

3
TP Sale

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 17, 2024

NOTE: Promissory Note described as follows:

Date: March 29, 2023
Maker: FT Do It Enterprises, LLC, a Texas limited liability company
Payee: First National Bank of Central Texas
Original Principal Amount: \$620,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: March 29, 2023
Grantor: FT Do It Enterprises, LLC, a Texas limited liability company
Trustee: Stephen C. Gohring
Beneficiary: First National Bank of Central Texas
Recorded: Instrument RP-2023-112909 in the Official Public Records of Harris County, Texas

LENDER: First National Bank of Central Texas

BORROWER: FT Do It Enterprises, LLC, a Texas limited liability company

PROPERTY: The real property described as follows:

See Exhibit "A"

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Ryan T. Becker

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

3740 Copperfield Drive, Suite 200
Bryan, Brazos County, Texas 77802

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

November 5, 2024, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Harris County Courthouse in the area designated by the Commissioner's Court of Harris County, Texas.

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

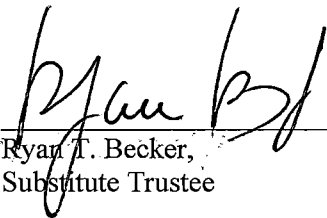
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of September 17, 2024.



Ryan T. Becker,
Substitute Trustee

AFTER RECORDING. PLEASE RETURN ORIGINAL TO:

BRUCHEZ & GOSS, P.C.
3740 Copperfield Drive, Suite 200
Bryan, Texas 77802
File Number: 24-6147: RTB/kgH

//

102

EXHIBIT "A"

BEING A TRACT OR PARCEL CONTAINING 0.2864 ACRE (12,474 SQUARE FEET) OF LAND OUT OF LOT 24, BLOCK 62 OF RIVERSIDE TERRACE, SECTION 15, A SUBDIVISION OF RECORD IN VOLUME 15, PAGE 21 OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, BEING THAT SAME TRACT OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) 20070240819. SAID 0.2864 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204):

BEGINNING AT AN 1/2 INCH IRON ROD FOUND FOR THE COMMON MOST EASTERLY CORNER TO SAID LOT 24, THE HEREIN DESCRIBED TRACT, THE MOST SOUTHERLY CORNER TO LOT 25 OF SAID BLOCK 62, IN THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH ROSENEATH DRIVE (60 FEET WIDE), IN THE ARC OF A CURVE TO THE RIGHT;

THENCE, 85.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1,361.91 FEET, A CENTRAL ANGLE OF $03^{\circ} 34' 33''$, A CHORD BEARING OF SOUTH $S 54^{\circ} 11' 48''$ WEST, AND A CHORD DISTANCE OF 84.99 FEET TO AN 1/2 INCH IRON ROD FOUND FOR THE COMMON MOST SOUTHERLY CORNER TO SAID LOT 24, THE HEREIN DESCRIBED TRACT AND THE MOST EASTERLY CORNER TO LOT 23 OF SAID BLOCK 62;

THENCE, NORTH $36^{\circ} 41' 20''$ WEST, ALONG THE LINE COMMON TO SAID LOT 23 AND LOT 24, 72.28 FEET TO A POINT FOR CORNER;

THENCE, NORTH $3^{\circ} 59' 49''$ WEST, 85.16 FEET TO THE COMMON MOST WESTERLY CORNER TO SAID TRACT OF RECORD UNDER H.C.C.F. NO. 20070240819, THE HEREIN DESCRIBED TRACT, THE MOST NORTHERLY CORNER TO THAT CERTAIN TRACT OF RECORD UNDER H.C.C.F. NO. 2158205, IN THE SOUTH LINE OF LOT 6 OF SAID BLOCK 62, IN THE ARC OF A CURVE TO THE LEFT, FROM WHICH A FENCE CORNER WAS FOUND TO BEAR NORTH $59^{\circ} 44'$ WEST, 3.6 FEET;

THENCE, 69.07 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 831.30 FEET, A CENTRAL ANGLE OF $04^{\circ} 45' 38''$, A CHORD BEARING OF NORTH $49^{\circ} 50' 42''$ EAST, AND A CHORD DISTANCE OF 69.05 FEET TO A POINT FOR THE COMMON MOST NORTHERLY CORNER TO SAID LOT 24. THE HEREIN DESCRIBED TRACT AND THE MOST WESTERLY CORNER TO SAID LOT 24 FROM WHICH A FENCE CORNER WAS FOUND TO BEAR NORTH $15^{\circ} 55'$ WEST, 0.8 FEET;

THENCE, SOUTH $40^{\circ} 55' 20''$ EAST, ALONG THE LINE COMMON TO SAID LOT 24 AND LOT 25, 163.28 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS, 0.2864 ACRE OR 12,474 SQUARE FEET OF LAND, MORE OR LESS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5099
FILED 9/26/2024 9:14:47 AM

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 12th 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, November 5, 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 25th day of September, 2024.



GREG DEVRIES
Substitute Trustee

Address:
1401 McKinney Street, 17th Floor
Houston, Texas 77010

FILED 9/26/2024 10:37:06 AM FRCL-2024-5100 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

0000010245017

507 WILLOW WISP CIR
SPRING, TX 77388

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 01, 2005 and recorded in Document INSTRUMENT NO. Y929666; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO(S) 20150331826 AND RP-2023-146526 real property records of HARRIS County, Texas, with JIMMY OWENS AND STACI OWENS 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 JIMMY OWENS AND STACI OWENS HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$170,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB4 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



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA 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.



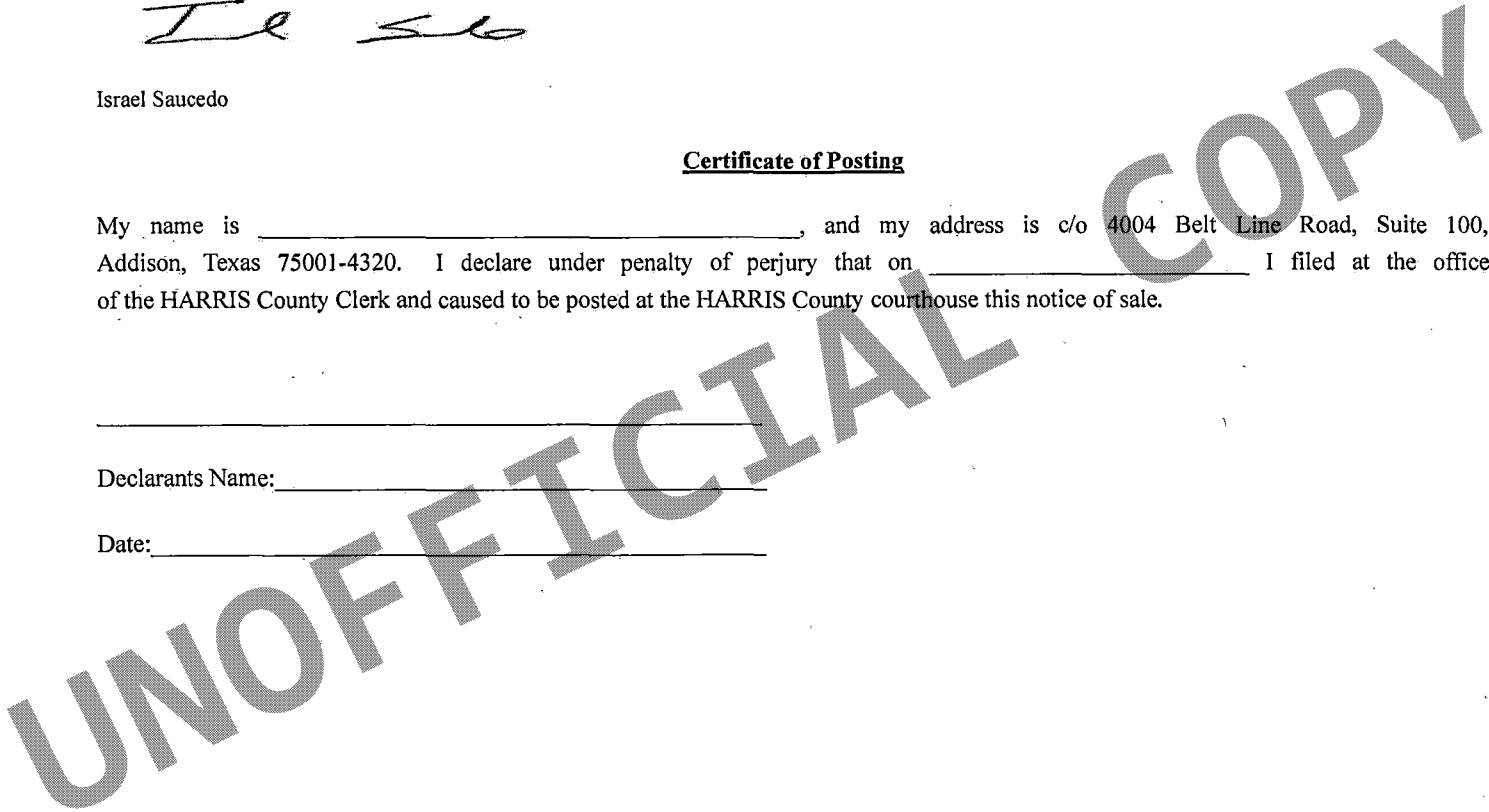
Israel Saucedo

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-2024-5100
FILED 9/26/2024 10:37:06 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

507 WILLOW WISP CIR
SPRING, TX 77388

00000010245017

00000010245017

HARRIS

EXHIBIT "A"

LOT THIRTY-THREE (33), IN BLOCK FOUR (4), OF DEVONSHIRE WOODS, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 281, PAGE 88 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5100

FILED 9/26/2024 10:37:06 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5101
FILED 9/26/2024 10:37:06 AM

