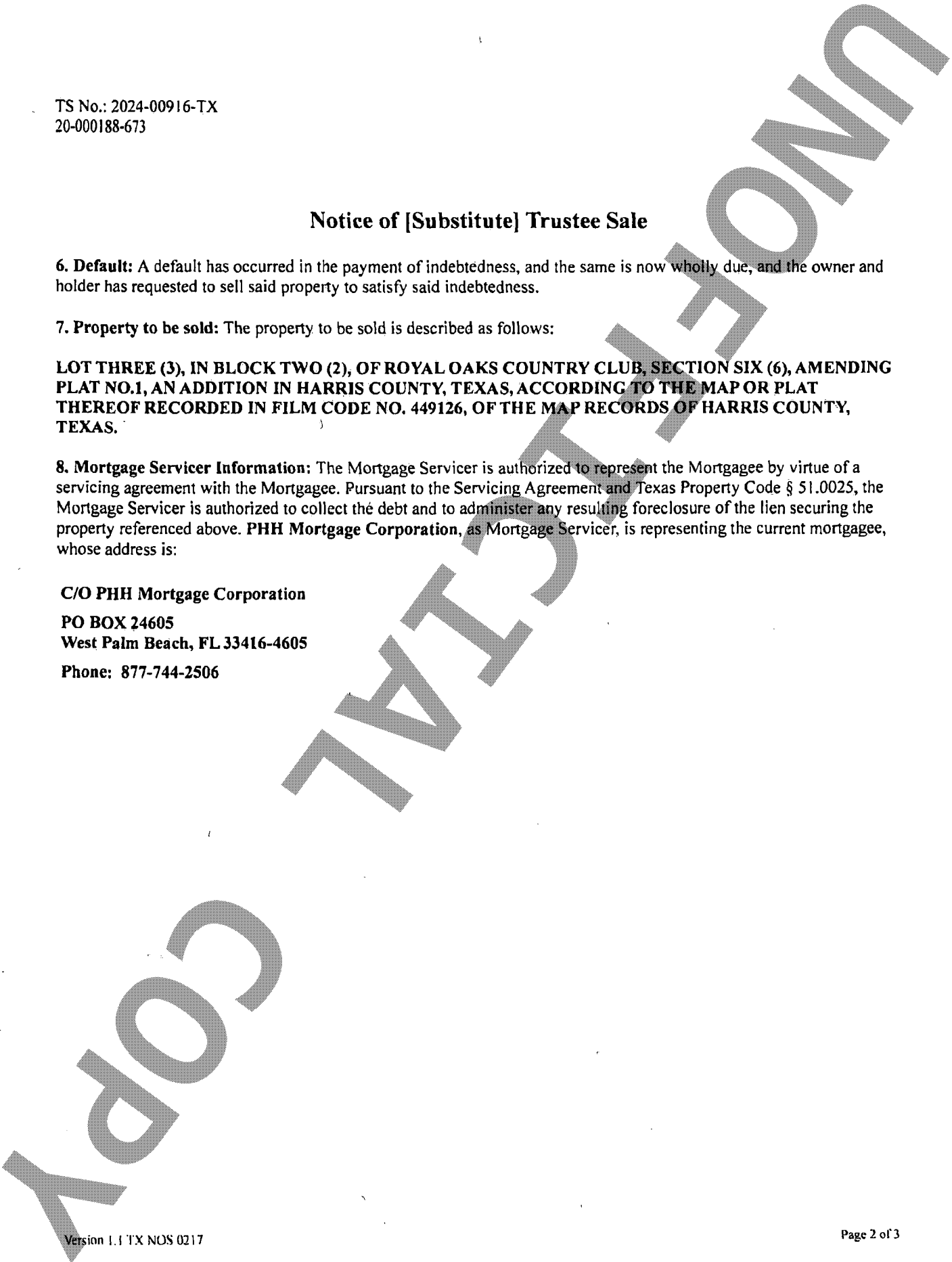
**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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

**LOT THREE (3), IN BLOCK TWO (2), OF ROYAL OAKS COUNTRY CLUB, SECTION SIX (6), AMENDING PLAT NO.1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 449126, 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.: 2024-00916-TX  
20-000188-673

### 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: 07/12/2024

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

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

For additional sale information visit: [www.realtybid.com/texas](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-2024-4091  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 7/16/2024 8:52:56 AM

TS No.: 2024-00938-TX  
23-000141-673

## 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:** 09/03/2024

**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:** 8417 PEEKSKILL LANE, HOUSTON, TX 77075

**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 11/29/2006 and recorded 12/01/2006 in Book RP 034-97 Page 0761 Document 20060233730, real property records of Harris County, Texas, with **CANDELARIO ZELAYA, A MARRIED MAN & AZALIA ZELAYA, HIS SPOUSE, SIGNING PRO FORMA TO PERFECT LIEN ONLY** grantor(s) and WMC MORTGAGE CORP. 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 **CANDELARIO ZELAYA, A MARRIED MAN & AZALIA ZELAYA, HIS SPOUSE, SIGNING PRO FORMA TO PERFECT LIEN ONLY**, securing the payment of the indebtedness in the original principal amount of \$108,400.00, 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, 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, SERIES 2007-WM2, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00938-TX  
23-000141-673

## 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:

**THE EAST ONE-HALF (E. 1/2) OF LOT FIFTEEN (15), IN BLOCK FIFTEEN (15) OF HOUSTON'S SKYSCRAPER SHADOWS, SECTION ONE (1) AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 24 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.: 2024-00938-TX  
23-000141-673

### Notice of [Substitute] Trustee Sale

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

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

Date: July 10, 2024

By: 

Loundie Chery-Trustee Sale Assistant

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

For additional sale information visit: [www.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 7/16/2024 8:52:56 AM FRCL-2024-4092 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY



TS No.: 2024-00955-TX  
24-000622-673

## 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:** 09/03/2024

**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:** 3227 BERAN DRIVE, HOUSTON, TX 77045

**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 04/07/2004 and recorded 04/12/2004 in Book 584-27 Page 0067 Document X526642, real property records of Harris County, Texas, with **MICHAEL CABANAS & MARTHA LOPEZ, UNMARRIED** grantor(s) and **BANK OF AMERICA, N.A.** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MASTR SPECIALIZED LOAN TRUST 2007-02 MORTGAGE PASS-THROUGH CERTIFICATES** 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 **MICHAEL CABANAS & MARTHA LOPEZ, UNMARRIED**, securing the payment of the indebtedness in the original principal amount of \$94,769.00, 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 MASTR SPECIALIZED LOAN TRUST 2007-02 MORTGAGE PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4093  
FILED 7/16/2024 8:52:56 AM

TS No.: 2024-00955-TX  
24-000622-673

### 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 Fifty-one (51) in Block Four (4), of WILLOW GLEN, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 321, Page 1 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.: 2024-00955-TX  
24-000622-673

**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: 07/11/2024

  
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, 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.: 2024-00960-TX  
24-000621-673

## 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:** 09/03/2024

**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:** 8115 SANFORD STREET, BAYTOWN, TX 77521

**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 05/09/2005 and recorded 05/11/2005 in Book RP 005-39 Page 1250 Document Y459534 , real property records of Harris County, Texas, with **EVELYN ST. LUCE AND SPOUSE, PETER ST. LUCE** 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 **EVELYN ST. LUCE AND SPOUSE, PETER ST. LUCE**, securing the payment of the indebtedness in the original principal amount of **\$95,302.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00960-TX  
24-000621-673

### 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 22 OF EASTPOINT SUBDIVISION, SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 508133 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-2024-4094  
FILED 7/16/2024 8:52:56 AM

TS No.: 2024-00960-TX  
24-000621-673

### 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: 07/15/2024

*Mark Bombick*

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.

FRCL-2024-4094  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FILED 7/16/2024 8:52:56 AM

UNOFFICIAL COPY

TS No.: 2024-00961-TX  
24-000617-673

## 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:** 09/03/2024

**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:** 12511 DE FORREST ST, 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 03/02/2007 and recorded 03/28/2007 in Book ER 001-89 Page 0947 Document 20070183853, real property records of Harris County, Texas, with **SAMUEL MYERS AND WIFE, NORMA I. MYERS** grantor(s) and **FIDELITY MORTGAGE A DIVISION OF DELTA 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 3177 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 **SAMUEL MYERS AND WIFE, NORMA I. MYERS**, securing the payment of the indebtedness in the original principal amount of \$114,315.00, 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, N.A.**, as Indenture Trustee for the registered Noteholders of **Renaissance Home Equity Loan Trust 2007-2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00961-TX  
24-000617-673

### 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:

**ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF HARRIS, STATE OF TEXAS, DESCRIBED AS FOLLOWS; TO WIT; LOT 23, BLOCK 2, FOUNTAINHEAD, SECTION 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 227, PAGE 23, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 1087110000023; SOURCE OF TITLE IS BOOK 582-55, PAGE 1930 (RECORDED 03/03/04)**

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.: 2024-00961-TX  
24-000617-673

## Notice of [Substitute] Trustee Sale

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

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

Date: July 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.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.: 2024-00966-TX  
22-000603-673

## 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:** 09/03/2024

**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:** 2305 MINNESOTA ST, HOUSTON, TX 77034

**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 02/17/2022 and recorded 02/18/2022 in Document RP-2022-90863, real property records of Harris County, Texas, with **VANESSA GONZALEZ, AN UNMARRIED WOMAN** grantor(s) and **PLAZA HOME 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 **VANESSA GONZALEZ, AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of \$178,062.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PLAZA HOME MORTGAGE, INC.** is the current mortgagee of the note and deed of trust or contract lien.

FILED 7/16/2024 8:52:56 AM FRCL-2024-4096 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-00966-TX  
22-000603-673

## 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 FREEWAY MANOR, PARTIAL REPLAT No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688110 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

FILED 7/16/2024 8:52:56 AM FRCL-2024-4096 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-00966-TX  
22-000603-673

### Notice of [Substitute] Trustee Sale

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

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

Date: July 10, 2024

By: 

Loundie Chery-Trustee Sale Assistant

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

For additional sale information visit: [www.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.

FILED 7/16/2024 8:52:56 AM  
FRCL-2024-4096  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-06086  
24-000092-568

## 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:** 09/03/2024

**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:** 6634 JAPONICA STREET, HOUSTON, TX 77087

**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 06/13/2022 and recorded 06/15/2022 in Document RP-2022-311304, real property records of Harris County, Texas, with Giatex Interest, LLC, a Texas 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 Giatex Interest, LLC, a Texas Limited Liability Company, securing the payment of the indebtedness in the original principal amount of \$153,000.00, 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.: 2024-06086  
24-000092-568

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

Date: 7/12/2024

*Marisa Vidrine*  
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC  
1355 Willow Way, Suite 115  
Concord, CA 94520  
Telephone: (925) 272-4993  
Authorized Agent of the Mortgagee or Mortgage Servicer  
For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

I am \_\_\_\_\_ Certificate of Posting  
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ 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.: 2024-06086  
24-000092-568

EXHIBIT A

Lot Eight (8) in Block "D" of Enfield Addition, (Formerly Pecan Park Place, Section 2), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 17, Page 68, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

FILED 7/16/2024 8:52:56 AM FRCL-2024-4097 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

### Notice of Substitute Trustee Sale

T.S. #: 24-10700

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

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

**Date:** 9/3/2024

**Time:** The sale will begin no earlier than **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), BLOCK TWO (2), OF FALL CREEK, SECTION TEN (10), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 541135 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 11/21/2012 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No 20120582622, recorded on 12/18/2012, in Book --, Page --, of the Real Property Records of Harris County, Texas.  
Property Address: 14707 WINSTON FALLS LANE HUMBLE TX 77396-6071

<b>Trustor(s):</b>	<b>SOSAMMA JOSEPH and JOSEPH A. NINAN</b>	<b>Original Beneficiary:</b>	<b>BANK OF AMERICA, N.A.</b>
<b>Current Beneficiary:</b>	<b>U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1</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. #: 24-10700

**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 SOSAMMA JOSEPH, HUSBAND AND WIFE AS JOINT TENANTS, AND JOSEPH A NINAN, HUSBAND AND WIFE AS JOINT TENANTS. 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 \$237,121.00, executed by SOSAMMA JOSEPH, HUSBAND AND WIFE AS JOINT TENANTS, AND JOSEPH A NINAN, HUSBAND AND WIFE AS JOINT TENANTS, and payable to the order of BANK OF AMERICA, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of SOSAMMA JOSEPH, HUSBAND AND WIFE AS JOINT TENANTS, AND JOSEPH A NINAN, HUSBAND AND WIFE AS JOINT TENANTS to SOSAMMA JOSEPH and JOSEPH A NINAN. U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1 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 National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1**  
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. #: 24-10700

Dated: 7-16-24

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

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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

STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

NOTICE OF FORECLOSURE SALE

Deed Of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement  
("Deed of Trust")