5244 LEECLAND ST
HOUSTON, TX 77023

00000010236149

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 17, 2023 and recorded in Document CLERK'S FILE NO. RP-2023-139325; AS AFFECTED BY CLERK'S FILE NO. RP-2023-247395 real property records of HARRIS County, Texas, with RICKY H DEARR A MRRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RICKY H DEARR A MRRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$384,540.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2023-NQM6 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



5244 LEBLAND ST
HOUSTON, TX 77023

00000010236149

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

ISL
Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5101

FILED 9/26/2024 10:37:06 AM

5244 LEELAND ST
HOUSTON, TX 77023

0000010236149

0000010236149

HARRIS

EXHIBIT "A"

THE EAST 20 FEET OF LOT ELEVEN (11), AND ALL OF LOT TWELVE (12) IN BLOCK TEN (10), OF DISSEN HEIGHTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 12, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5101

FILED 9/26/2024 10:37:06 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5102
FILED 9/26/2024 10:37:06 AM

16610 SATURN LANE
HOUSTON, TX 77062

00000010237980

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: November 05, 2024

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

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 21, 2021 and recorded in Document CLERK'S FILE NO. RP-2021-36718 real property records of HARRIS County, Texas, with MARCUS EDWARD BELLSCHIEDT AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARCUS EDWARD BELLSCHIEDT AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$184,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL

FRCL-2024-5102 FILED 9/26/2024 10:37:06 AM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 0.1194 ACRES, (5,200 SQUARE FEET), BEING OUT OF AND A PART OF A 1.83 ACRE UNRESTRICTED RESERVE, BLOCK 7, CLEAR LAKE CITY, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 100, PAGE 56, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.1194 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO MICHAEL N. DIVINE BY INSTRUMENT RECORDED IN DOCUMENT NO. S938098 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 100, PAGE 56, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).

COMMENCING AT A CALCULATED POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RAMADA DRIVE, (60.00 FOOT RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF SAID 1.83 ACRE UNRESTRICTED RESERVE, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 7, OF SAID CLEAR LAKE CITY, SECTION 1;

THENCE, S 66°46' 00 E, ALONG THE COMMON LINE OF SAID LOT 1 AND LOTS 2 AND 3, BLOCK 7, OF SAID CLEAR LAKE CITY, SECTION 1, SAME BEING THE COMMON LINE OF SAID 1.83 ACRE UNRESTRICTED RESERVE, A DISTANCE OF 114.00 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID LOT 2 FOR THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO BILLY G. HENRICHS AND NATALIE P. HENRICHS BY INSTRUMENT RECORDED IN DOCUMENT NO. 20080450726 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE WEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FENCE CORNER POST FOUND FOR REFERENCE BEARS, S 57°13'46" E, A DISTANCE OF 1.29 FEET;

THENCE, N 23°14' 00" E, ACROSS SAID 1.83 ACRE UNRESTRICTED RESERVE, ALONG THE COMMON LINE OF SAID HENRICH TRACT, A DISTANCE OF 100.00 FEET TO A ½" IRON ROD FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SATURN LANE, (60.00 FOOT RIGHT-OF-WAY), FOR THE EAST CORNER OF SAID HENRICH TRACT, SAME BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S66°46'00" E, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SATURN LANE, A DISTANCE OF 52.00 FEET TO A ½" IRON ROD FOUND FOR THE WEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO DEBRA S. FRANZ BY INSTRUMENT RECORDED IN DOCUMENT NO. X113469 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 23°14'00" W, ACROSS SAID 1.83 ACRE UNRESTRICTED RESERVE, ALONG THE COMMON LINE OF SAID FRANZ TRACT, A DISTANCE OF 100.00 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID LOT 3, SAME BEING THE COMMON LINE OF SAID 1.83 ACRE UNRESTRICTED RESERVE, FOR THE WEST CORNER OF SAID FRANZ TRACT, SAME BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FENCE CORNER POST FOUND FOR REFERENCE BEARS, S 53°47'22" E, A DISTANCE OF 1.24 FEET;

THENCE, N 66°46'00 W, ALONG THE COMMON LINE OF SAID LOTS 3 AND 2, SAME BEING THE COMMON LINE OF SAID 1.83 ACRE UNRESTRICTED RESERVE, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1194 ACRES OR 5,200 SQUARE FEET OF LAND, MORE OR LESS.

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: November 5, 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**.

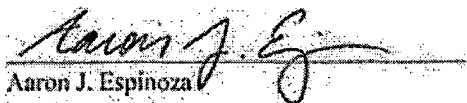
Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva and/or Nicole Durrett have been appointed as Substitute Trustees (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of the original Trustee, 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 September 25, 2024.


Aaron J. Espinoza

Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana St., Suite 2800
Houston, Texas 77002
Reference: 2024-02772


Patricia Poston

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

COPY

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 the 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 the 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 stamped "WEISSER ENG HOUSTON, TX" set for the point of tangency;

THENCE North 12° 55' 14" East, with the east line of said Westgreen Boulevard, the west line of said 47.242-acre tract, and the west line of said tract herein described, a distance of 183.11 feet to a 5/8-inch iron rod found, for the beginning of a tangent curve to the left;

THENCE with the east line of said Westgreen Boulevard, the west line of said 47.242- acre tract, the west line of said tract herein described, and with said curve to the left having an arc length of 114.92 feet, a radius of 2,000.00 feet, a central angle of 03° 17' 32", a chord bearing of North 11° 16' 28" East and a chord length of 114.91 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the southwest line of a called 8.9330-acre tract of land (Easement) conveyed to Harris County Municipal Utility District No. 71, as recorded under H.C.C.F. No. G656624, F.C. No. 165-88-0224 of the O.P.R.R.P.H.C., Texas, for the northwest corner of said tract herein described and for the beginning of a nontangent curve to the left and from which a 5/8-inch iron rod found for the northwest corner of said 47.242-acre tract bears North 06° 13' 16" East, a distance of 237.73 feet (N= 13,858,836.13, E=3,002,111.29);

THENCE with the southwest line of said 8.9330- acre tract, over and across said 47.242-acre tract , with the northeast line of said tract herein described and with the arc of said curve to the left having an arc length of 215.11 feet, a radius of 2,643.97 feet, a central angle of 04° 39' 42", a chord bearing of South 50° 53' 35" East and a chord length of 215.05 feet to a 5/8-inch iron rod with cop stamped "WEISSER ENG HOUSTON, TX" set for the end of said curve;

THENCE South 53° 13' 25" East, with the southwest line of said 8.9330-acre tract, over and across said 47.242-acre tract and with the northeast line of said tract herein described, a distance of 571.20 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said tract herein described;

THENCE South 35° 46' 35" West, over and across said 47.242-acre tract, and with a southeast line of said tract herein described, a distance of 98.71 feet to a point in the top of bank of an existing pond;

THENCE over and across said 47.242-acre tract and with said top of bank, the following courses;

1. North 44° 04' 42" West, a distance of 99.97 feet to a point,
2. North 58° 09' 43" West, a distance of 50.08 feet to a point,
3. North 53° 14' 42" West, a distance of 80.82 feet to a point,
4. South 37° 56' 52" West, a distance of 13.89 feet to a point for the beginning of a non-tangent curve to the left,
5. Along said curve, on arc length of 155.66 feet, a radius of 134.35 feet, a central angle of 66° 23' 01", a chord bearing of South 68° 29' 19" West and a chord distance of 147.10 feet to a point for the end of said curve,
6. South 05° 36' 12" East, a distance of 21.63 feet to a point,
7. South 40° 39' 43" West, a distance of 52.55 feet to a point for the beginning of a non-tangent curve to the left,
8. Along said curve, an arc length of 71.04 feet, a radius of 100.00 feet, a central angle of 40° 42' 12", a chord bearing of South 45° 41' 32" West and a chord distance of 69.56 feet to a point for the end of said curve,
9. South 27° 58' 44" West, a distance of 97.90 feet to a point,
10. South 37° 25' 21" West, a distance of 41.40 feet to a point,
11. South 27° 59' 30" West, a distance of 108.72 feet to a point,
12. South 15° 49' 34" West, a distance of 102.09 feet to a point,
13. South 00° 07' 55" West, a distance of 29.32 feet to a point,
14. South 10° 04' 57" East, a distance of 47.51 feet to a point,
15. South 02° 37' 26" East, a distance of 90.08 feet to a point,
16. South 07° 04' 18" East, a distance of 85.05 feet to a point,
17. South 12° 41' 59" East, a distance of 45.41 feet to a point for the beginning of a curve to the left,
18. Along said curve, an arc length of 180.27 feet, a radius of 130.00 feet, a central angle of 79° 27' 12", a chord bearing of South 52° 25' 35" East and a chord distance of 166.17 feet to a point for the end of said curve,

THENCE North 87° 50' 49" East, leaving said top of bank, over and across said 47.242-acre tract a distance of 269.58 feet to a point on the top of bank of said existing pond;

THENCE South $01^{\circ} 19' 08''$ 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 $87^{\circ} 50' 49''$ 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 $25^{\circ} 43' 38''$ 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 $20^{\circ} 48' 53''$ and a cord which bears N $15^{\circ} 19' 12''$ W, 1083.87 feet to a 5/8-inch iron rod with a cap stamped "WEISSER ENG. HOUSTON, TX";

Thence S $89^{\circ} 55' 04''$ 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 $00^{\circ} 04' 56''$ E, a distance of 412.60 feet to a 5/8-inch iron rod with a plastic cap found for corner;

S $29^{\circ} 27' 50''$ E, a distance of 306.11 feet to a 5/8-inch iron rod with a plastic cap found for corner;

S $53^{\circ} 51' 17''$ E, a distance of 312.33 feet to a 5/8-inch iron rod with a plastic cap found for corner;

S $87^{\circ} 15' 50''$ E, a distance of 450.70 feet to a 5/8-inch iron rod with a plastic cap found for corner;

THENCE N $00^{\circ} 06' 34''$ 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 $50^{\circ} 15' 55''$ 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 $51^{\circ} 09' 11''$ 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 SUBSTITUTE TRUSTEE'S SALE

Harris County

Deed of Trust Dated: October 1, 2008
Original Principal Amount of Note: \$182,174.92
Grantor: Francisco L. Tierrablanca and Maria B. Tierrablanca
Original Mortgagee: Steven Quance
Current Mortgagee: Drake Plastics, Ltd. Co.
Mortgagee Address: 14869 Grant Road, Cypress, Texas 77429

Recording Information: Clerk's File No. **20080506746** in the Official Public Records of Harris County, Texas.

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference (commonly known as **18915 Shaw Road, Cypress, Texas 77429**).

Date of Sale: November 5, 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.

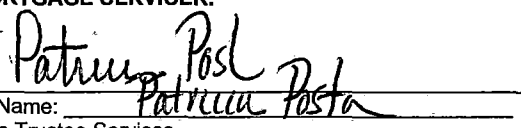
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2024-003598



Printed Name: Patricia 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

BEING A 6.043 ACRE TRACT OF LAND, IN THE GEORGE LAMB SURVEY, ABSTRACT NO. 524, IN HARRIS COUNTY, TEXAS, OUT OF AND A PART OF THAT CERTAIN 140.715 ACRE TRACT OF LAND DESCRIBED IN DEED TO SHAW/BOUDREAUX, INC. RECORDED UNDER CLERK'S FILE NO. S090020 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS (OPRRPHCOTX), SAID 6.043 ACRES IS HEREAFTER REFERRED TO AS "THE SUBJECT TRACT" AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8 INCH IRON ROD FOUND LYING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BOUDREAUX ROAD (60 FOOT R-O-W) AND THE WEST RIGHT-OF-WAY LINE OF SHAW ROAD (60 FOOT R-O-W), SAID POINT MARKS THE NORTHEAST CORNER OF THE SAID 140.715 ACRE TRACT (HEREAFTER CALLED "PARENT TRACT");

THENCE SOUTH 00 DEG. 00' 09" WEST (REFERENCE BEARING BASED ON DEED OF PARENT TRACT), WITH THE EAST LINE OF THE PARENT TRACT AND THE WEST LINE OF SHAW ROAD, AT 806.75 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THAT CERTAIN 8.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO C. TYLER OGLESBY RECORDED UNDER CLERK'S FILE NO. S578968 (OPRRPHCOTX), AND CONTINUING A TOTAL DISTANCE OF 1201.40 FEET TO A 5/8 INCH IRON ROD FOUND MARKING SOUTHEAST CORNER OF THE SAID OGLESBY TRACT, THE NORTHEAST CORNER OF THE SUBJECT TRACT AND POINT OF BEGINNING;

THENCE SOUTH 00 DEG. 00' 09" WEST, CONTINUING WITH THE EAST LINE OF THE PARENT TRACT AND THE WEST LINE OF SHAW ROAD, A DISTANCE OF 298.13 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THE SUBJECT TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 5.005 ACRE TRACT OF LAND DESCRIBED IN DEED TO VINCENT GOODMAN RECORDED UNDER CLERK'S FILE NO. S513388 (OPRRPHCOTX);

THENCE SOUTH 89 DEG. 59' 13" WEST, DEPARTING THE EAST LINE OF THE PARENT TRACT AND THE WEST LINE OF SHAW ROAD, A DISTANCE OF 883.00 FEET TO A 5/8 INCH IRON ROD FOUND LYING IN THE EAST LINE OF THAT CERTAIN 57.308 ACRE TRACT OF LAND DESCRIBED UNDER CLERK'S FILE NO. T093293 (OPRRPHCOTX) AND MARKING THE SOUTHWEST CORNER OF THE SUBJECT TRACT AND THE NORTHWEST CORNER OF THE SAID GOODMAN TRACT;

THENCE NORTH 00 DEG. 00' 09" EAST, WITH THE EAST LINE OF SAID 57.308 ACRES TRACT, A DISTANCE OF 298.13 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE SUBJECT TRACT AND THE SOUTHWEST CORNER OF THE SAID OGLESBY TRACT;

THENCE NORTH 89 DEG. 59' 13" EAST, DEPARTING THE EAST LINE OF THE SAID 57.308 ACRE TRACT, A DISTANCE OF 883.00 FEET TO THE POINT OF BEGINNING.

FILED 9/26/2024 11:15:08 AM FRCL-2024-5110 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: May 20, 2022

Amount: \$129,000.00

Grantor(s): SHARMON TUBBS

Original Mortgagee: TRN FINANCIAL LLC DBA AMP LENDING

Current Mortgagee: HOUSTON HABITAT FOR HUMANITY

Mortgagee Address: HOUSTON HABITAT FOR HUMANITY, 3750 N. MCCARTY, HOUSTON, TX 77029

Recording Information: Document No. RP-2022-271851

Legal Description: LOT 21, IN BLOCK 4, OF HARREL PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO(S). 626165 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: November 5, 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.

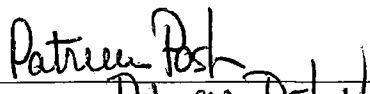
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS,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

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

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

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


Anthony Abad Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-001341


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

FILED 9/26/2024 11:15:09 AM
FRCL-2024-5111
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: November 5, 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.

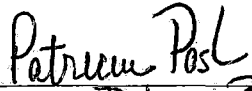
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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: 2023-005646


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

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5112
FILED 9/26/2024 11:15:10 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: April 5, 2010

Amount: \$55,500.00

Grantor(s): LOREN A. MAYDEN

Original Mortgagee: NTFN, INC. DBA NORTH AMERICAN LENDING

Current Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

Mortgagee Servicer and Address: c/o SELENE FINANCE, LP, 9990 Richmond Avenue, Suite 100, Houston, TX 77042

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. 20100135257

Legal Description: LOT 28, IN BLOCK 1, WOODLAND TRAILS NORTH SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 169, PAGE 126, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: November 5, 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.

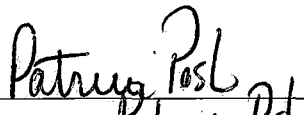
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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: 2022-002258


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

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
Address: 7525 Topanga Canyon Blvd. Canoga Park, CA
91303

Foreclosure Sale:

Date: Tuesday, 11/05/2024

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.

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.

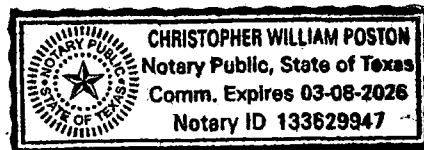
By: Patricia Poston
Patricia Poston Substitute Trustee

STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

This instrument was acknowledged before me by Patricia Poston on Sept. 26, 2024

Notary Public, State of Texas
Commission Expires: 3/8/26
Printed Name: Chris Poston



COPY UNOFFICIAL

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. HAFER JR., WIFE LINDA HAFER, 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

NOTICE OF FORECLOSURE SALE

September 25, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 20, 2023

Grantor: GULF COAST A/C & HEATING, LLC

Trustee: Sowell, Alvares & Walls, PLLC

Lender: QUICK LENDING, LLC

Property: A TRACT OR PARCEL OF LAND CONTAINING 0.2399 ACRES, (10,451 SQUARE FEET), BEING TRACT 7, PARCEL "G", HIDDEN ECHO, AN UNRECORDED SUBDIVISION SITUATED IN THE GILBERT BROOKS SURVEY, ABSTRACT NO.6, HARRIS COUNTY, TEXAS, SAID 0.2399 ACRE TRACT OF LAND BEING SAID TRACT 7 OUT OF THAT CERTAIN TRACT OF LAND BEING TRACTS 7 AND 8 AS CONVEYED TO NATHANIEL RAGGETTE BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2022-409807 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.2399 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: DOCUMENT NO. RP-2022-409807 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).
 BEGINNING at a point on the south right-of-way line of Shore Shadow Drive, (no deed found), for the north common corner of said Tracts 7 and 8, same being the northeast corner and the POINT OF BEGINNING of the herein described tract, from which a 5/8" iron rod found for reference bears, S 10°34'14" W, a distance of 0.56 feet;

Thence, S 02°40'59" E, along the common line of said Tracts 7 and 8, pass at a distance of 130.80 feet a capped iron rod found for reference on the north bank of a canal and continuing for a total distance of 144.18 feet to a point within the margins of said canal for the south common corner of said Tracts 7 and 8, same being the southeast corner of the herein described tract;

Thence, S 87°01'02" W, within the margins of said canal, a distance of 69.96 feet to a point for the south common corner of said Tract 7 and that certain tract of land being Tract 6, Parcel "G", of said Hidden Echo, as described by instrument recorded in Document No. B455651 of the Official Public Records of Harris County, Texas, same being the southwest corner of the herein described tract;

Thence, N 02°41'16" W, along the common line of said Tracts 7 and 6, pass at a distance of 13.02 feet a capped, (Precision Surveyors), iron rod set for reference on the north bank of said canal and continuing for a total distance of 150.99 feet to a capped iron rod found on the south right-of-way line of Shore Shadow Drive for the north common corner of said Tracts 7 and 6, same being the northwest corner of the herein described tract;

COPY

UNO

Thence, N 87°19'28"E, along the south right-of-way line of Shore Shadow Drive, a distance of 38.79 feet to point for an angle point in the south right-of-way line of Shore Shadow Drive, same being a corner of said Tract 7, same being a corner of the herein described tract;

Thence, S 81°00'47" E, along the south right-of-way line of Shore Shadow Drive, a distance of 31.84 feet to the POINT OF BEGINNING and containing 0.2399 acres or 10,451 square feet of land, more or less.

Address: 933 Shore Shadow, Huffman, Texas, 77336

Recorded: October 23, 2023, file number RP-2023-404951 in the Official Public Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of SEVENTY EIGHT THOUSAND NINE HUNDRED AND 00/100 DOLLARS (US \$78,900.00), executed by GULF COAST A/C & HEATING, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated October 20, 2023 and executed by John Blevins .