Dated: 10/10/2019

Grantor(s): Restauracion Vida Cristiana, a Texas Non-Profit Corporation

Trustee: Superior Loan Servicing

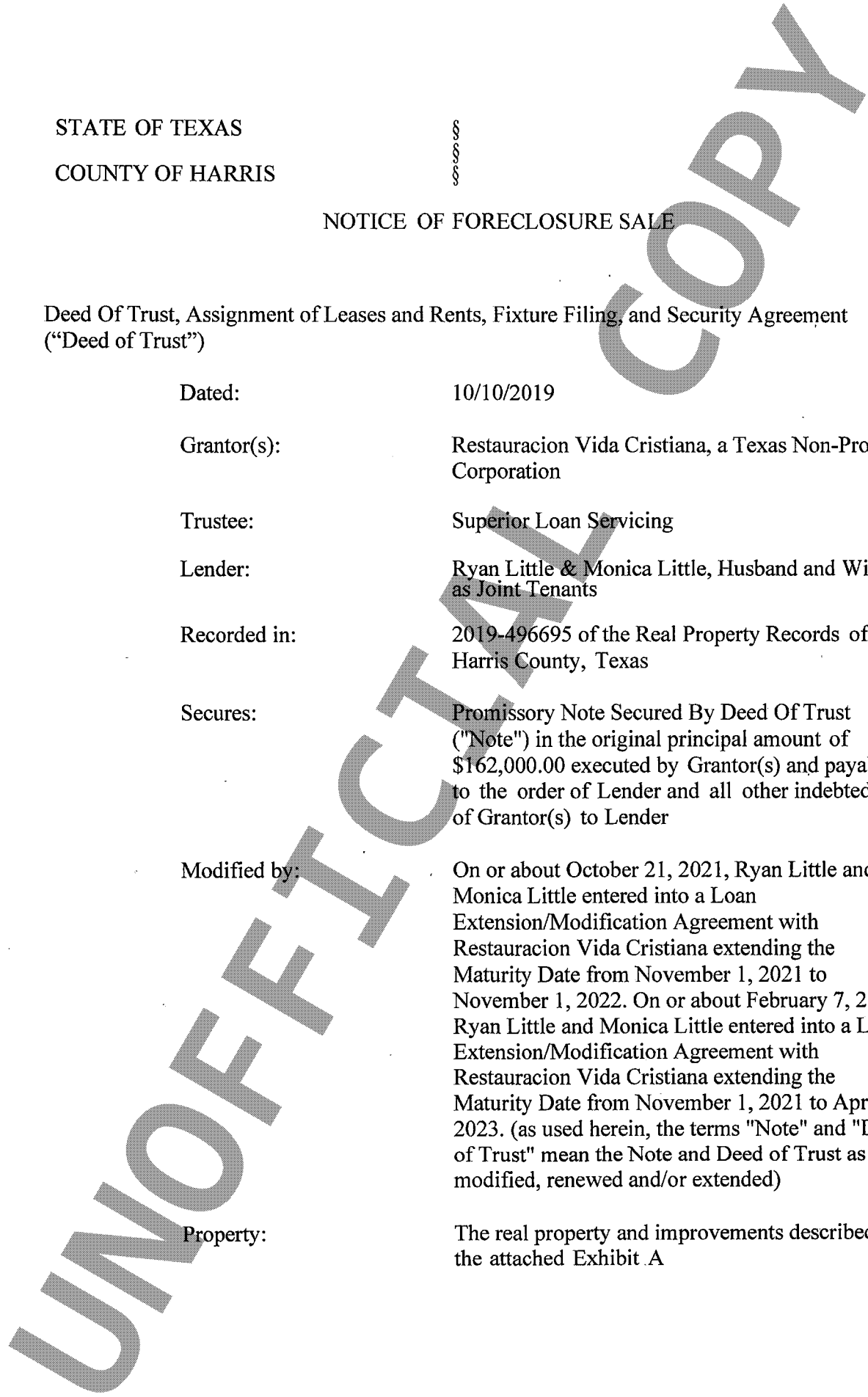
Lender: Ryan Little & Monica Little, Husband and Wife as Joint Tenants

Recorded in: 2019-496695 of the Real Property Records of Harris County, Texas

Secures: Promissory Note Secured By Deed Of Trust ("Note") in the original principal amount of \$162,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Modified by: On or about October 21, 2021, Ryan Little and Monica Little entered into a Loan Extension/Modification Agreement with Restauracion Vida Cristiana extending the Maturity Date from November 1, 2021 to November 1, 2022. On or about February 7, 2023, Ryan Little and Monica Little entered into a Loan Extension/Modification Agreement with Restauracion Vida Cristiana extending the Maturity Date from November 1, 2021 to April 1, 2023. (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed and/or extended)

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



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

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.  
5900 Balcones Drive, Suite 100  
Austin, TX 78731

Mortgage Servicer: Superior Loan Servicing

Mortgage Servicer's Address: 1801 W. Olympic Blvd. Pasadena, CA 91199

**Foreclosure Sale:**

Date: Tuesday, 09/03/2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

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

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 Ryan Little & Monica Little, Husband and Wife as Joint Tenants'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, Ryan Little & Monica Little, Husband and Wife as Joint Tenants, 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 Ryan Little & Monica Little, Husband and Wife as Joint Tenants'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.

Superior Loan Servicing is representing Ryan Little & Monica Little, Husband and Wife as Joint Tenants in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Ryan



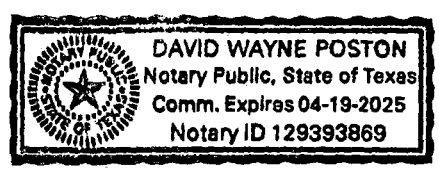
COUNTY OF HARRIS

§

This instrument was acknowledged before me by CHRIS POSTON on July 16, 2024

*David W. Poston*

Notary Public, State of Texas  
Commission Expires: 4/19/2025  
Printed Name:  
DAVID W. POSTON



UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4139

FILED 7/16/2024 11:32:14 AM

**Exhibit A: Property Description**

**LOT 1, IN BLOCK 35 OF THE SUBDIVISION OF THE SOUTH PART OF THE GAGNE HOMESTEAD, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 89, PAGE 240 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.**

**COPY UNOFFICIAL**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

Deed of Trust Dated: August 28, 2019

Amount: \$66,973.00

Grantor(s): CARRIE MCCALL and JOSEPH LEE PERDEW

Original Mortgagee: INFINITY MORTGAGE HOLDINGS LLC

Current Mortgagee: AMERICAN BANK OF COMMERCE

Mortgagee Address: AMERICAN BANK OF COMMERCE, 530 EAST HWY 62/82, WOLFFORTH, TX 79382

Recording Information: Document No. RP-2019-396414

Legal Description: LOT 6, BLOCK 5 OF HEATHERGATE ESTATES, AN UNRECORDED SUBDIVISION IN THE D. D. CULP, ABSTRACT 809, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: September 3, 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.

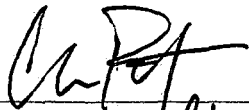
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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 Abu Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-000377

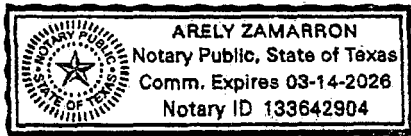
  
Printed Name: Chris Poston  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

Before me, the undersigned notary, on this day personally appeared Anthony Abu Garcia a male 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 July, 2024.

Notary Public in and for the State of Texas  
Printed Name: Arely Zamarron  
My Commission expires: 3-11-26





**EXHIBIT "A"**

**Lot 6, Block 5 of HEATHERGATE ESTATES, an unrecorded Subdivision in the D. D. Culp, Abstract 809, Harris County, Texas, and being more particularly described by metes and bounds as follows:**

**BEING 15,327.00 square feet of land out of the D. D. Culp Survey, Abstract No. 809, in Harris County, Texas, being a part of that certain 80 acres that describe in the Deed dated March 16, 1914, recorded in Volume 325, Page 32, of Deed Records of Harris County, Texas, from L. B. Moody to Gust Olson, said 15,327.00 square feet being more particularly described as follows, to-wit:**

**COMMENCING at the Southwest corner of that certain 80 acres tract being also on the North line of Indian Shores Road, 50 foot wide;**

**THENCE East 690.00 feet along the North line of the Indian Shores Road;**

**THENCE North 638.36 feet to a point in road for the PLACE OF BEGINNING of the herein described tract;**

**THENCE North 66.64 feet to a point in road for corner;**

**THENCE East 230.00 feet to a 3 inch galvanized iron pipe found for corner;**

**THENCE South 66.64 feet to a 3 inch galvanized iron pipe for corner;**

**THENCE West 230.00 feet to the PLACE OF BEGINNING of the herein described tract.**

**UNOFFICIAL COPY**

## NOTICE OF 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:** The sale shall be held on Tuesday, ~~August 6~~, 2024. <sup>SBB</sup> ~~SEPTEMBER 3~~

**Time:** The sale of the Property will be held beginning no earlier than 10:00 a.m. and in no event beginning later than three (3) hours thereafter.

**Place:** The sale shall be held at the Bayou City Event Center located at 9401 Knight Road in the city of Houston, Texas, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas property code by the Commissioner's Court of Harris County, Texas, in instrument(s) recorded in the real property records of Harris County, Texas

### Terms of Sale:

Because of the default in performance of the obligations secured by the Deed of Trust, the Trustee will sell the property "As Is" by public auction to the highest bidder for cash.

### 2. Instrument to be Foreclosed:

The instrument to be foreclosed is the Deed of Trust dated February 18, 2020, executed by Jeff W. Cook and wife, Ann L. Cook, as grantor ("Borrower"), to Stephanie B. Barnett, as Trustee, for the benefit of Lender, James D. McCann and wife, Sharon B. McCann, as beneficiary, and recorded under Harris County Clerk's File No. RP-2020-74578 in the real property records of Harris County, Texas.

### 3. Name and Address of Trustee

The name of the trustee is Stephanie B. Barnett

The address of the trustee is 1300 Bay Area Blvd., Suite B150-17, Houston, Texas 77058

**4. Obligations Secured:**

The indebtedness evidenced by a Real Estate Lien Note dated February 18, 2020 (the "Note"), executed by Borrower, as maker, and payable to Lender, as payee, in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00), plus all accrued and unpaid interest together with all other amounts payable by the Borrower as described in the Note, any other related documents. James D. McCann and wife, Sharon B. McCann is the current lien holder of the Deed of Trust and current owner of the Note.

**5. Property to Be Sold:**

The property to be sold is described as follows:

Lot Forty-seven (47), Block Four (4), Clear Lake Forest, Section 1, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 137, Page 29, of the Map Records of Harris County, Texas

**6. Default:** Borrower defaulted on the Note, the Note was accelerated, the indebtedness secured by the Deed of Trust is now wholly due and payable, default has occurred in the payment of said indebtedness, and the owner and holder of the Note has requested the undersigned to sell the Property to satisfy same.

**7. Additional Provisions:**

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 Terms of Sale described above, the Deed of Trust, and applicable Texas law.

The Foreclosure Sale will be made subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will 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 released or subordinated to the Deed of Trust. Prospective bidders are urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Dated: July 17, 2024

  
Stephanie B. Barnett, Trustee

Address of Trustee:  
Stephanie B. Barnett  
Attorney at Law  
1300 Bay Area Blvd., Ste.B150-17  
Houston, TX 77058000

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4215

FILED 7/18/2024 9:24:44 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 4/10/2023	<b>Grantor(s)/Mortgagor(s):</b> HYPERSTAR PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY
<b>Original Beneficiary/Mortgagee:</b> BPL MORTGAGE TRUST, LLC, A DELAWARE LIMITED LIABILITY COMPANY	<b>Current Beneficiary/Mortgagee:</b> Pacific Asset Holdings, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: RP-2023-127278	<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> 9/3/2024	<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 ONE HUNDRED FORTY NINE (149), IN BLOCK ELEVEN (11), WESTADOR, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 184, PAGE 13 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: 7/17/2024

Dated: July 18, 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-24-102197-POS  
Loan Type: Commercial

UNRECORDED COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4216  
FILED 7/18/2024 9:24:44 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/6/2021	<b>Grantor(s)/Mortgagor(s):</b> ABDIRAZAK MOHAMED AND MUNA SHEKH, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Athene Annuity & Life Assurance Company
<b>Recorded in:</b> <b>Volume:</b> NA <b>Page:</b> NA <b>Instrument No:</b> RP-2021-704282	<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> 9/3/2024	<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 TEN (10), IN BLOCK ONE (1), OF MORTON CREEK RANCH SEC TWENTY-ONE (21), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 688746, 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, Mathew 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: 7/16/2024

Dated: July 18, 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 Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-24-103189-POS  
Loan Type: Conventional Residential

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

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

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

Date: 09/03/2024

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

Place: The area designated by the Commissioners Court of 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 11/15/2016 and recorded in the real property records of Harris County, TX and is recorded under Clerk's File/Instrument Number RP-2016-525016, with Sidhartha R. Sen and Ekaterina Sen (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Houstonian Mortgage Group, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Sidhartha R. Sen and Ekaterina Sen, securing the payment of the indebtedness in the original amount of \$225,000.00, 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 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.** LOT 7, IN BLOCK 1, OF GREEN TEE TERRACE, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 170, PAGE 28, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



4821280

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4214

FILED 7/18/2024 9:24:20 AM

FRCL-2024-4214 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. Selene Finance LP, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST  
9990 Richmond Ave Ste 400 South  
Houston, TX 77042

*Sandy Dasigenis*

SUBSTITUTE TRUSTEE

Steve Leva, Sandy Dasigenis, Jeff Leva, Patricia Poston, Nicole Durrett OR AUCTION.COM OR Kirk Schwartz, Candace Sissac c/o Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

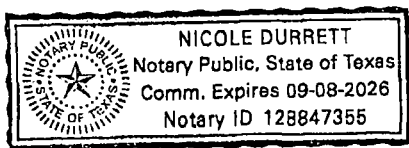
STATE OF TEXAS  
COUNTY OF HARRIS

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 18th day of July, 2024.