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, November 05, 2024

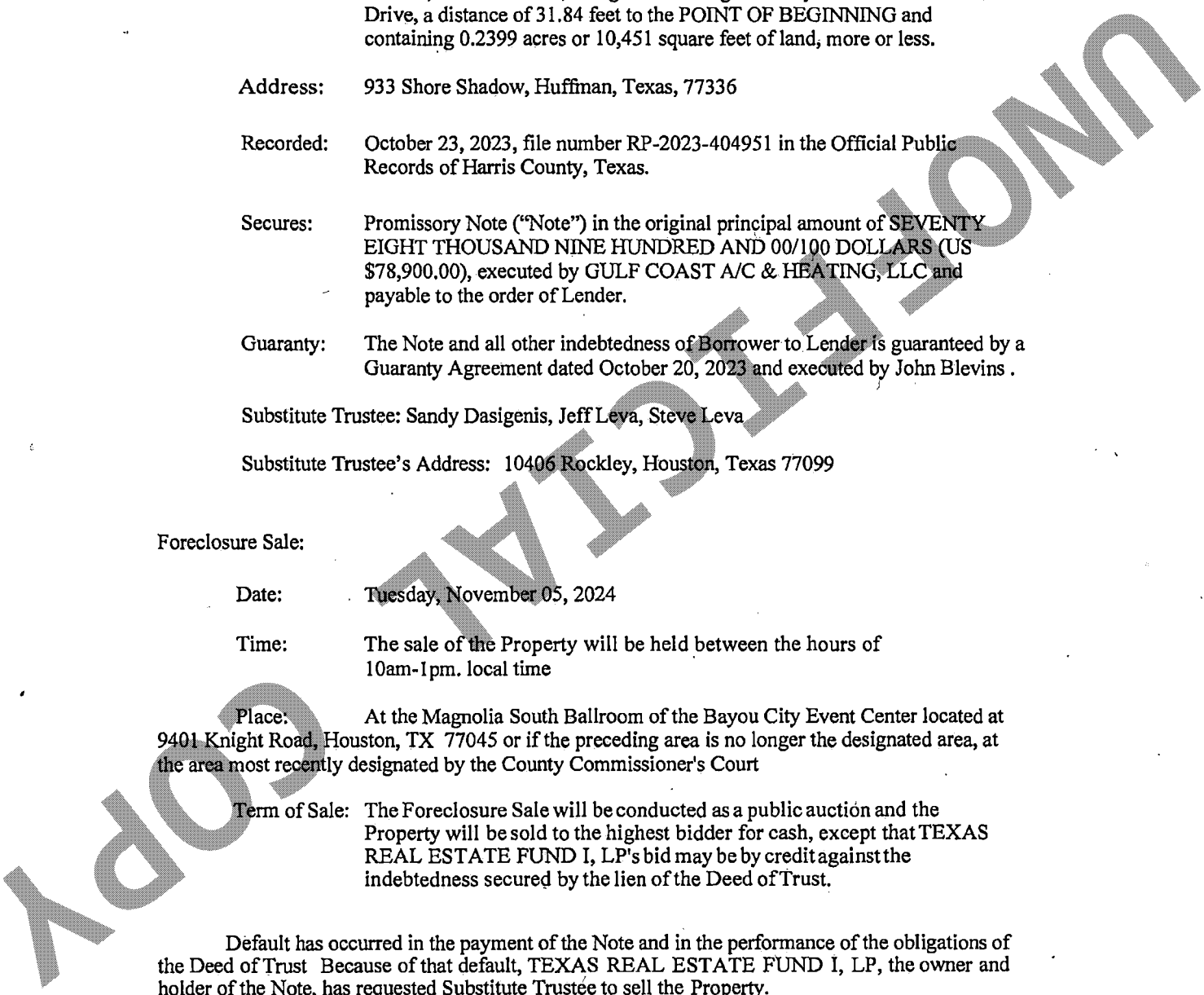
Time: The sale of the Property will be held between the hours of 10am-1pm. local time

Place: 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

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TEXAS REAL ESTATE FUND I, LP'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, TEXAS REAL ESTATE FUND I, LP, 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 TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I, LP'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 TEXAS REAL ESTATE FUND I, LP 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 TEXAS REAL ESTATE FUND I, LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III
14002 Pinerock Lane
Houston, TX 77079
(281) 435-7359
joe@peterkalaw.com

COPY

COPY
UNOFFICIAL

NOTICE OF FORECLOSURE SALE

September 25, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 20, 2023
Grantor: GULF COAST A/C & HEATING, LLC
Trustee: Sowell, Alvares & Walls, PLLC
Lender: QUICK LENDING, LLC

Property: A TRACT OR PARCEL OF LAND CONTAINING 0.2230 ACRES, (9,716 SQUARE FEET), BEING TRACT 8, PARCEL "G", HIDDEN ECHO, AN UNRECORDED SUBDIVISION SITUATED IN THE GILBERT BROOKS SURVEY, ABSTRACT NO. 6, HARRIS COUNTY, TEXAS, SAID 0.2230 ACRE TRACT OF LAND BEING SAID TRACT 8 OUT OF THAT CERTAIN TRACT OF LAND BEING TRACTS 7 AND 8 AS CONVEYED TO NATHANIEL RAGGETTE BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2022-409807 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.2230 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: DOCUMENT NO. RP-2022-409807 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a capped iron rod found on the south right-of-way line of Shore Shadow Drive, (no deed found), for the north common corner of said Tract 8 and that certain called 0.22 acre tract of land being Tract 9, Parcel "G", of said Hidden Echo, as conveyed to Mariana Gherasim and Cristian Popa Dumitru by instrument recorded in Document No. RP-2021-397596 of the Official Public Records of Harris County, Texas, same being the northeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 02°41'30" E, along the common line of said Tracts 8 and 9, pass at a distance of 127.88 feet a 1/2" iron pipe found for reference on the north bank of a canal and continuing for a total distance of 140.18 feet to a point within the margins of said canal for the south common corner of said Tracts 8 and 9, same being the southeast corner of the herein described tract;

Thence, S 87°01'02" W, within the margins of said canal, a distance of 70.00 feet to a point for the south common corner of said Tracts 8 and 7, same being the southwest corner of the herein described tract;

Thence, N 02°40'59" W, along the common line of said Tracts 8 and 7, pass at a distance of 13.38 feet a capped iron rod found for reference on the north bank of said canal and continuing for a total distance of 144.18 feet to a point on the south right-of-way line of Shore Shadow Drive for the north common corner of said Tracts 8 and 7, same being the northwest corner of the herein described tract, from which a 5/8" iron rod found for reference bears, S 10°34'14" W, a distance of 0.56 feet;

Thence, S 81°00'47"E, along the south right-of-way line of Shore Shadow Drive, a distance of 44.38 feet to a capped iron rod found for an angle point in the south right-of-way line of Shore Shadow Drive, same being a corner of said Tract 8, same being a corner of the herein described tract;

Thence, N 75°54'43" E, along the south right-of-way line of Shore Shadow Drive, a distance of 27.05 feet to the POINT OF BEGINNING and containing 0.2230 acres or 9,716 square feet of land, more or less.

Address: 911 Shore Shadow, Huffman, Texas, 77336

Recorded: October 23, 2023, file number RP-2023-404949 in the Official Public Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of ONE HUNDRED FIFTY EIGHT THOUSAND TWO HUNDRED THIRTY AND 00/100 DOLLARS (US \$158,230.00), executed by GULF COAST A/C & HEATING, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated October 20, 2023 and executed by John Blevins .

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, November 05, 2024

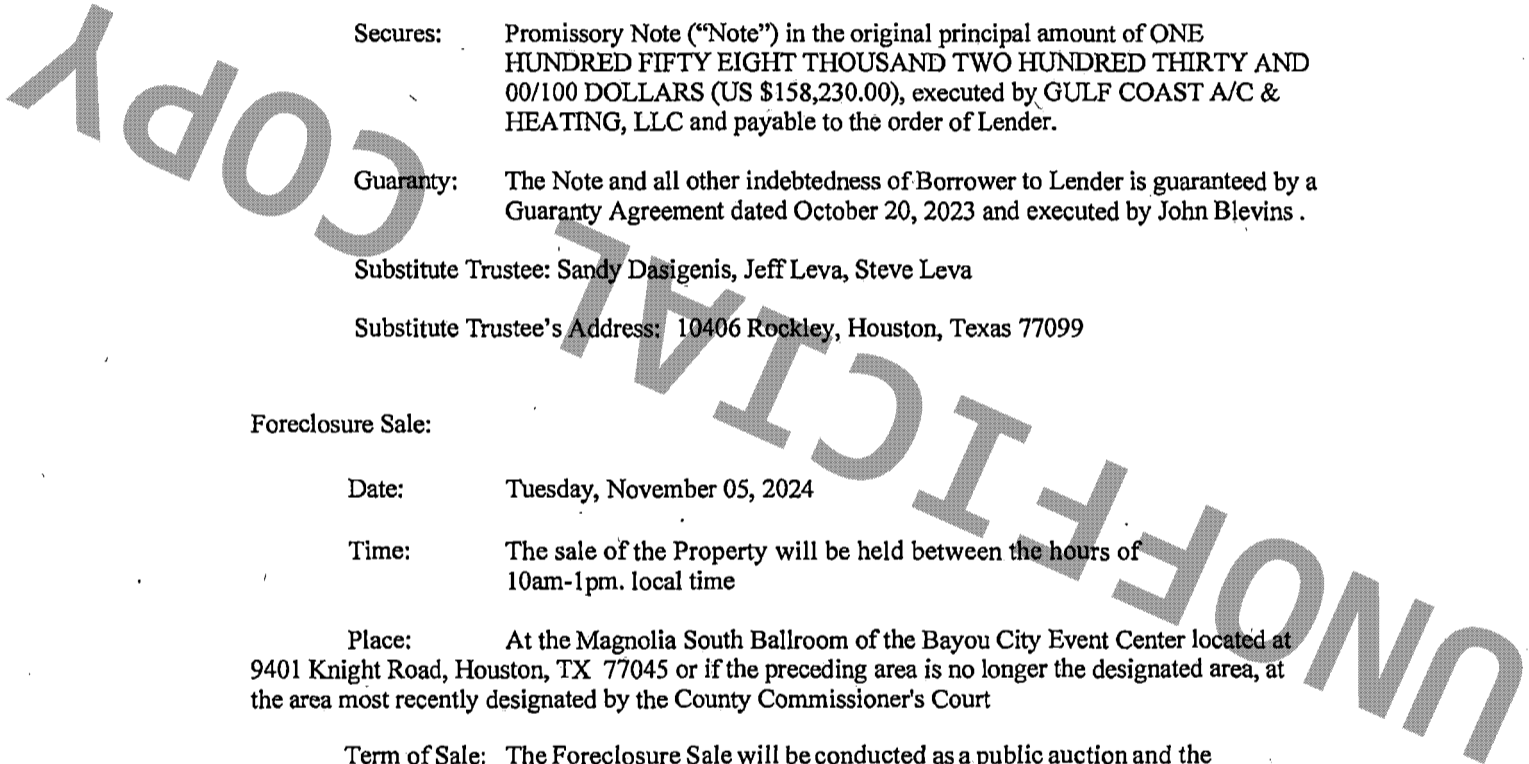
Time: The sale of the Property will be held between the hours of 10am-1pm. local time