*Nicole Durrett*

NOTARY PUBLIC in and for



HARRIS COUNTY

My commission expires: 09-08-2026

Print Name of Notary:

NICOLE DURRETT

**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 7/18/2024 9:24:20 AM



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4217

FILED 7/18/2024 9:55:03 AM

## Notice of Substitute Trustee Sale

T.S. #: 24-11504

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

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

**Date:** 9/3/2024

**Time:** The sale will begin no earlier than 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 Two (2), and the adjoining West 5 feet of Lot Three (3), in Block Ninety-one (91), of RIVERSIDE TERRACE, SECTION TWENTY-ONE (21 ), an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 21, Page 46, of the Map Records of Harris County, Texas.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing is dated 3/8/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No RP-2022-139208 recorded on 3/16/2022 of the Real Property Records of Harris County, Texas.

4706 ARVILLA LN  
HOUSTON TEXAS 77021

<b>Trustor(s):</b>	<b>Ryan Ernest Evans and Breana Marie Roberts</b>	<b>Original Beneficiary:</b>	<b>Civic Financial Services, LLC, a California limited liability company</b>
<b>Current Beneficiary:</b>	<b>Civic Real Estate Holdings III, LLC</b>	<b>Loan Servicer:</b>	<b>Fay Servicing, 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.

FILED 7/18/2024 9:55:03 AM  
FRCL-2024-4217  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

T.S. #: 24-11504

**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 as more fully described in the Deed of Trust. 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 \$225,000.00, executed by Ryan Ernest Evans and Breana Marie Roberts, and payable to the order of Civic Financial Services, LLC, a California limited liability company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Ryan Ernest Evans and Breana Marie Roberts to Ryan Ernest Evans and Breana Marie Roberts. Civic Real Estate Holdings III, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

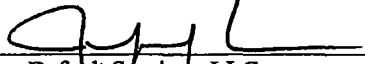
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

**Civic Real Estate Holdings III, LLC**  
c/o Fay Servicing, LLC  
1601 LBJ Freeway, Suite 150  
Farmers Branch, TX 75234  
800-495-7166

Dated: 7-18-24

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

T.S. #: 24-11504

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

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

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

Date: 09/03/2024

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 November 23, 2005 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument number Y929616, Book 014-67, Page 1785 with Elmer C. Garcia (grantor(s)) and World Savings Bank, FSB mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Elmer C. Garcia, securing the payment of the indebtedness in the original amount of \$95,600.00, 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 South Central, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** Lot Twenty-Two (22), in Block Three (3) of Huntington Village, Section One (1) a subdivision in Harris County, Texas according to the map or Plat thereof recorded in Volume 180, Page 11 of the Map Records of Harris County, Texas.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4218  
FILED 7/18/2024 11:33:40 AM

UNOFFICIAL COPY


TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4218  
FILED 7/18/2024 11:33:40 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 South Central, 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 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, Substitute Trustee to act under and by virtue of said Deed of Trust.

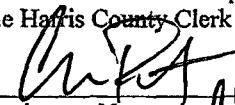
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

7/14/24  
Executed on  
  
James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
6565 N MacArthur Drive, Suite 470  
Irving, TX 75039

7/18/24  
Executed on  
  
SUBSTITUTE TRUSTEE  
Agency Sales & Posting  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Amar Sood, David Poston, Chris Poston, Byron Sewart, David Barry  
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 July 18, 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.

  
Declarant's Name: Chris Poston  
Date: 7/18/24

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

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

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

Date: 09/03/2024

Time: Between 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 February 27, 2015 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. 20150089197 with Dawn Dang and Nhan D. Nguyen (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Home Community Mortgage LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Dawn Dang and Nhan D. Nguyen, securing the payment of the indebtedness in the original 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. 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 41, BLOCK 2, WILLOW SPRINGS, SECTION 7, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 636119 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY

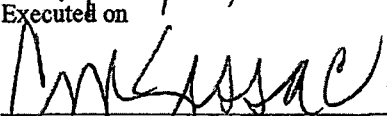
FILED 7/18/2024 11:33:41 AM FRCL-2024-4219 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

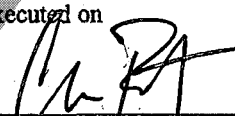
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any 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

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 OR Amar Sood, Patricia Poston, David Poston, Nick Poston or Chris Poston 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.**

7/14/24  
Executed on  
  
James E. Albert III, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
6565 N MacArthur Drive, Suite 470  
Irving, TX 75039

7/18/24  
Executed on  
  
**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Amar Sood, Patricia Poston, David Poston, Nick Poston or Chris Poston  
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 July 18, 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.

  
Declarant's Name: Chris Poston  
Date: 7/18/24

**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:** 11/07/2019  
**Grantor(s):** ALEJANDRO CHAVIRA, A 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:** \$198,841.00  
**Recording Information:** Instrument RP-2019-496345  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1026 RANCH OAK DR, HOUSTON, TX 77073

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of September, 2024  
**Time of Sale:** 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 18, 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 THREE (3) IN BLOCK TWO (2) OF REMINGTON CREEK RANCH, SEC FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 681274, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

FILED 7/18/2024 11:39:03 AM FRCL-2024-4220 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:** 11/05/2019  
**Grantor(s):** JUAN MANUEL GARZA, SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$199,323.00  
**Recording Information:** Instrument RP-2019-494726  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 8103 SCHAFFER LANE, 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:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of September, 2024  
**Time of Sale:** 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 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: Chris Poston

**Exhibit "A"**

LOT 5, BLOCK 4, PRESTONWOOD FOREST, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 173, PAGE 126, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS.

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

COPY

LEGAL

OFFICE

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:** 04/30/2018  
**Grantor(s):** JUAN M RIVERA GUERRERO AND LEAH JO RIVERA, 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:** \$178,693.00  
**Recording Information:** Instrument RP-2018-193680  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 12639 FOLIAGE TRL, HOUSTON, TX 77044

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of September, 2024  
**Time of Sale:** 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

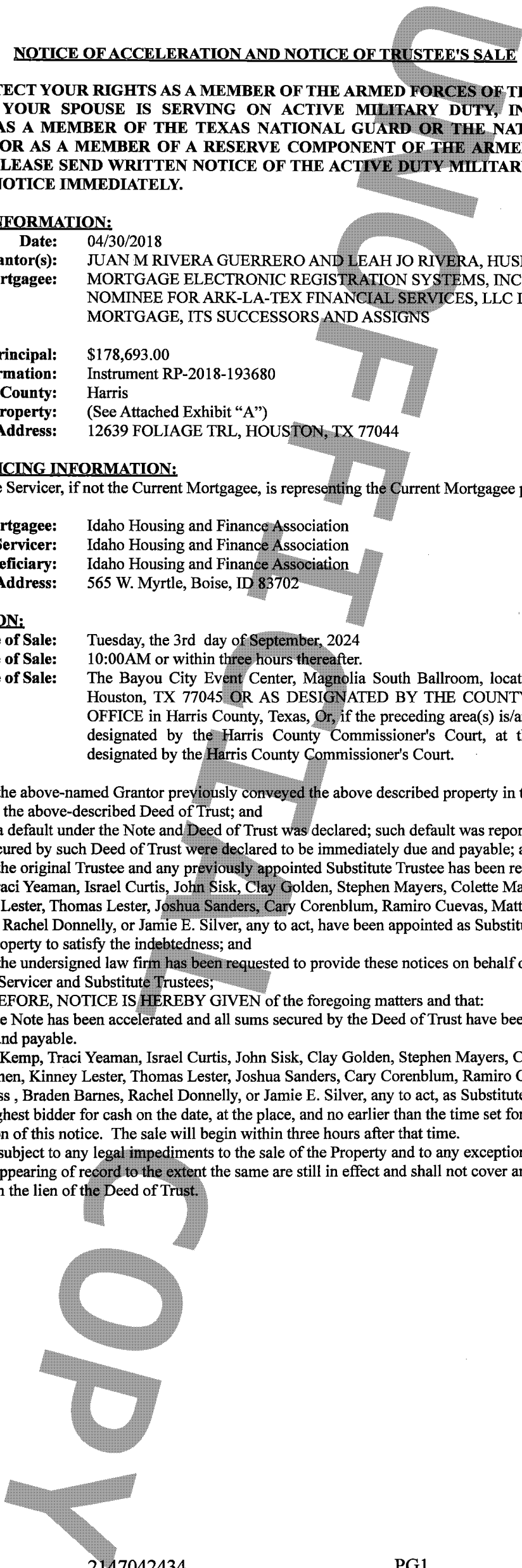
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

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.

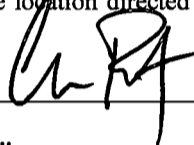
**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or 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 18, 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 SEVENTEEN (17), IN BLOCK TWO (2) 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.

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

UNOFFICIAL COPY

FILED 7/18/2024 11:39:08 AM FRCL-2024-4222 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:** 07/11/2019  
**Grantor(s):** THERESA HADLOCK, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$153,075.00  
**Recording Information:** Instrument RP-2019-309580  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 4439 ADONIS DRIVE, SPRING, TX 77373

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of September, 2024  
**Time of Sale:** 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

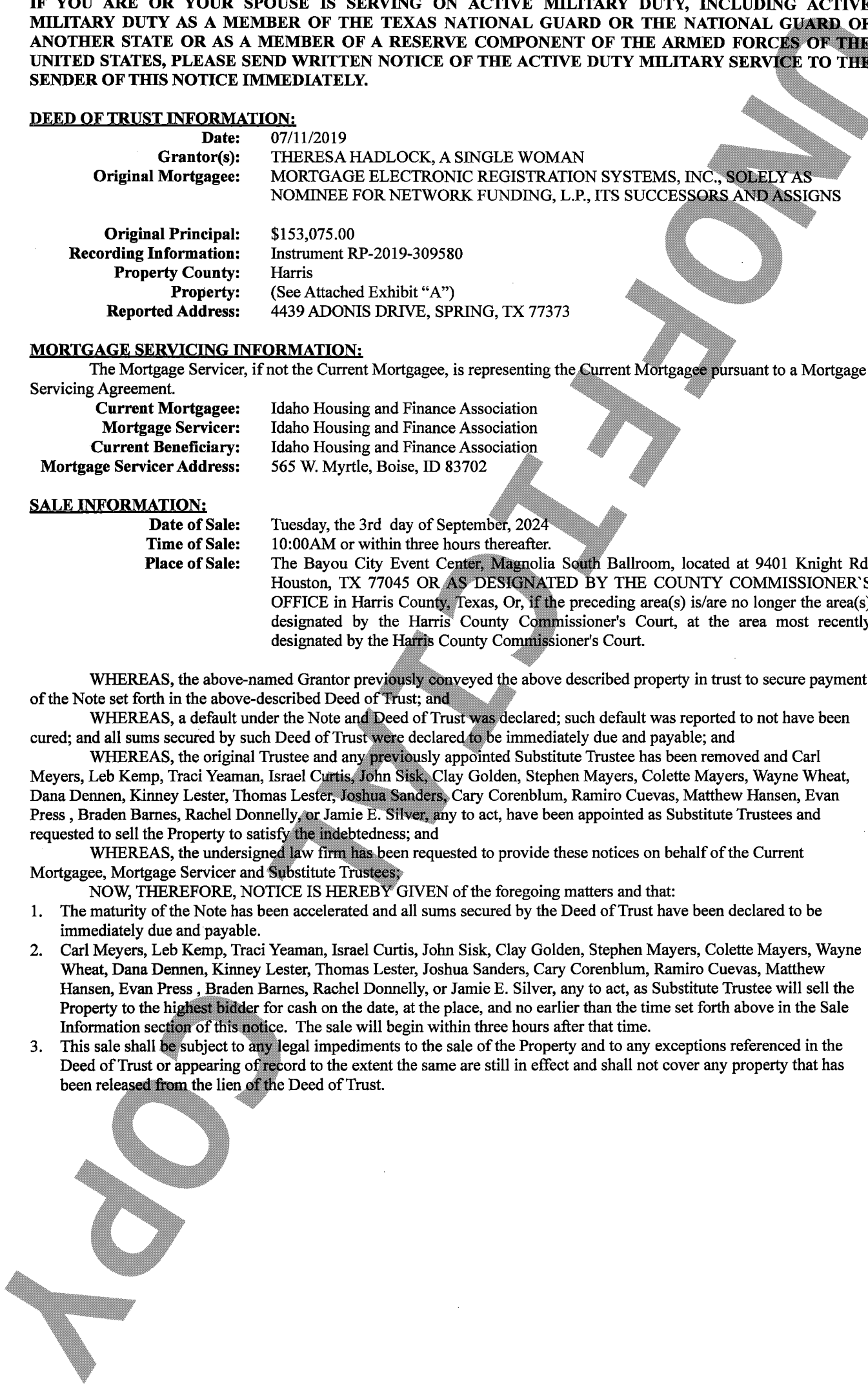
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro 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-2024-4223  
FILED 7/18/2024 11:39:10 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 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: 

**Exhibit "A"**

LOT FOURTEEN (14), IN BLOCK FOUR (4), OF BIRNAM WOOD, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 174, PAGE 96 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 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:** 11/10/2021  
**Grantor(s):** ZELMA GIPSON, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$239,089.00  
**Recording Information:** Instrument RP-2021-661192  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 19739 SUMMERLIN DRIVE, KATY, TX 77449

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of September, 2024  
**Time of Sale:** 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.