Place: 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

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TEXAS REAL ESTATE FUND I, LP'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, TEXAS REAL ESTATE FUND I, LP, 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 TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I, LP'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 TEXAS REAL ESTATE FUND I, LP 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 TEXAS REAL ESTATE FUND I, LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III
14002 Pinerock Lane
Houston, TX 77079
(281) 435-7359
joe@peterkalaw.com

Attorney for TEXAS REAL ESTATE FUND I, LP

COPY UNOFFICIAL

TS No.: 2019-00895-TX
19-000604-673

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: 11/05/2024

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: 5709 Langley, Houston, TX 77016

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/16/1998 and recorded 11/04/1998 in Book 522-04 Page 3339 Document T362205, real property records of Harris County, Texas, with **Larry Preston, a single person** grantor(s) and NEW CENTURY MORTGAGE CORPORATION as Lender, 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 C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-RP2 as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Larry Preston, a single person**, securing the payment of the indebtedness in the original principal amount of **\$31,500.00**, 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 C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-RP2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2019-00895-TX
19-000604-673

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 Four Hundred Eighty Seven (487), Block Two (2) of Fountain Place, Section Four (4), an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 43, 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.: 2019-00895-TX
19-000604-673

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: 09/24/2024

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.auction.com or (800) 280-2832

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.: 2024-00006-TX
18-001345-673

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: 11/05/2024

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: 4123 Sea Meadow Court, Katy, TX 77449-4061

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/27/2006 and recorded 08/03/2006 in Book RP 025-71 Page 0927 Document Z501589, real property records of Harris County, Texas, with **TANA NICKERSON AND SPOUSE CHRISTOPHER NICKERSON** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP4** 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 **TANA NICKERSON AND SPOUSE CHRISTOPHER NICKERSON**, securing the payment of the indebtedness in the original principal amount of **\$72,800.00**, 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, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00006-TX
18-001345-673

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-ONE (21), IN BLOCK ONE (1), OF CYPRESS MEADOW, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 290, PAGE 27 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.: 2024-00006-TX
18-001345-673

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: 09/23/2024



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

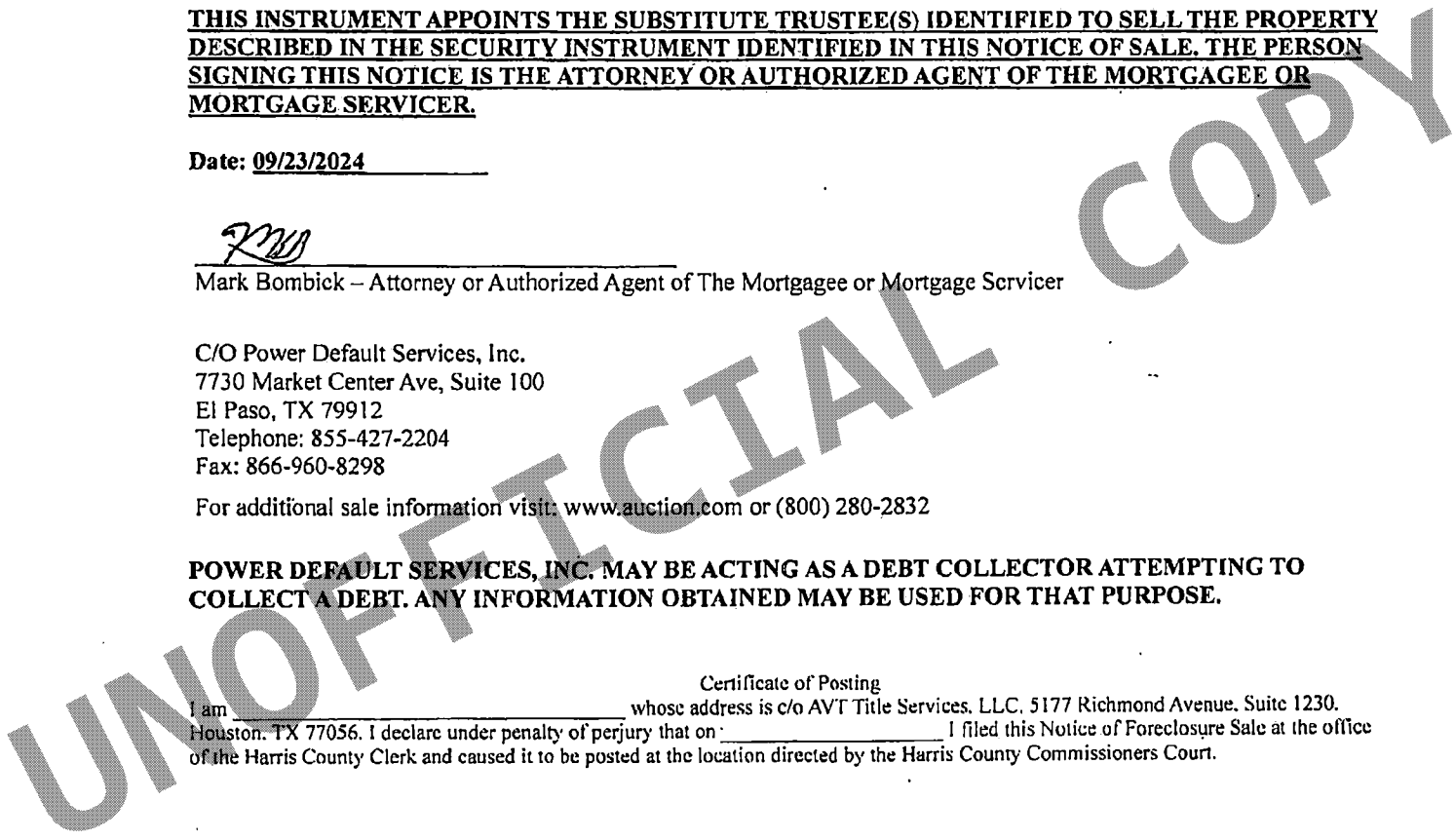
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

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

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.: 2024-00056-TX
24-000082-673

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: 11/05/2024

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: 22803 LAIN ROAD, SPRING, TX 77379

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/15/2003 and recorded 08/22/2003 in Book 573-75 Page 26-43 Document W954398, real property records of Harris County, Texas, with **CHARLES W. CHENOWITH AND BERNADETTE CHENOWITH** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-A, 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 **CHARLES W. CHENOWITH AND BERNADETTE CHENOWITH**, securing the payment of the indebtedness in the original principal amount of **\$140,000.00**, 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 THE HOLDERS OF NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-A, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00056-TX
24-000082-673

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:

BEING A TRACT OF LAND CONTAINING 1.0000 ACRE, MORE OR LESS, BEING SITUATED IN AND BEING PART OF THE JAMES MCGEE SURVEY, ABSTRACT NO. 688, AND THE E. SMITH SURVEY, ABSTRACT NO. 70, IN HARRIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 50.8 ACRE TRACT OF LAND CONVEYED TO G.S. HINKLE BY DEED RECORDED IN VOLUME 2154, PAGE 405 OF THE SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS; COMMENCING AT A IRON ROD IN A FENCE LINE, SAID POINT BEING IN THE MOST EASTERLY LINE OF THAT CERTAIN 88.6 ACRE TRACT OF LAND CONVEYED TO GEORGE HINKLE BY DEED RECORDED IN VOLUME 1131, PAGE 560 OF THE SAID DEED RECORDS, AND THE MOST WESTERLY LINE OF THE SAID 50.8 ACRE TRACT, SAID POINT ALSO BEING IN THE MOST NORTHERLY LINE OF THE ORIGINAL ALIGNMENT OF BOUDREAUX ROAD; THENCE NORTH 46 DEGREES 04 MINUTES 51 SECONDS WEST 326.07 FEET WITH EAST LINE OF THE SAID 88.6 ACRE TRACT AND THE WEST LINE OF SAID 50.8 ACRE TRACT TO A POINT FOR CORNER; THENCE NORTH 43 DEGREES 55 MINUTES 09 SECONDS EAST, 260.00 FEET WITH THE CENTERLINE OF A 60.00 FOOT PRIVATE ROAD EASEMENT TO A POINT FOR CORNER; THENCE CONTINUING WITH THE CENTERLINE OF THE 60.00 FOOT PRIVATE ROAD EASEMENT, NORTH 70 DEGREES 01 MINUTES 48 SECONDS EAST, 248.63 FEET TO AN "X" CUT FOUND IN CONCRETE FOR THE PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 17 DEGREES 02 MINUTES 09 SECONDS WEST, 201.19 FEET WITH THE CENTERLINE OF THE SAID 60.00 FOOT PRIVATE ROAD EASEMENT TO A 60 D NAIL SET FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 71 DEGREES 29 MINUTES 41 SECONDS EAST, AT 30.00 FEET PASSING A 5/8 INCH IRON ROD, IN ALL A DISTANCE OF 219.64 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 17 DEGREE 02 MINUTES 09 SECONDS EAST, 195.57 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 70 DEGREE 01 MINUTES 48 SECONDS WEST, AT 189.96 FEET PASSING A 5/8 INCH IRON ROD, IN ALL A DISTANCE OF 219.86 FEET TO THE PLACE OF BEGINNING.

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.: 2024-00056-TX
24-000082-673

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: 09/25/2024



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

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

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

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

Certificate of Posting

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

UNOFFICIAL COPY

TS No.: 2024-00185-TX
18-001951-879

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: 11/05/2024

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: 9121 Pembrook Street, Houston, TX 77016-4901

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 02/17/2006 and recorded 02/27/2006 in Book RP-018-30 Page 1181 Document Z115195, real property records of Harris County, Texas, with Dan Vargas an unmarried person grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT2, Asset-Backed Certificates, Series 2006-OPT2 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 Dan Vargas an unmarried person, securing the payment of the indebtedness in the original principal amount of \$78,400.00; and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT2, Asset-Backed Certificates, Series 2006-OPT2 is the current mortgagee of the note and deed of trust or contract lien.

FILED 9/26/2024 12:30:24 PM FRCL-2024-5117 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-00185-TX
18-001931-673

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:** This property to be sold is described as follows:

LOT 435, BLOCK 17, IN BARCLAY PLACE, SECTION 2, A SUBDIVISION OUT OF THE ANDREW DALEY SURVEY IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 17, 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

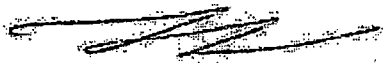
TS No: 2024-00185-TX
18-001951-675

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: 9/05/24



Kenneth Lavinc - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

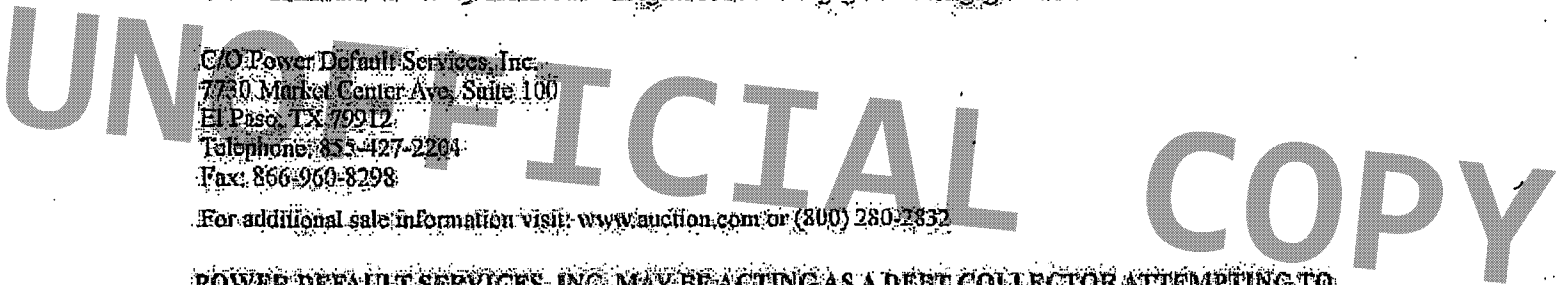
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 853-427-2204
Fax: 866-960-8298

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

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, _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1250, Houston, TX 77056, I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.



TS No.: 2024-00883-TX
18-000942-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 11/05/2024

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

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 9806 Glasgow Green, Houston, TX 77089

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/21/2005 and recorded 01/17/2006 in Book RP 016-75 Page 1181 Document Z032227 , Re-filed 04/07/2006 in Book RP 020-24 Page 0272 in Document Z215468 , real property records of Harris County, Texas, with **Monica Y. Rhodes** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W2 as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Monica Y. Rhodes**, securing the payment of the indebtedness in the original principal amount of **\$196,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00883-TX
18-000942.673

Notice of [Substitute] Trustee Sale

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

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

LOT TWENTY-SIX (26) BLOCK THREE (3) OF ASHLEY POINTE SEC. 1, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 559105 MAP RECORDS OF HARRIS COUNTY, TEXAS

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

UNOFFICIAL COPY

TS No.: 2024-00883-TX
18-000942-673

Notice of [Substitute] Trustee Sale

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

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

Date: 09/24/2024



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.auction.com or (800) 280-2832

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

Certificate of Posting
I am _____ whose address is c/o AVI Title Services, I.I.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.: 2024-01029-TX
24-000722-673

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: 11/05/2024

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: 11727 NORTH MARIANNE CIRCLE, HOUSTON, TX 77071

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 07/14/2006 in Book RP 024-74 Page 1659 Document Z451917, real property records of Harris County, Texas, with **Monique Blackmon, An Unmarried Person** grantor(s) and FIELDSTONE MORTGAGE COMPANY as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Monique Blackmon, An Unmarried Person**, securing the payment of the indebtedness in the original principal amount of **\$84,000.00**, 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 OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01029-TX
24-000722-673

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) BLOCK ELEVEN (11) OF FONDREN PARK, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 119, PAGE 53 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


IS No.: 2024-01029-TX
24-000722-673

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: 09/24/2024


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.auction.com or (800) 280-2832

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.

FILED 9/26/2024 12:30:24 PM FRCL-2024-5119 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-01135-TX
20-000051-673

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: 11/05/2024

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: 2606 Atwood Glen Ln, 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 10/11/2006 and recorded 10/19/2006 in Book RP 031-63 Page 0323 Document 20060136944, real property records of Harris County, Texas, with **Eleanor Robinson & Tracie Robinson** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Eleanor Robinson & Tracie Robinson**, securing the payment of the indebtedness in the original principal amount of **\$163,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association**, as trustee, as successor-in-interest to **U.S. Bank National Association**, as successor in interest to **Bank of America National Association**, successor by merger to **LaSalle Bank National Association**, as Trustee for the **C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CBS** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01135-TX
20-000051-673

Notice of [Substitute] Trustee Sale

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

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

LOT EIGHTEEN (18), IN BLOCK TREE (3), OF SILVERGLEN NORTH SEC. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 526062 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.: 2024-01135-TX
20-000051-673

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: 09/25/2024

MKB

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

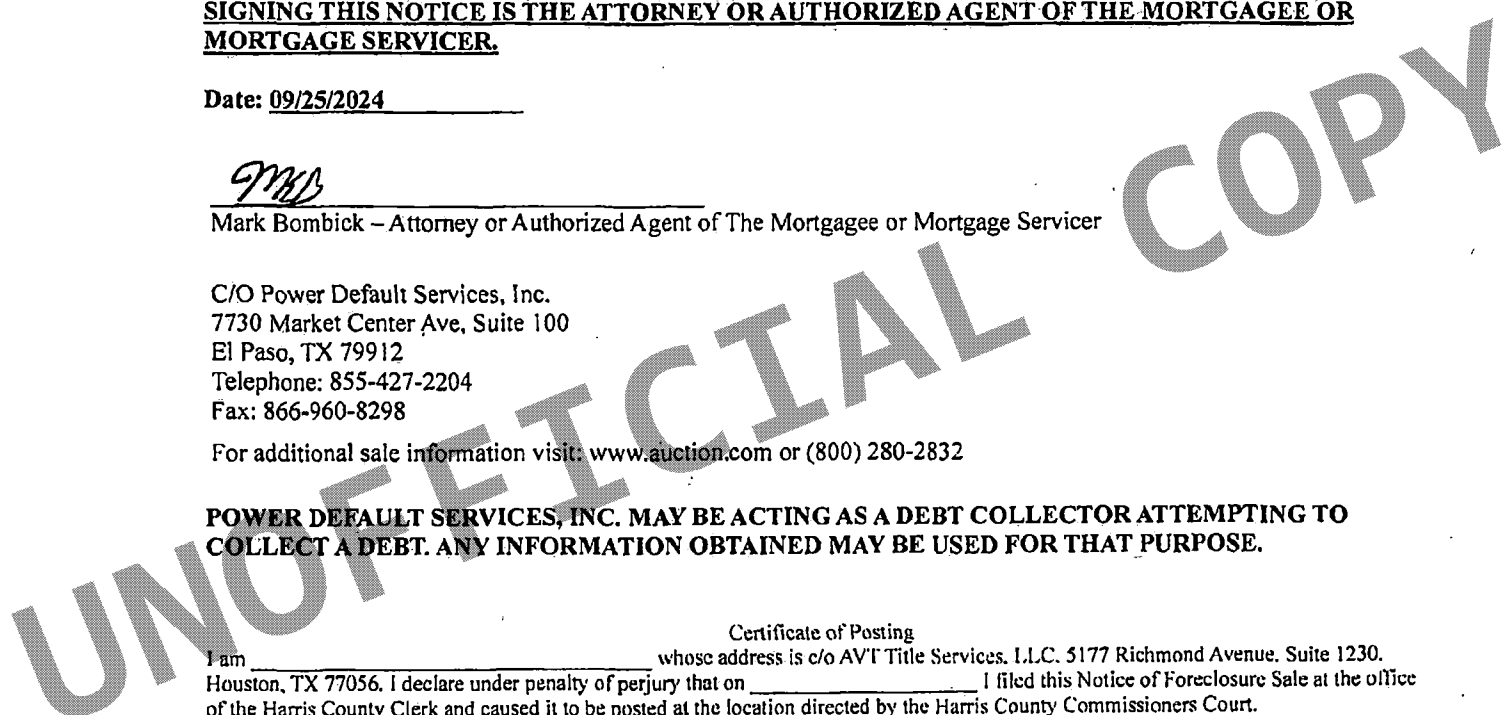
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