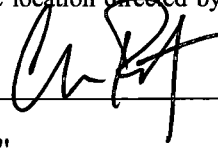
**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or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

**Exhibit "A"**

LOT 10, BLOCK 1, PLANTATION LAKES SEC 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 594123 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

COPY UNOFFICIAL

FILED 7/18/2024 11:39:13 AM FRCL-2024-4224 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:** 11/29/2021  
**Grantor(s):** MARIA DALIA CANO MATEO, AN UNMARRIED WOMAN, AND GUADALUPE CANO, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS LLC, DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$279,837.00  
**Recording Information:** Instrument RP-2021-683805  
**Property County:** Harris  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 3339 ZEPHYR GLEN WAY, HOUSTON, TX 77084

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of September, 2024  
**Time of Sale:** 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.

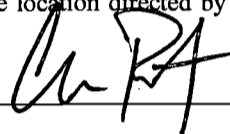
**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or 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 18, 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 Court.

By: 

**Exhibit "A"**

LOT FIFTY-SEVEN (57), BLOCK THREE (3), BARKER'S CROSSING, SECTION FOUR (4), ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 622228, MAP RECORDS, HARRIS COUNTY, TEXAS.

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

FILED 7/18/2024 11:39:15 AM FRCL-2024-4225 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 7/18/2024 11:34:42 AM  
FRCL-2024-4226  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

HARRIS County

Deed of Trust Dated: November 22, 2021

Amount: \$237,000.00

Grantor(s): YANKIEL BELTRAN CABRERA

Original Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

Current Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

Mortgagee Address: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. RP-2021-678684; CORRECTION AFFIDAVIT RECORDED 06/25/2024, UNDER DOCUMENT NO. RP-2024-229362

Legal Description: LOT THIRTY FOUR (34), IN BLOCK ONE (1), OF ABERDEEN GREEN SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO. 365128 OF THE MAP RECORDS AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: September 3, 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 MEYERS, 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, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-002763

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

FILED 7/18/2024 11:34:43 AM  
FRCL-2024-4227  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** January 17, 2017

**Amount:** \$131,200.00

**Grantor(s):** JIM T. HALLUM and STACY M. HALLUM

**Original Mortgagee:** COMPASS BANK

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

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

**Recording Information:** Document No. RP-2017-35862

**Legal Description:** LOT 168, IN BLOCK 20, INDIAN SHORES, SECTION 8, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 186, PAGE 68, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on July 1, 2024 under Cause No. 202413534 in the Judicial District Court of HARRIS County, Texas

**Date of Sale:** September 3, 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.

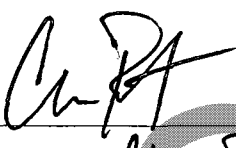
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS SANDERS, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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.

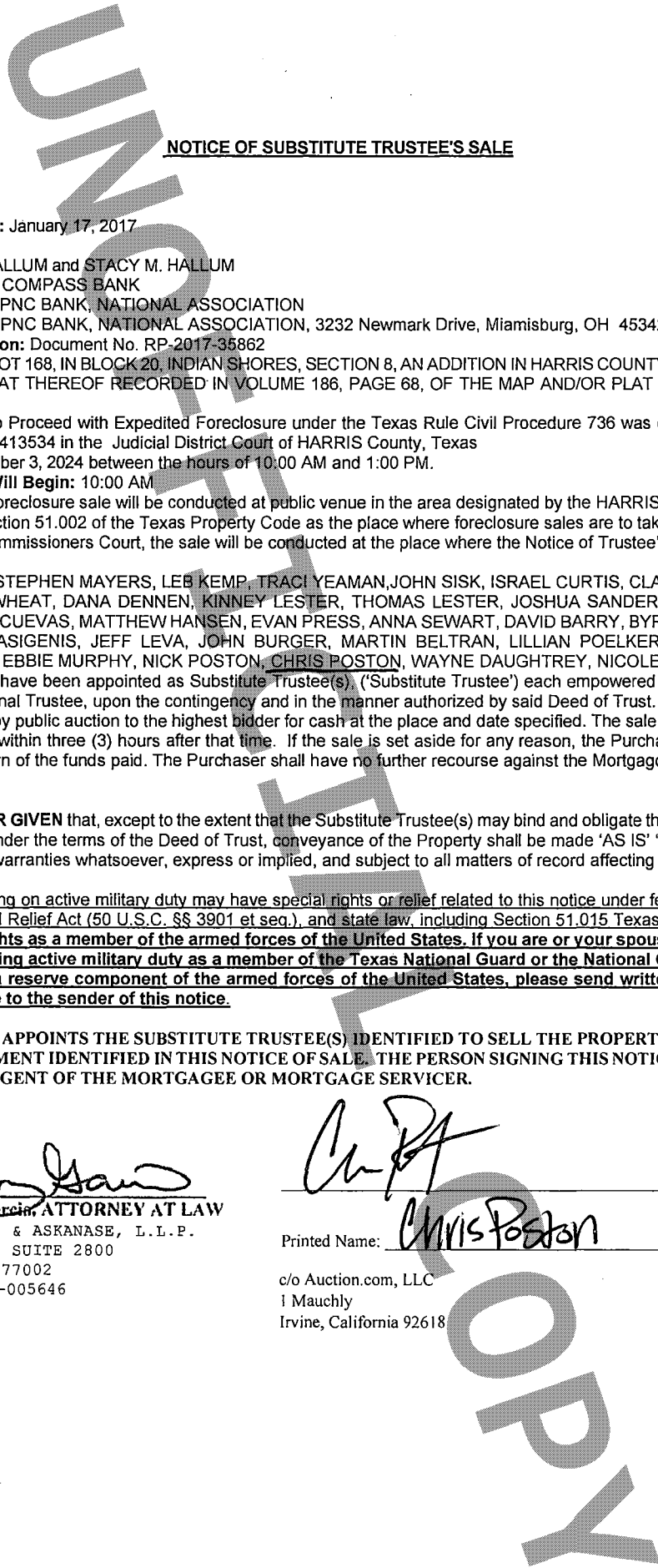
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-005646

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



**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> July 23, 2019	<b>Original Mortgagor/Grantor:</b> ANITHA DASHTI
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PLAZA HOME MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES
<b>Recorded in:</b> <b>Volume:</b> N/A. <b>Page:</b> N/A. <b>Instrument No:</b> RP-2019-320589	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> BSI FINANCIAL SERVICES	<b>Mortgage Servicer's Address:</b> 4200 REGENT BLVD. SUITE B200 IRVING, TX 75063

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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 \$281,796.00, executed by ANITHA DASHTI and payable to the order of Lender.

**Property Address/Mailing Address:** 10307 EAGLE HOLLOW DR, HUMBLE, TX 77338

**Legal Description of Property to be Sold:** LOT 2, BLOCK 1, VILLAGES AT TOUR 18, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 684316 OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

<b>Date of Sale:</b> September 03, 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, *SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES*, 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 *SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES* 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,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

**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.**

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

1. **Property To Be Sold.** The property to be sold is described as follows:

LTS. 25 26 27 & 28, BLK 15 FLOWER CITY; ALSO DESCRIBED AS LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), IN BLOCK FIFTEEN (15), AND LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK FOURTEEN (14) OF FLOWER CITY ADDITION, AN ADDITION TO THE CITY OF HOUSTON IN HARRIS COUNTY, TEXAS AS PER PLAT THEREOF RECORDED IN THE MAP RECORDS OF SAID COUNTY; MORE COMMONLY KNOWN AS 4341 REED ROAD, HOUSTON, TX 77051

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

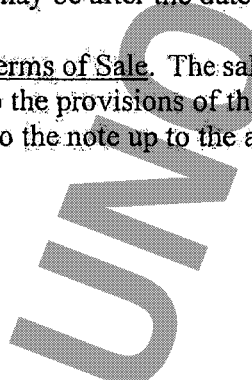
Date: September 3, 2024

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 1:00 p.m.

Place: At the Grand Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, TX, as designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

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.

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 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 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.

4. Type of Sale. The sale is a non-judicial deed of trust/security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gerald Lynn Desso and Craig White. The deed of trust is dated March 22, 2016 and is recorded in the office of the County Clerk of Harris County, Texas, under Clerk's Document Nos. RP-2016-121226 & RP-2016-125809.

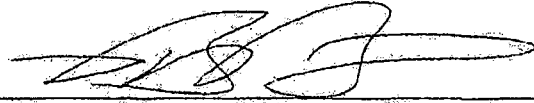
5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$190,000.00, executed by Gerald Lynn Desso and Craig White, and payable to the order of Hunter-Kelsey of Texas, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Gerald Lynn Desso and Craig White to Hunter-Kelsey of Texas, LLC. HUNTER-KELSEY I, LLC; 7200 N Mopac Expy, Suite 120, Austin, TX 78731, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the counsel for the beneficiary:  
BRIAN S. BELLAMY: 7200 North MoPac Expy., Suite 310, Austin, Texas, 78731: 512-346-6011;  
[brian@SRBSlaw.com](mailto:brian@SRBSlaw.com)

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy, Dylan Schultz (7200 North MoPac Expy., Suite 310, Austin, Texas, 78731), Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Andrew Mills-Middlebrook and/or Marlene Zografos (9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759), any to act 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.

DATED: July 15, 2024



Brian S. Bellamy  
BELLAMY & SCHULTZ, PLLC  
7200 N MoPac Expwy., Suite 310  
Austin, Texas 78731  
Tel: (512) 346-6011  
Fax: (512) 346-6005  
Email: [litigation@SRBSlaw.com](mailto:litigation@SRBSlaw.com)

ATTORNEYS FOR HUNTER-KELSEY I, LLC

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: June 9, 2022

Grantor(s): Leila Richardson, single woman

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for American Financial Network, Inc.

Original Principal: \$241,000.00

Recording Information: 2022-308571

Property County: Harris

Property: LOT 65, IN BLOCK 11, OF REPLAT OF CRANBROOK, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 339, PAGE 77, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 13807 Hallfield Drive  
Houston, TX 77014

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Planet Home Lending, LLC

Mortgage Servicer: Planet Home Lending, LLC

Mortgage Servicer Address: 321 Research Parkway, Suite 303  
Meriden, CT 06450

**SALE INFORMATION:**

Date of Sale: September 3, 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 Mortgagee's Attorney, or the duly appointed Substitute Trustee.

*Planes*

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 7-22-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

*JHL*

Declarant's Name: Jeff Leva

Date: 7-22-24

Padgett Law Group  
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com  
(850) 422-2520

COPY UNOFFICIAL

WITNESS MY HAND this 22<sup>nd</sup> day of July, 2024.

*JHL*

**Notice of Trustee's Sale**

**Date:** July 23, 2024

**Deed of Trust (Security Instrument):**

**Date:** October 6, 2021  
**Purchaser(s):** Sergio Ramirez Ramirez and Cifredo Ramirez Morales  
**Mortgagee:** Juan M. Venegas and Maria R. Venegas  
**Recording information:** Harris County Clerk's File No. RP-2021-598723, of the Official Public Records of Harris County, Texas.  
**Amount due under Promissory Note:** \$139,665.39

**Property:** *The real estate situated in Lot Nine (9), Block Fifteen (15), of Woodland Acres Annex No. Five (5), an Addition in Harris County, Texas according to the map or plat thereof recorded in Volume 38, Page 40 of the Map Records of Harris County, Texas, together with all buildings and improvements now or hereafter situated thereon (such real estate, buildings and improvements being hereinafter sometimes called the "Premises").*

**Trustee's Name:** Gilberto Flores  
**Trustee's Address:** 1939 Trinity Street, Liberty, Texas 77575

**County:** Harris  
**Date of Sale (first Tuesday of month):** September 3, 2024  
**Time of Sale:** 10:00 a.m. to 4:00 p.m.  
**Place of Sale:** Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045

Mortgagee has appointed the above Trustee to act as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the debt owed under the Deed of Trust, which is \$139,665.39.