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

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.: 2024-01177-TX
24-000844-673

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: 11/05/2024

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: 19722 RIVER POINTE LANE, KATY, TX 77449

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 11/04/2005 and recorded 11/09/2005 in Book RP 013-92 Page 2010 Document Y888602, real property records of Harris County, Texas, with **MIGUEL ANGEL ESCOBAR AND WIFE, GLORIA ESCOBAR** grantor(s) and **LONG BEACH MORTGAGE COMPANY, A CORPORATION** 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-SL2, 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 **MIGUEL ANGEL ESCOBAR AND WIFE, GLORIA ESCOBAR**, securing the payment of the indebtedness in the original principal amount of **\$22,222.00**, 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-SL2, ASSET BACKED PASS-THROUGH CERTIFICATES is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01177-TX
24-000844-673

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 ONE (1), OF PLANTATION LAKES SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 557225 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5121

FILED 9/26/2024 12:30:24 PM

TS No.: 2024-01177-TX
24-000844-673

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: 09/19/2024



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.auction.com or (800) 280-2832

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

Certificate of Posting

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

UNOFFICIAL COPY

TS No.: 2024-01247-TX
18-000699-673

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: 11/05/2024

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: 16262 Summer Wind Drive, Houston, TX 77090

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/11/2006 and recorded 08/14/2006 in Book RP 026-17 Page 0176 Document Z525537, real property records of Harris County, Texas, with **Javier V Munoz and spouse, Lucia Munoz** 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 **Javier V Munoz and spouse, Lucia Munoz**, securing the payment of the indebtedness in the original principal amount of \$93,600.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01247-TX
18-000699-673

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), BLOCK SEVENTEEN (17), NORTH FOREST, SECTION THREE (3), AN ADDITION 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.

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.: 2024-01247-TX
18-000699-673

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: 09/23/2024


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.auction.com or (800) 280-2832

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

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

UNOFFICIAL COPY

TS No.: 2024-01248-TX
24-000847-673

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: 11/05/2024

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: 16023 CONNERS ACE DRIVE, SPRING, TX 77379

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/31/2006 and recorded 04/06/2006 in Book RP 020-13 Page 0502 Document Z210313, real property records of Harris County, Texas, with **TIFFANY TIA PARKER WIFE AND HUSBAND CEDRIC PARKER** grantor(s) and **MORTGAGE LENDERS NETWORK USA, INC. DBA LENDERS NETWORK** 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 **TIFFANY TIA PARKER WIFE AND HUSBAND CEDRIC PARKER**, securing the payment of the indebtedness in the original principal amount of **\$251,000.00**, 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 for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6 is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01248-TX
24-000847-673

Notice of [Substitute] Trustee Sale

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

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

LOT ELEVEN (11), IN BLOCK FOUR (4) OF WIMBLEDON CHAMPIONS, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 350031 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.: 2024-01248-TX
24-000847-673

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: 09/20/2024


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

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.: 2024-01257-TX
22-000046-673

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: 11/05/2024

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 BALL ROOM 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: 103 W DEEPCROVE DRIVE, HOUSTON, TX 77037

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 01/27/2005 and recorded 01/28/2005 in Book 599-30 Page 4005 Document Y223816, real property records of Harris County, Texas, with **BILLY RAY RANEY AND WIFE SALLY JO RANEY** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1 as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **BILLY RAY RANEY AND WIFE SALLY JO RANEY**, securing the payment of the indebtedness in the original principal amount of \$100,000.00, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1 is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01257-TX
22-000046:673

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 HUNDRED FORTY-SIX (946), IN BLOCK FOUR (4), OF NORTHLINE TERRACE, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 143, PAGE 68 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

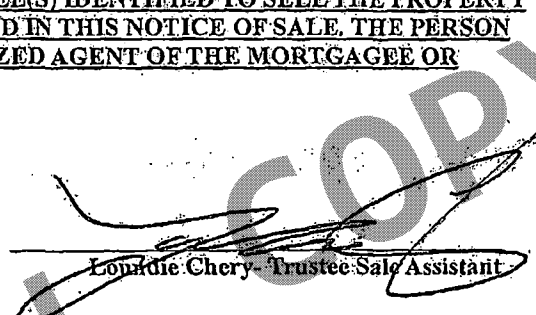
TS No.: 2024-01257-TX
22-000046-673

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: 09/24/2024



Londie 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.auction.com or (800) 280-2832

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-2024-5124
FILED 9/26/2024 12:30:24 PM

TS No.: 2024-01267-TX
18-001894-673

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: 11/05/2024

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: 20906 South Hide Court, Houston, TX 77073

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 08/25/2004 and recorded 08/27/2004 in Book 591-40 Page 1027 Document X875619 . real property records of Harris County, Texas, with **BARON WYATT JOINED HEREIN PROFORMA BY HIS SPOUSE, STEFANIE WYATT** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** as Lender. **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **BARON WYATT JOINED HEREIN PROFORMA BY HIS SPOUSE, STEFANIE WYATT**, securing the payment of the indebtedness in the original principal amount of **\$119,858.00**, 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 INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2004-5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01267-TX
18-001894-673

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 10, BLOCK 2, NORTHRIDGE PARK WEST SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 528049 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.: 2024-01267-TX
18-001894-673

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: 09/25/2024



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

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

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

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.: 2024-01267-TX
18-001894-673

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: 11/05/2024

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: 20906 South Hide Court, Houston, TX 77073

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 08/25/2004 and recorded 08/27/2004 in Book 591-40 Page 1027 Document X875619 . real property records of Harris County, Texas, with **BARON WYATT JOINED HEREIN PROFORMA BY HIS SPOUSE, STEFANIE WYATT** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **BARON WYATT JOINED HEREIN PROFORMA BY HIS SPOUSE, STEFANIE WYATT**, securing the payment of the indebtedness in the original principal amount of **\$119,858.00**, 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 INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2004-5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01267-TX
18-001894-673

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 10, BLOCK 2, NORTHRIDGE PARK WEST SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 528049 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.: 2024-01267-TX
18-001894-673

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: 09/25/2024



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

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

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

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.: 2024-01271-TX
24-000861-673

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: 11/05/2024

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: 22307 HIGHLAND POINT LANE, SPRING, TX 77373

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 08/23/2005 and recorded 08/25/2005 in Book RP 010-50 Page 2433 Document Y719479, real property records of Harris County, Texas, with **JOE LUIS ROCHA, JR AND CECILIA MARIE ROCHA, HUSBAND AND WIFE** grantor(s) and **DHI MORTGAGE COMPANY, LTD** as Lender, **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-NC1** 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 **JOE LUIS ROCHA, JR AND CECILIA MARIE ROCHA, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of \$100,358.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-NC1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01271-TX
24-000861-673

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 36, BLOCK 1, OF HIGHLAND GLEN SEC. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 557010 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.: 2024-01271-TX
24-000861-673

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: 09/25/2024


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

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

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

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.

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: 11/05/2024

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 TIFFANY MILAN 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

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-TWO (22), IN BLOCK TWENTY (20), OF BELFORT PARK, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGE 11, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/07/2003 and recorded in Document W579723 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: 11/05/2024
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 BRITA GODFREY AND GLORIA GODFREY, provides that it secures the payment of the indebtedness in the original principal amount of \$58,500.00, 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 CIT HOME EQUITY LOAN TRUST 2003-1 is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT HOME EQUITY LOAN TRUST 2003-1 c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT HOME EQUITY LOAN TRUST 2003-1 obtained a Order from the 80th District Court of Harris County on 09/16/2024 under Cause No. 202437855. 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.

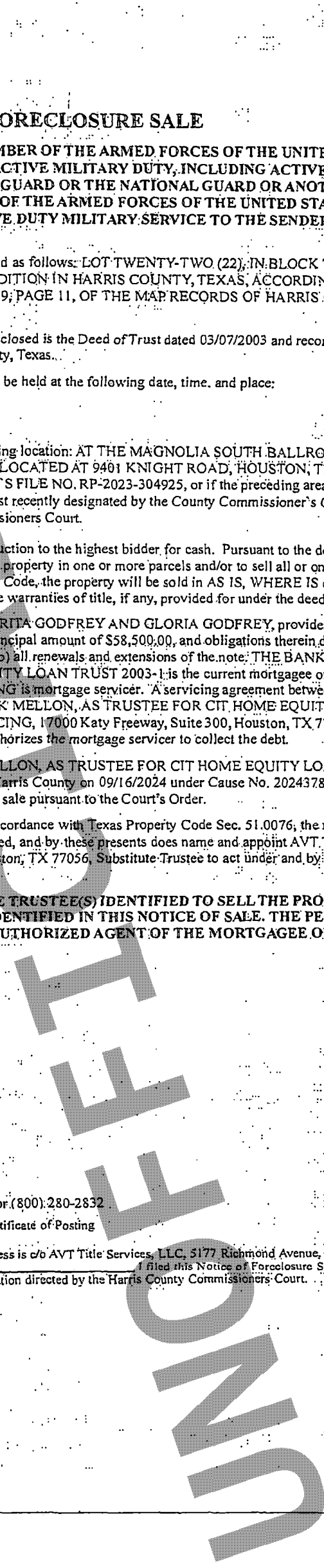
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas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

For additional sale information visit: www.auction.com 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 9/26/2024 12:30:24 PM FRCL-2024-5129 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 37, IN BLOCK 23 OF RED BLUFF TERRACE, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, 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 04/07/2006 and recorded in Document Z241837 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: 11/05/2024

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 MANUEL J. VALERIO AND IRMA A. VALERIO, provides that it secures the payment of the indebtedness in the original principal amount of \$69,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1 obtained a Order from the 215th District Court of Harris County on 09/19/2024 under Cause No. 202436170. 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 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-2024-5130
FILED 9/26/2024 12:30:24 PM

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 FOUR (4), BLOCK ONE (1), OF BRIDGELAND PARKLAND VILLAGE, SECTION 37, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 691499, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/07/2021 and recorded in Document RP-2021-513268 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: 11/05/2024

Time: 10:00 AM

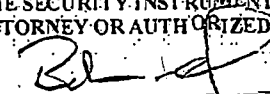
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 BRADLEY ALEXANDER SUTTON; provides that it secures the payment of the indebtedness in the original principal amount of \$354,295.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANC OF CALIFORNIA, NATIONAL ASSOCIATION is the current mortgagee of the note and deed of trust and BANC OF CALIFORNIA, NATIONAL ASSOCIATION, DBA BANC HOME LOANS is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANC OF CALIFORNIA, NATIONAL ASSOCIATION c/o BANC OF CALIFORNIA, NATIONAL ASSOCIATION, DBA BANC HOME LOANS, 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.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.