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, QUIENT ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

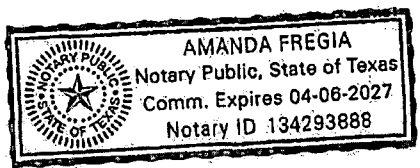
**Assert and protect your rights as member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

By:   
Gilberto Flores, Acting as Trustee

**"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."**

SUBSCRIBED AND SWORN TO BEFORE ME on the July 23, 2024, 2024.

Amanda Fregia  
Notary Public, State of Texas  
Notary's Name Printed



04/06/2027  
My commission expires:

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 December 17, 2002 and recorded under Clerk's File No. W335883, in the real property records of HARRIS County Texas, with Mario Garza, a married man Katty Lopez, signing pro-forma only to correct the lien as Grantor(s) and New Century Mortgage Corporation as Original Mortgagee.

Deed of Trust executed by Mario Garza, a married man Katty Lopez, signing pro-forma only to correct the lien securing payment of the indebtedness in the original principal amount of \$116,910.00 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 Mario Garza. LNV Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Dovenmuehle Mortgage, Inc. is acting as the Mortgage Servicer for the Mortgagee. Dovenmuehle Mortgage, Inc., is representing the Mortgagee, whose address is: 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047.

**Legal Description:**

**LOT 2, IN BLOCK 1, OF CHARLESTOWN COLONY, SECTION ONE (1), PARTIAL REPLAT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 352009 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 09/03/2024**

**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,"



FRCL-2024-4233  
FILED 7/25/2024 10:19:02 AM  
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 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 07/22/2024.

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

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

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

C&M No. 44-24-01859

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 October 31, 2006 and recorded under Vol. RP 033-44, Page 1467, or Clerk's File No. 20060187354, in the real property records of HARRIS County Texas, with Jackie Darrell Williams, an unmarried man, joined herein by Co-Owner Linda F. Hawkins acknowledging valuable consideration as a result of the herein described loan; having other property as homestead as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fieldstone Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jackie Darrell Williams, an unmarried man, joined herein by Co-Owner Linda F. Hawkins acknowledging valuable consideration as a result of the herein described loan; having other property as homestead securing payment of the indebtedness in the original principal amount of \$190,800.00 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 Jackie Darrell Williams. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage 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 TWENTY-EIGHT (28), IN BLOCK TWO (2) OF WINDROSE WEST, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER FILM CODE NO. 499144, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 09/03/2024**

**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.



FILED 7/25/2024 10:19:02 AM FRCL-2024-4234 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

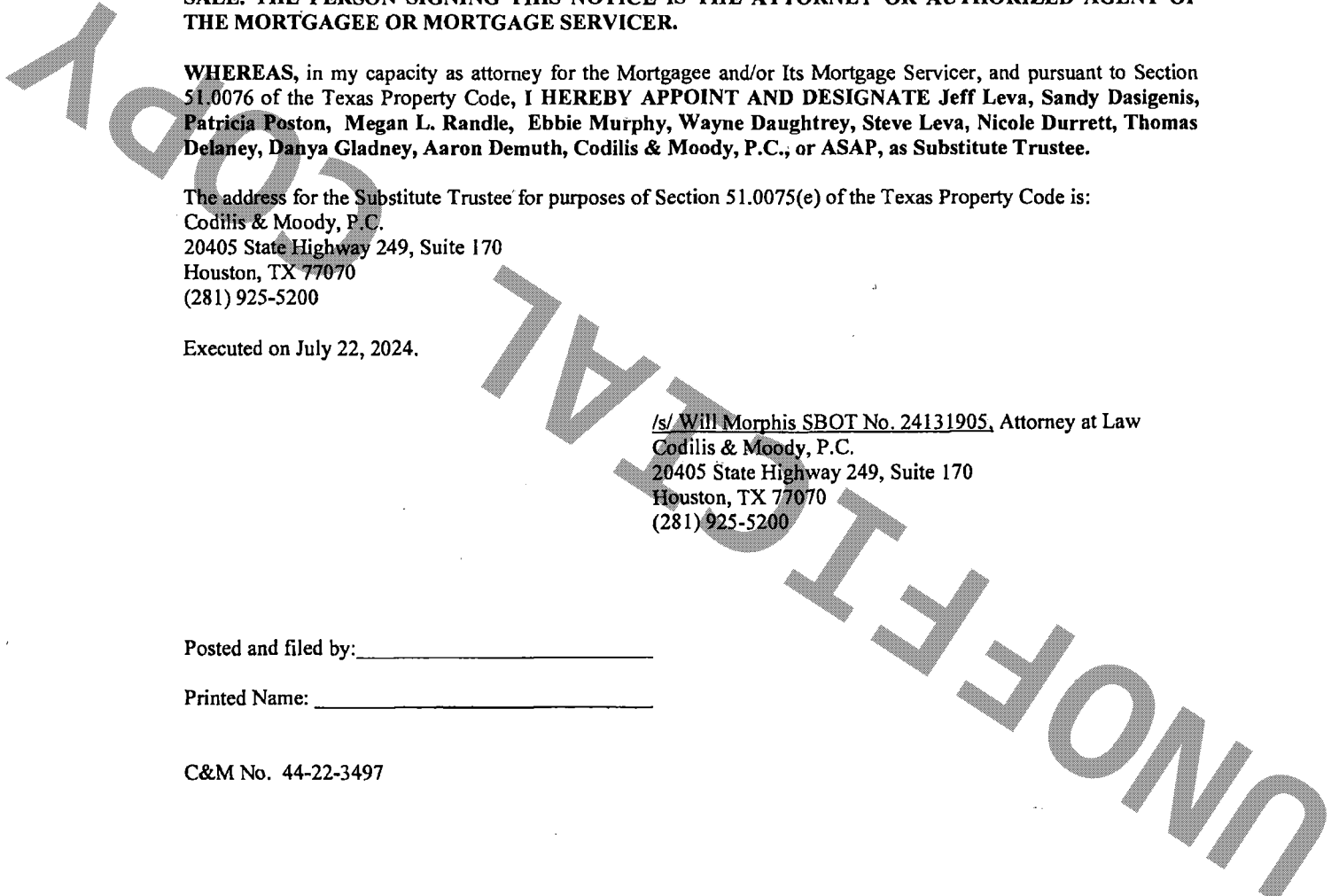
Executed on July 22, 2024.

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

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

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

C&M No. 44-22-3497



FILED 7/25/2024 10:19:02 AM FRCL-2024-4235 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

13326 TROMPILLA LN, HOUSTON, TX, 77083

**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 September 03, 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: 13326 TROMPILLA LN



4821394

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 08/23/2021 and recorded under Volume, Page or Clerk's File No. DOC# RP-2021-486672 in the real property records of Harris County Texas, with 18 SKY LLC as Grantor(s) and CIVIC FINANCIAL SERVICES, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by 18 SKY LLC securing the payment of the indebtedness in the original principal amount of \$216,000.00 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 18 SKY 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 THIRTY-TWO (32), IN BLOCK THREE (3), OF BRAEWOOD GLEN, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 236, PAGE 96 IN THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

DT: zNOS AND APPT (SVC) 240318  
AL: 13326 TROMPILLA LN



SKY  
FAY  
SERVICING  
LLC

**REPORTED**

**PROPERTY ADDRESS:** 13326 TROMPILLA LN, HOUSTON, TX 77083

**TERMS OF**

**SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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

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

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

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or

DT: 2NOS AND APPT (SVC) 240318

AL: 13326 TROMPILLA LN



UNOFFICIAL COPY

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).

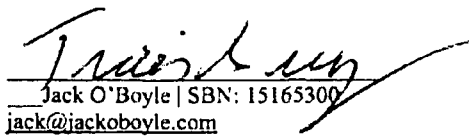
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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 19 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: 13326 TROMPILLA LN



FILED 7/25/2024 10:19:02 AM FRCL-2024-4235 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: \_\_\_\_\_

COPY UNOFFICIAL

DT: zNOS AND APPT (SVC) 240318  
AL: 13326 TROMPILLA LN





16314 Autumn Wind Drive, Houston, TX 77090

24-025852

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

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

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

- Date: 09/03/2024
- Time: Between 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 8, 2019 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. RP-2019-143328 with Yesenia C. Reyes (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate Affinity, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Yesenia C. Reyes, securing the payment of the indebtedness in the original amount of \$127,943.00, 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 FORTY-SEVEN (47), IN BLOCK NINETEEN (19), OF NORTH FOREST, SECTION THREE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 182, PAGE 106 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



4821569

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4236  
FILED 7/25/2024 10:19:02 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:

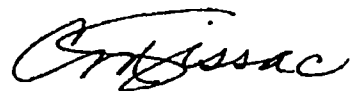
Wells Fargo Bank, N.A.  
3476 Stateview Blvd  
Fort Mill, SC 29715

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, Nicole Durrett 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.**

07/24/2024

Executed on \_\_\_\_\_ July 25, 2024  
Executed on \_\_\_\_\_



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

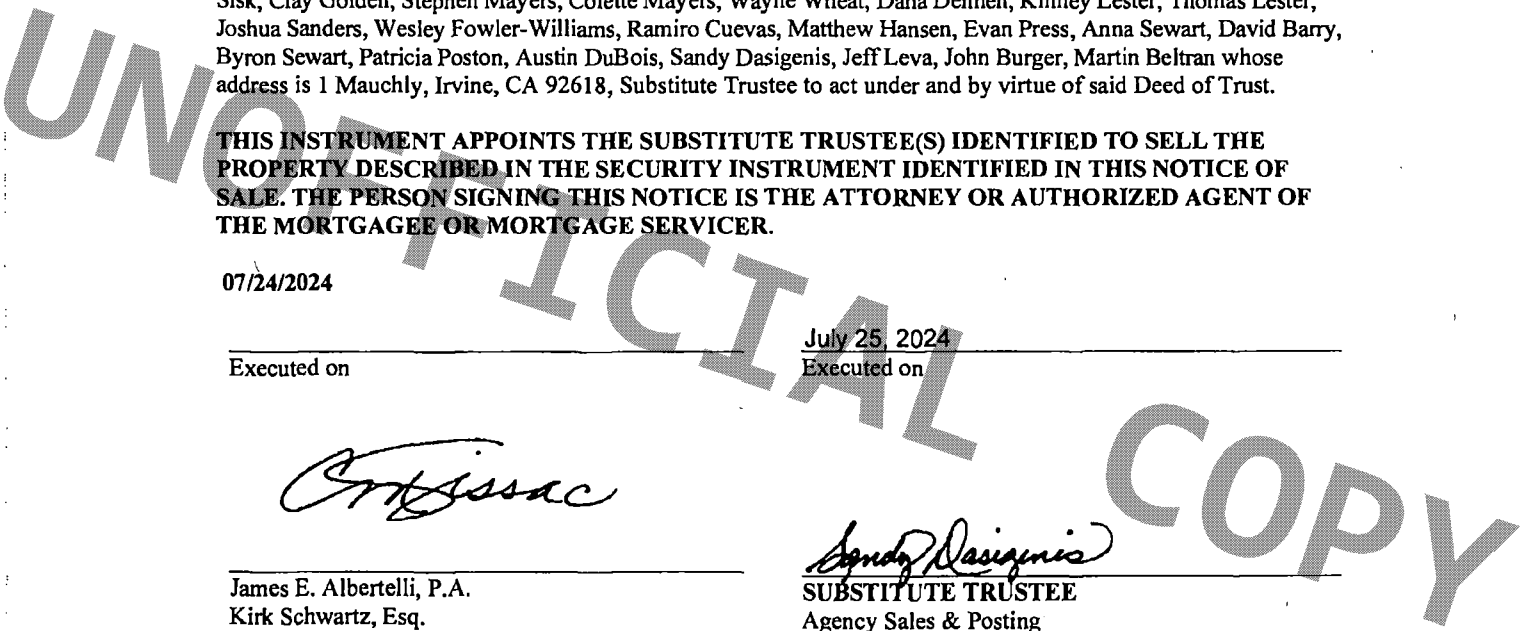


**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett OR AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**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-2024-4239  
FILED 7/25/2024 10:24:08 AM

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 9/2/2004	<b>Grantor(s)/Mortgagor(s):</b> INEZ LUIS LOPEZ JR AND BECKY M LOPEZ
<b>Original Beneficiary/Mortgagee:</b> NEW CENTURY MORTGAGE CORPORATION	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust XVI
<b>Recorded in:</b> Volume: 592-25 Page: 0329 Instrument No: X908572	<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> 9/3/2024	<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 3, IN BLOCK 16, OF SAGEMONT, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 121, PAGE 11 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: 7/24/2024

Dated: July 25, 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-21-80137-POS  
Loan Type: Conventional Residential

COPY

MIDWEST LOAN SERVICES (MLS)  
POMEROY, BRIK  
16111 WINDOM DR, WEBSTER, TX 77598

CONVENTIONAL  
Firm File Number: 24-040967

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 5, 2015, BRIK A. POMEROY, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to CALVIN C. MANN, JR., as Trustee, the Real Estate hereinafter described, to SHELL FEDERAL CREDIT UNION 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 20150247427, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, September 3, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 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 17, BLOCK 5, PIPER'S MEADOW, SECTION 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 280, PAGE 89, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 16111 WINDOM DR  
WEBSTER, TX 77598  
Mortgage Servicer: MIDWEST LOAN SERVICES  
Mortgagee: SHELL FEDERAL CREDIT UNION  
400 QUINCY ST.  
6TH FLOOR  
HANCOCK, MI 49930

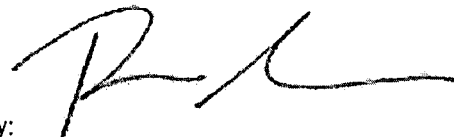
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day July 24, 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-2024-4240

FILED 7/25/2024 10:58:14 AM

FILED 7/25/2024 10:58:14 AM

FRCL-2024-4240

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Facsimile No: (847) 879-4823

Attorneys for SHELL FEDERAL CREDIT UNION

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

UNOFFICIAL COPY

24-199628

### 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> June 29, 2006	<b>Original Mortgagor/Grantor:</b> JEAN AURORA ALMARAZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., 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 RCF 2 ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> Z455317	<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 \$76,545.00, executed by JEAN AURORA ALMARAZ and payable to the order of Lender.

**Property Address/Mailing Address:** 7900 WESTHEIMER RD 239, HOUSTON, TX 77063

**Legal Description of Property to be Sold:** THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS, LOCATED AND BEING A PART OF DILSTON HOUSE 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 PLATS, BYLAWS AND EXHIBITS, ATTACHED THERETO, RECORDED UNDER CLERK'S FILE NO. F525878 AND IN VOLUME 66, PAGE 1, ET SEQ. OF THE CONDOMINIUM RECORDS AND AMENDED UNDER CLERK'S FILE NO. F636859 AND AMENDED IN VOLUME 92, PAGE 105 AND VOLUME 153, PAGE 82 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TO WIT: BEING CONDOMINIUM UNIT NO. 239 IN BUILDING "O", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF AND UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

<b>Date of Sale:</b> September 03, 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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4241

FILED 7/25/2024 11:01:07 AM

FILED 7/25/2024 11:01:07 AM FRCL-2024-4241 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

**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

24-199514

**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> July 17, 2003	<b>Original Mortgagor/Grantor:</b> THEODORE JOHNSON, JR.
<b>Original Beneficiary / Mortgagee:</b> PEOPLE'S CHOICE HOME LOAN, INC., 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> W894945	<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 \$78,800.00, executed by THEODORE JOHNSON JR and payable to the order of Lender.

**Property Address/Mailing Address:** 16122 OLIVE GLEN DR, HOUSTON, TX 77082

**Legal Description of Property to be Sold:** LOT THIRTY-SIX (36), IN BLOCK FIFTEEN (15), OF WINGATE, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 293, PAGE 120 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

<b>Date of Sale:</b> September 03, 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-2024-4242

FILED 7/25/2024 11:01:08 AM

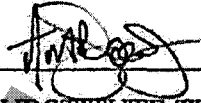


**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST* bid may be by credit against 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.



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

22-045175

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: September 9, 2019	Original Mortgagor/Grantor: RAMIRO MARTINEZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LOANDEPOT COM, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LOANDEPOT.COM, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2019-438785	Property County: HARRIS
Mortgage Servicer: LOANDEPOT.COM, LLC	Mortgage Servicer's Address: 5465 Legacy Drive, Suite 400, Plano, TX 75024

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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 \$461,999.00, executed by RAMIRO MARTINEZ and payable to the order of Lender

Property Address/Mailing Address: 17403 ROBERTS RD, HOCKLEY, TX 77447

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.500 ACRES OF LAND, MORE OR LESS, IN THE HARRIS COUNTY SCHOOL LANDS SURVEY, ABSTRACT 332, HARRIS COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN CALLED 18.3586 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN CLERK'S FILE NO. T256223 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN CALLED 9.1798 ACRE PARCEL (CONTRACT FOR DEED) (UNRECORDED METES AND BOUNDS DATED SEPTEMBER 23, 1998), SAID 1.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON WESTERLY MARGIN OF ROBERTS ROAD (WIDTH VARIES), SAME BEING IN THE COMMON EASTERLY LINE OF SAID CALLED 18.3586 ACRE PARCEL, SAME BEING THE COMMON NORTHEAST CORNER OF SAID CALLED 9.1798 ACRE PARCEL, AND SAME BEING THE POINT OF BEGINNING AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 5/8 INCH IRON AND FOUND FOR REFERENCE BEARS NORTH 00 DEGREES 22 MINUTES 50 SECONDS EAST, A DISTANCE OF 306.82 FEET (CALLED NORTH 00 DEGREES 15 MINUTES 59 SECONDS EAST), SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 9.6045 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN CLERK'S FILE NO. K779007 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND SAME BEING THE NORTHEAST CORNER OF SAID CALLED 18.3586 ACRE PARCEL, FROM WHICH A 2 INCH IRON PIPE FOUND FOR REFERENCE BEARS NORTH 89 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 1,276.87 FEET (CALLED NORTH 59 DEGREES 23 MINUTES 08 SECONDS WEST, 1,276.67 FEET) (BASIS OF BEARINGS), SAME BEING IN THE EASTERLY LINE OF THAT CERTAIN EXHIBIT "D" CALLED 20.469 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN CLERK'S FILE NO. M849454 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 9.6045 ACRE PARCEL, AND SAME BEING THE NORTHWEST CORNER OF SAID CALLED 18.3586 ACRE PARCEL.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4243  
FILED 7/25/2024 11:01:09 AM

THENCE, WITH SAID COMMON WESTERLY MARGIN AND SAID COMMON LINE, SOUTH 00 DEGREES 22 MINUTES 50 SECONDS WEST, A DISTANCE OF 173.88 FEET (CALLED SOUTH 00 DEGREES 15 MINUTES 59 SECONDS WEST) TO A 1/2 INCH IRON ROD SET FOR CORNER, AND SAME BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;  
THENCE, LEAVING SAID COMMON WESTERLY MARGIN AND SAID COMMON LINE, NORTH 80 DEGREES 13 MINUTES 35 SECONDS WEST, A DISTANCE OF 503.57 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, AND SAME BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;  
THENCE, NORTH 00 DEGREES 22 MINUTES 50 SECONDS EAST, A DISTANCE OF 89.15 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING IN THE COMMON NORTHERLY LINE OF SAID CALLED 9.1798 ACRE PARCEL, AND SAME BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 778.63 FEET CALLED WEST) (CONTRACT FOR DEED) (UNRECORDED METES AND BOUNDS DATED SEPTEMBER 23, 1998), SAME BEING IN THE EASTERLY LINE OF SAID EXHIBIT "D" CALLED 23.469 ACRE PARCEL, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 9.1798 ACRE PARCEL, AND SAME BEING IN THE WESTERLY LINE OF SAID CALLED 18.3586 ACRE PARCEL;  
THENCE, WITH SAID COMMON LINE, SOUTH 89 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 496.82 FEET (CALLED EAST) (CONTRACT FOR DEED) (UNRECORDED METES AND BOUNDS DATED SEPTEMBER 23, 1998) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 1.500 ACRES OF LAND, MORE OR LESS.

Date of Sale: September 03, 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, *LOANDEPOT.COM, 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 *LOANDEPOT.COM, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

FILED 7/25/2024 11:12:50 AM FRCL-2024-4244 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** August 29, 2018

**Amount:** \$92,000.00

**Grantor(s):** RENEE SARTIN

**Original Mortgagee:** KANE STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY

**Current Mortgagee:** HOUSTON HABITAT FOR HUMANITY

**Mortgagee Address:** HOUSTON HABITAT FOR HUMANITY, 3750 N. MCCARTY, HOUSTON, TX 77029

**Recording Information:** Document No. RP-2018-404569

**Legal Description:** LOT TWENTY-FIVE (25), IN BLOCK FOUR (4), OF HARREL PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 626165 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 8404 SHADY VISTA CIRCLE, HOUSTON, TEXAS, 77028

**Date of Sale:** September 3, 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.

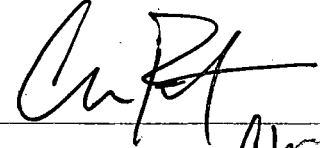
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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.

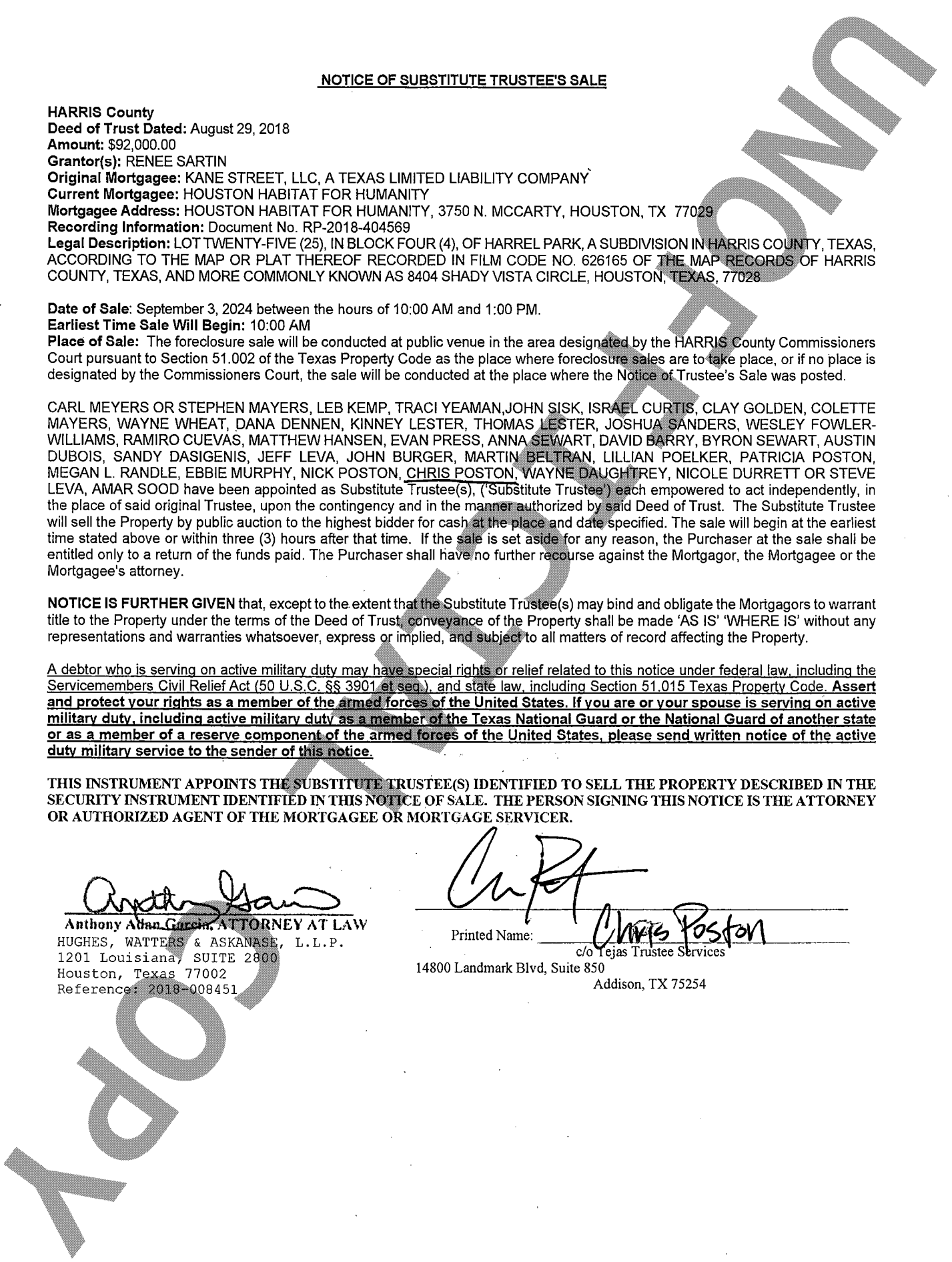
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2018-008451

  
Printed Name: Chris Poston  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254



FILED 7/25/2024 11:12:51 AM  
FRCL-2024-4245  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** January 14, 2005

**Amount:** \$95,625.00

**Grantor(s):** DENNIS BOONE and DONNA BOONE

**Original Mortgagee:** RW MORTGAGE SERVICES

**Current Mortgagee:** THAYER PROPERTIES INC.

**Mortgagee Servicer and Address:** c/o WEST COAST SERVICING, INC., 20151 SW BIRCH STREET, SUITE 175, NEWPORT BEACH, CA 92660

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. Y217784

**Legal Description:** LOT SIXTY-THREE (63) IN BLOCK FIVE (5) OF LINCOLN GREEN EAST SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 263, PAGE 39 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** September 3, 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: 2022-003541

  
Printed Name: Chris Poston  
c/o Texas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED 7/25/2024 11:12:52 AM FRCL-2024-4246 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**  
**Deed of Trust Dated:** March 31, 2009  
**Amount:** \$63,500.00  
**Grantor(s):** O'NESHIA NUNN  
**Original Mortgagee:** HOUSTON HABITAT FOR HUMANITY, INC.  
**Current Mortgagee:** HOUSTON HABITAT FOR HUMANITY  
**Mortgagee Address:** HOUSTON HABITAT FOR HUMANITY, 3750 N. MCCARTY, HOUSTON, TX 77029  
**Recording Information:** Document No. 20090136035  
**Legal Description:** LOT ELEVEN (11), BLOCK ONE (1), OF UMLAND PARK, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE 605038 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS: (THE "PROPERTY"), WHICH HAS THE ADDRESS OF 4814 BRUSBANE DR, HOUSTON, TEXAS 77048 ("PROPERTY ADDRESS")

**Date of Sale:** September 3, 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.

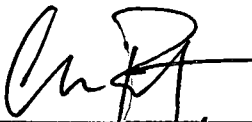
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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.

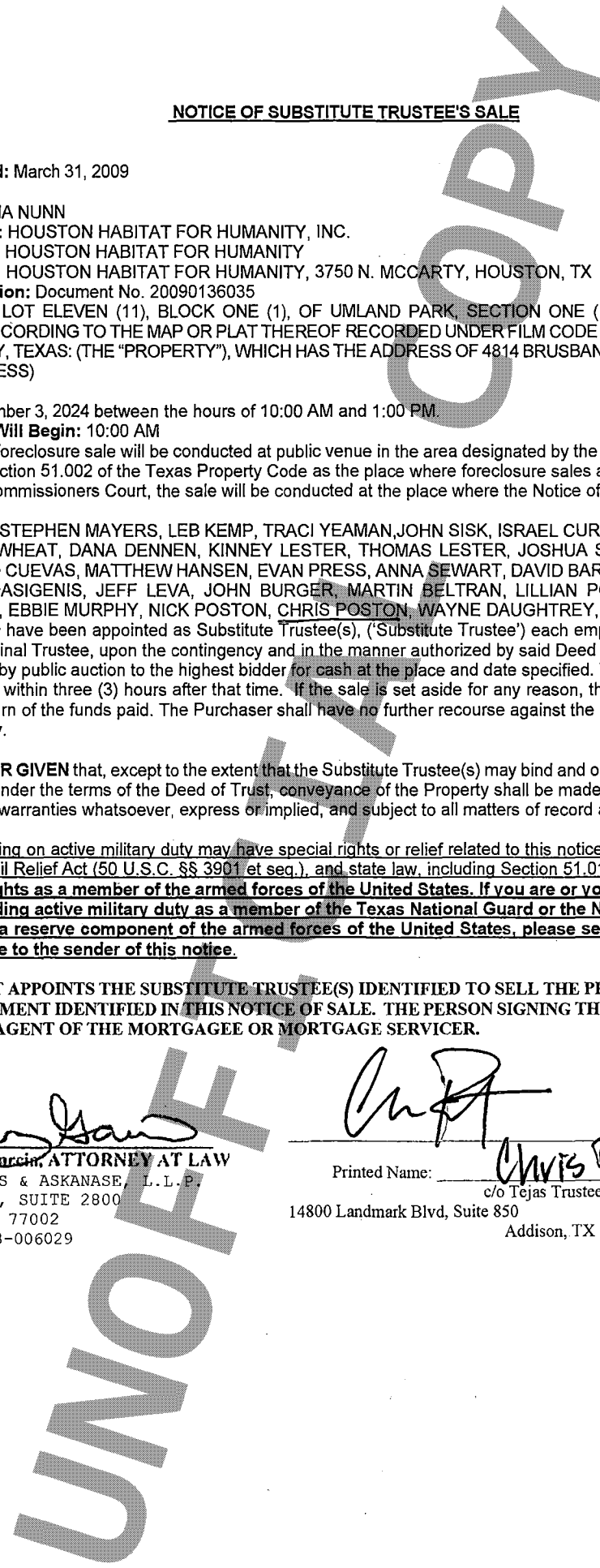
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2023-006029

  
Printed Name: Chris Poston  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254



FILED 7/25/2024 11:12:53 AM  
FRCL-2024-4247  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** February 5, 2018

**Amount:** \$143,250.00

**Grantor(s):** JIM HALLUM

**Original Mortgagee:** COMPASS BANK

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

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

**Recording Information:** Document No. RP-2018-49907

**Legal Description:** LOT ONE HUNDRED EIGHTY-SIX (186), IN BLOCK TWENTY (20) OF INDIAN SHORES, SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 186, PAGE 68 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** September 3, 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.

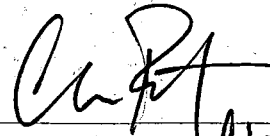
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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: 2024-000121

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



FILED 7/25/2024 11:12:54 AM  
FRCL-2024-4248  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** February 5, 2018

**Amount:** \$110,250.00

**Grantor(s):** JIM HALLUM

**Original Mortgagee:** COMPASS BANK

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

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

**Recording Information:** Document No. RP-2018-49938

**Legal Description:** LOT TWENTY-EIGHT (28), IN BLOCK THIRTEEN (13) OF NEWPORT, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 195, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**Date of Sale:** September 3, 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.

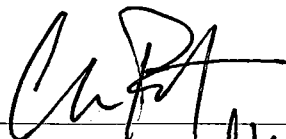
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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: 2024-000123

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

FILED 7/25/2024 11:12:55 AM  
FRCL-2024-4249  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**

**Deed of Trust Dated:** December 17, 2004

**Amount:** \$81,000.00

**Grantor(s):** DENNIS FERRELL and SARAH FERRELL

**Original Mortgagee:** HOUSTON HABITAT FOR HUMANITY, INC.

**Current Mortgagee:** HOUSTON HABITAT FOR HUMANITY

**Mortgagee Address:** HOUSTON HABITAT FOR HUMANITY, 3750 N. MCCARTY, HOUSTON, TX 77029

**Recording Information:** Document No. Y167360

**Legal Description:** LOT EIGHTY-FOUR (84), BLOCK EIGHT (8), WOOD GLEN SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 296, PAGE 76, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (THE "PROPERTY"), WHICH HAS THE ADDRESS OF 9827 SHIVE DRIVE, HOUSTON, TEXAS 77078, ("PROPERTY ADDRESS")

**Date of Sale:** September 3, 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.

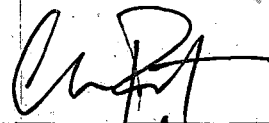
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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: 2024-002775

  
Printed Name: Chris Poston  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

### NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT THIRTY-THREE (33), IN BLOCK FOUR (4), OF CRANBROOK SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 306, 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 11/23/2004 and recorded in Document Y089368 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: 09/03/2024

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 DESMOND SIMS, 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, 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 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.

FILED 7/25/2024 2:38:40 PM  
FRCL-2024-4251  
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

### NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT TWO (2) AND THREE (3), BLOCK TWELVE(12), OF FOSTER PLACE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 655, PAGE 598 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/11/2007 and recorded in Document 20070255833 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: 09/03/2024

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 EULA B. PICKRON, provides that it secures the payment of the indebtedness in the original principal amount of \$100,500.00, 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, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *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  
Karia 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.

TS No.: 2024-00528-TX  
18-001219-673

## 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:** 09/03/2024

**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:** 1013 Shelton Rd, Channelview, TX 77530

**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 06/12/2004 and recorded 08/18/2006 in Book RP 026-42 Page 1706 Document Z540864, real property records of Harris County, Texas, with **Willie R. Malone and wife Debra P. Malone** grantor(s) and **AMERIQUEST MORTGAGE COMPANY** as Lender, **Deutsche Bank National Trust Company**, as Trustee for **Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R9** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Willie R. Malone and wife Debra P. Malone**, securing the payment of the indebtedness in the original principal amount of **\$97,750.00**, 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 **Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R9** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00528-TX  
18-001219-673

### 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 Ten (10), in Block Three (3), of STERLING GREEN SOUTH, SECTION SIX (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 330, Page 90 of the Map Records of Fort Bend County, Texas.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

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

**Phone: 877-744-2506**

COPY

UNOFFICIAL

TS No.: 2024-00528-TX  
18-001219-673

### 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: 07/22/2024



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, 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.: 2024-00678-TX  
24-000584-673

## 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:** 09/03/2024

**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:** 4105 ELLA BLVD., HOUSTON, TX 77018

**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 12/09/2005 and recorded 12/15/2005 in Book RP 015-40 Page 1410 Document Y967041 , Re-filed 12/30/2005 in Book RP 016-04 Page 1490 in Document Y998251 , real property records of Harris County, Texas, with **EDDIE AUTENREITH AND SARAH AUTENREITH** grantor(s) and **IMPERIAL LENDING, LLC** as Lender, **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, SERIES 2006-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES** 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 **EDDIE AUTENREITH AND SARAH AUTENREITH**, securing the payment of the indebtedness in the original principal amount of **\$57,200.00**, 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, 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, SERIES 2006-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.



TS No.: 2024-00678-TX  
24-000584-673

### 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), IN BLOCK TWO (2), OF OAK FOREST, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 48, OF 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.: 2024-00678-TX  
24-000584-673

### 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: 07/24/2024



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

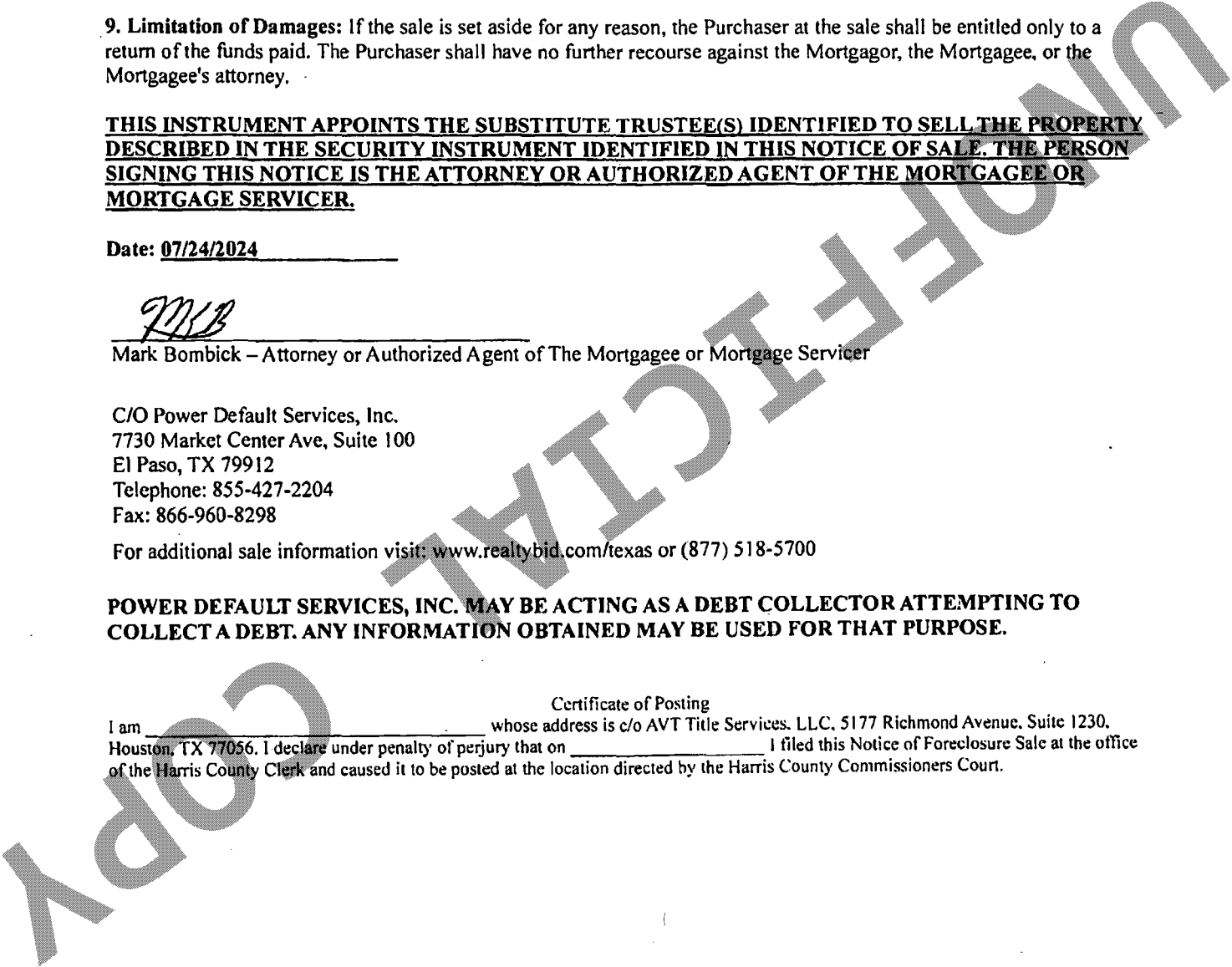
For additional sale information visit: [www.realtybid.com/texas](http://www.realtybid.com/texas) or (877) 518-5700

**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.

FILED 7/25/2024 2:38:40 PM FRCL-2024-4253 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



TS No.: 2024-00692-TX  
24-000586-673

## 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:** 09/03/2024

**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:** 7131 EDGEMOOR DRIVE, HOUSTON, TX 77074

**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 10/31/2002 and recorded 11/06/2002 in Book 558-79 Page 1643 Document W202533, real property records of Harris County, Texas, with **FRANCISCO M. ZACARIAS, AN UNMARRIED PERSON** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** 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 One, National Association**, as Trustee for **Credit Suisse First Boston Mortgage Securities Corp. CSFB Mortgage-Backed Pass-Through Certificates, Series 2003-AR9** 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 **FRANCISCO M. ZACARIAS, AN UNMARRIED PERSON**, securing the payment of the indebtedness in the original principal amount of **\$78,000.00**, 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 trustee, as successor-in-interest to **U.S. Bank National Association**, as Trustee, successor in interest to **Bank One, National Association**, as Trustee for **Credit Suisse First Boston Mortgage Securities Corp. CSFB Mortgage-Backed Pass-Through Certificates, Series 2003-AR9** is the current mortgagee of the note and deed of trust or contract lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4254  
FILED 7/25/2024 2:38:40 PM

TS No.: 2024-00692-TX  
24-000586-673

### 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 SIX (6) IN BLOCK NINE (9), OF SHARPSTOWN, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 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-2024-4254  
FILED 7/25/2024 2:38:40 PM

TS No.: 2024-00692-TX  
24-000586-673

### 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: 07/23/2024



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.

COPY

TS No.: 2024-00896-TX  
24-000641-673

## 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:** 09/03/2024

**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:** 11327 SAGEHEATHER DR. 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 11/15/2006 and recorded 11/17/2006 in Book RP 034-02 Page 1554 Document 20060206039, real property records of Harris County, Texas, with **PILAR LOPEZ, AN UNMARRIED WOMAN** 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 2007-1, Asset-Backed Certificates, Series 2007-1 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 **PILAR LOPEZ, AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of \$92,700.00, 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 2007-1, Asset-Backed Certificates, Series 2007-1** is the current mortgagee of the note and deed of trust or contract lien.

FILED 7/25/2024 2:38:40 PM FRCL-2024-4255 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-00896-TX  
24-000641-673

### 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 SIXTEEN (16) IN BLOCK TWENTY-TWO (22) OF SAGEMONT, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 129, PAGE 1 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.: 2024-00896-TX  
24-000641-673

### 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: 7-17-2024**

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.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, I.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-2024-4255 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 7/25/2024 2:38:40 PM

COPY UNOFFICIAL



TS No.: 2024-00921-TX  
22-000556-673

## 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:** 09/03/2024

**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:** 5510 ELM SPRING DRIVE, HOUSTON, TX 77045

**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 06/05/2006 and recorded 06/20/2006 in Book RP 023-53 Page 0253 Document Z389946, real property records of Harris County, Texas, with **HERBERT T BROUSSARD, A SINGLE PERSON** grantor(s) and First Magnus Financial Corporation, an Arizona Corporation as Lender 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 **HERBERT T BROUSSARD, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of \$41,250.00, 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 ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS9** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00921-TX  
22-000556-673

### 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 ELEVEN 11 OF CRESTMONT PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 57, PAGE 67, 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**

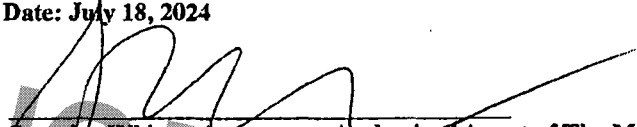
TS No.: 2024-00921-TX  
22-000556-673

## Notice of [Substitute] Trustee Sale

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

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

Date: July 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.

TS No.: 2024-00988-TX  
23-000629-673

## 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:** 09/03/2024

**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:** 18423 HURON PARK TRAIL, HUMBLE, TX 77346-3454

**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 04/10/2007 and recorded 04/17/2007 in Book RP 042-87 Page 1400 Document 20070232306, real property records of Harris County, Texas, with **BYRON BISOR, AN UNMARRIED 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 2007-6, ASSET-BACKED CERTIFICATES, SERIES 2007-6** 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 **BYRON BISOR, AN UNMARRIED PERSON**, securing the payment of the indebtedness in the original principal amount of **\$153,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-6, ASSET-BACKED CERTIFICATES, SERIES 2007-6** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00988-TX  
23-000629-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT FIVE (5), IN BLOCK TWO (2), OF EAGLE SPRINGS, SECTION TWELVE (12), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 532121 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

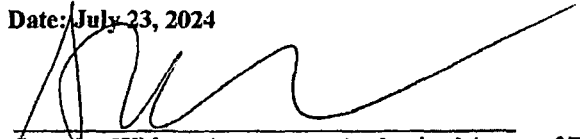
TS No.: 2024-00988-TX  
23-000629-673

### Notice of [Substitute] Trustee Sale

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

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

Date: July 23, 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.**

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.

Certificate of Posting

COPY

TS No.: 2024-00984-TX  
24-000645-673

## 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:** 09/03/2024

**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:** 7305 FIR STREET, HOUSTON, TX 77012

**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 04/01/2004 and recorded 04/21/2004 in Book 584-75 Page 1375 Document X550759, real property records of Harris County, Texas, with **BASILIO SERRATO AND SPOUSE, JUANA C GARICA** grantor(s) and **REGIONS BANK** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **BASILIO SERRATO AND SPOUSE, JUANA C GARICA**, securing the payment of the indebtedness in the original principal amount of **\$80,500.00**, 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 THE REGISTERED HOLDER OF EQUIFIRST MORTGAGE LOAN TRUST 2004-2 ASSET-BACKED CERTIFICATES, SERIES 2004-2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00984-TX  
24-000645-673

### 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 TEN (10), OF SOUTHMAYD PARK, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1163, PAGE 161 OF THE DEED 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**

COPY UNOFFICIAL



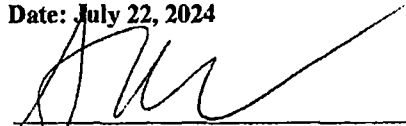
TS No.: 2024-00984-TX  
24-000645-673

## Notice of [Substitute] Trustee Sale

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

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

Date: July 22, 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.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.**

I am \_\_\_\_\_, Certificate of Posting  
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ 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 & Appointment of Substitute Trustee

**Date:** July 29, 2024

**Type of Security**

**Instrument:** Deed of Trust

**Date of Instrument:** April 2, 2021

**Debtor:** Miguel Angel Perez  
Isabel Marquez

**Original Trustee:** Sowell, Alvares & Walls, PLLC

**Substitute Trustee:** James N. Richards or Clayton Gaddis

**Current Beneficiary:** Listo Lending, LLC

**County of Property:** Harris County, Texas

**Recording Information:** Harris County Real Property Records Document Number RP-2021-194953

**Property Description:** LOT 795, IN BLOCK 28, OF HOME OWNED ESTATES, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 30, PAGE 27, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (more commonly known as 13307 Halifax St, Houston, Texas 77015)

**Date of Sale of Property:** 9/3/2024

**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 29, 2024

## Notice of Substitute Trustee's Sale

Notice is hereby given that a public sale at auction of the Property (as the term is defined and described below) will be held at the date, time and place specified in this notice.

### Certain Terms and Information

**Date of Sale:** Tuesday, September 3<sup>rd</sup>, 2024 @ 10:00am CST

**Time of Sale:** The earliest time at which the sale shall occur is 10:00am Houston, Texas time. The sale shall begin at that time or not later than three hours after that time.

**Place of Sale:** Rear building at the end of parking lot of Bayou City Event Center, 9401 Knight Rd. Houston, TX 77045 or IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

### Information Regarding the Deed of Trust Lien That Is the Subject of this sale:

**Name of Document:** Deed of Trust

**Date:** March 29, 2021

**Grantor:** Luis Alonso Martinez and Marlis Antonia Enrique Ramos

**Beneficiary:** Great's Holdings International, LLC, a Texas limited liability company

**Trustee:** David L. Smitherman

**Recording Information:** E-filed and E-Recorded as File No. RP-2021-173435 in the Official Public Records of HARRIS COUNTY, TEXAS

### **Property Description:**

Lot Fifteen (15), Block Nine (9), EDGEWOOD, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 40, Page 52 of the Map Records of Harris County, Texas.

### **Indebtedness Secured:**

**Name of Document:** *Promissory Note*

**Date:** March 24, 2021  
**Face Amount:** \$184,410.00  
**Maker:** Luis Alonso Martinez and Marlis Antonia Enrique Ramos  
**Lender:** Great's Holdings International, LLC, a Texas limited liability company  
**Current Owner and Holder of the Note:** Great's Holdings International, LLC, a Texas limited liability company

**Postponement Rights**

The Deed of Trust permits the Lender to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee, or, if appropriate, the Substitute Trustee, under the Deed of Trust need not appear at the date, time and place of a scheduled sale 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 requirement of the Texas Property Code. The reposting or refiled may be after the date originally schedule for this sale.

**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 Lender thereunder to have the bid credited 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 his, her, its or their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any liens, security interests, encumbrances and other title matters set for in the Deed of Trust, so prospective bidders are reminded that by law the sale will necessarily be made subject to all liens, security interests, encumbrances and other prior matters of record affecting the Property, if any to the extent that they remain in full force and effect and have not been subordinated to the Deed of Trust.

The sale shall not cover any 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4261  
FILED 7/29/2024 4:21:40 PM

Pursuant to the Deed of Trust, the Current Owner and Holder of the Note has the right to direct the Trustee, or, if appropriate, 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 its "as is, and 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, or if appropriate, 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 if appropriate Substitute Trustee.

**Type of Sale**

The sale is a nonjudicial 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 Granter.

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.

**Default in Indebtedness Secured**

Default has occurred in the payment of the Indebtedness Secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the Indebtedness Secured by the Deed of Trust has been accelerated and such Indebtedness Secured is now wholly due and payable.

**Request to Act and Conduct Sale**


Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

Questions concerning the sale may be direct to the undersigned at 4907 Gammage St. Houston, TX 77021.

Notice is also given that before the sale the Lender may appoint another person as Trustee to conduct the sale.

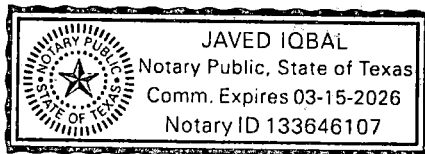
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

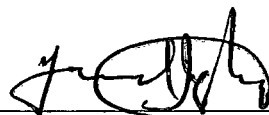
IN THE WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the 29<sup>th</sup> day of July, 2024

  
\_\_\_\_\_  
Lewis Mao, Substitute Trustee

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this 29th day of July, 2024, Lewis Mao, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



  
\_\_\_\_\_  
Notary Public, State of Texas

FILED 7/29/2024 4:21:40 PM FRCL-2024-4261 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

SELENE FINANCE LP (SLE)  
LIGHT, JASON AND NATALEE COURTNEY  
1411 CHANTILLY LN, HOUSTON, TX 77018

CONVENTIONAL  
Firm File Number: 22-039136

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 3, 2006, JASON LIGHT AND NATALEE COURTNEY, HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to WASHINGTON MUTUAL BANK in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of HARRIS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20060191859, 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 Texas Home Equity Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, September 3, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 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 21 IN BLOCK 81 OF OAK FOREST ADDITION, SECTION 9, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 34, PAGE 55 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 1411 CHANTILLY LN  
HOUSTON, TX 77018  
Mortgage Servicer: SELENE FINANCE LP  
Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST  
3501 OLYMPUS BOULEVARD  
5TH FLOOR, SUITE 500  
DALLAS, TX 75019

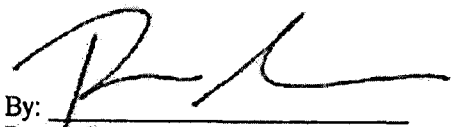
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE (S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day July 29, 2024.

  
By: \_\_\_\_\_  
Ronny George  
Texas Bar # 24123104  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-4262  
FILED 7/30/2024 4:19:13 PM

Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for U.S. BANK TRUST NATIONAL  
ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCAF  
ACQUISITION 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.**

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 ONE HUNDRED SEVENTY SIX (176) IN BLOCK FOURTEEN (14), OF SOUTH PASADENA PLAZA, A SUBDIVISION IN HARRIS COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/24/2011 and recorded in Document 20110458950 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: 09/03/2024

Time: 12:00 PM

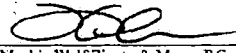
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 MARGIE MURRAY, provides that it secures the payment of the indebtedness in the original principal amount of \$106,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA, LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA, LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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.