3422 VALLEY BROOK DR, LA PORTE, TX, 77571
10451.0066

**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, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on November 05, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: **ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, in HARRIS County, Texas or as designated by the County Commissioners.**

DT:ZNOS AND APPT (MTC) 230511

AL: 3422 VALLEY BROOK DR



4825587

FILED 9/26/2024 1:25:41 PM FRCL-2024-5134 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNRECORDED COPY

INSTRUMENT TO BE FORECLOSED:

Deed of Trust or Contract Lien dated: 08/11/2021 and recorded under Volume, Page or Clerk's File No. DOC# RP-2021-469060 in the real property records of Harris County Texas, with LINDA SWARZMAN, AN INDIVIDUAL as Grantor(s) and RIVERBEND FUNDING LLC as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by LINDA SWARZMAN, AN INDIVIDUAL securing the payment of the indebtedness in the original principal amount of \$158,400.00 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 LINDA SWARZMAN. 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE:

1 SHARPE OPPORTUNITY INTERMEDIATE TRUST is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST's address is:

1 SHARPE OPPORTUNITY INTERMEDIATE TRUST
c/o FCI Lender Services Inc
8180 E. Kaiser Blvd
Anaheim Hills, CA 92809

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

LOT 13, IN BLOCK 8, OF FAIRMONT PARK, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 21, OF TEE MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS:

3422 VALLEY BROOK DR, LA PORTE, TX 77571

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,

DT: 2NOS AND APPT (MTG) 230511



AL: 3422 VALLEY BROOK DR

subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

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

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

DT: zNOS AND APPT (MFG) 230511



AL: 3422 VALLEY BROOK DR

COPY

Signed on the 23 day of September, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis Gray
Jack O'Boyle | SBN: 15185300
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

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas,
TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of
the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated
place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: NOS AND APPT (MTG) 230511

AL: 3422 VALLEY BROOK DR



COPIES
HARRIS COUNTY
CLERK
TENESHIA HUDSPETH

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 04, 2015 and recorded under Clerk's File No. 20150547519, in the real property records of HARRIS County Texas, with Patricio F Salazar, a married person, Roxana Salazar as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Comerica Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Patricio F Salazar, a married person, Roxana Salazar securing payment of the indebtedness in the original principal amount of \$119,790.00 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 Patricio F Salazar. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

A TRACT OF LAND CONTAINING 4,200 SQUARE FEET (0.0964 ACRE), BEING PART OF LOT 35, IN BLOCK 3 OF LANCASTER, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 306, PAGE 86 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R), SITUATED IN THE JOHN C. OGBURN SURVEY, ABSTRACT NO. 616, IN HARRIS COUNTY, TEXAS. SAID 4,200 SQUARE FEET BEING THAT SAME TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) L695911 AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 11/05/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

44-24-02279
HARRIS



4825548

FRCL-2024-5135
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 9/26/2024 1:25:41 PM

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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 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 09/24/2024.

/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. 44-24-02279

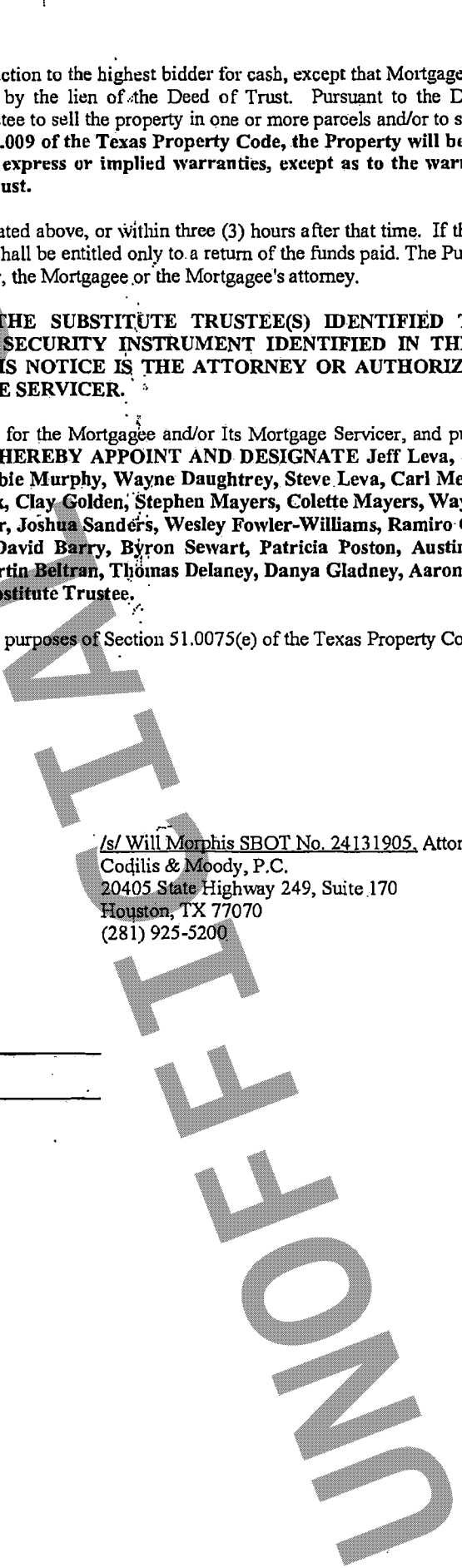


EXHIBIT "A"

A TRACT OF LAND CONTAINING 4,200 SQUARE FEET (0.0964 ACRE), BEING PART OF LOT 35, IN BLOCK 3 OF LANCASTER, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 306, PAGE 86 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), SITUATED IN THE JOHN C. OGBURN SURVEY, ABSTRACT NO. 616, IN HARRIS COUNTY, TEXAS, SAID 4,200 SQUARE FEET BEING THAT SAME TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) L695911 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 306, PAGE 86 H.C.M.R.)

BEGINNING at an iron rod found in the southwesterly right-of-way (R.O.W.) line of Sutton Falls Drive (50 feet R.O.W.) marking the easterly (southeasterly) corner of said Lot 35 and the herein described tract and the northerly (northwesterly) corner of Lot 34, in said Block 3;

THENCE S 64° 52' 50" W, along the common line of said Lots 34, 35 and the herein described tract, a distance of 105.00 feet to a fence post marking the southerly (southwesterly) corner of said Lot 35 and the herein described tract and the westerly (northwesterly) corner of said Lot 34;

THENCE N 25° 07' 10" W, along with the southwesterly line of said Lot 35 and the herein described tract, a distance of 40.00 feet to an iron rod set marking the westerly (northwesterly) corner of the herein described tract and the southerly (southwesterly) corner of Paulissen tract recorded in H.C.C.F. No. R004681;

THENCE N 64° 52' 50" E, severing said Lot 35 and the common line of said Paulissen tract and the herein described tract, a distance of 105.00 feet to an iron rod found in the northeasterly line of said Lot 35 and the southwesterly R.W. line of aforesaid Sutton Falls Drive marking the northerly (northeasterly) corner of the herein described tract and the easterly (southeasterly) corner of said Paulissen tract;

THENCE S 25° 07' 10" E, along with the northeasterly line of said Lot 35 and the herein described tract and the southwesterly R.O.W. line of said Sutton Falls Drive, a distance of 40.00 feet to the POINT OF BEGINNING containing 4,200 square feet of land.

The Company is prohibited from insuring the area or quantity of the 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.

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 30, 2006 and recorded under Vol. RP 024-31, Page 0867, or Clerk's File No. Z430206, in the real property records of HARRIS County Texas, with Antonia S Johnson, a married person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for America's Wholesale Lender, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Antonia S Johnson, a married person securing payment of the indebtedness in the original principal amount of \$138,000.00 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 Antonia S. Johnson. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT TWENTY-FOUR (24), IN BLOCK THIRTEEN (13), OF NOTTINGHAM COUNTRY, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 219, PAGE 74 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5136

FILED 9/26/2024 1:25:41 PM

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 September 20, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-24-02417

COPY

**CORRECTIVE 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 November 05, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: 2NOS AND APPT (SVC) 240318

AL: 11117 OSWEGO ST



4825397

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5137
FILED 9/26/2024 1:25:41 PM

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 10/14/2022 and recorded under Volume, Page or Clerk's File No. DOC# RP-2022-527977 in the real property records of Harris County Texas, with JAZMIN MANAGEMENT INVESTMENTS LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by JAZMIN MANAGEMENT INVESTMENTS LLC securing the payment of the indebtedness in the original principal amount of \$135,000.00 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 JAZMIN MANAGEMENT INVESTMENTS LLC. CAPITAL FUND REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION:

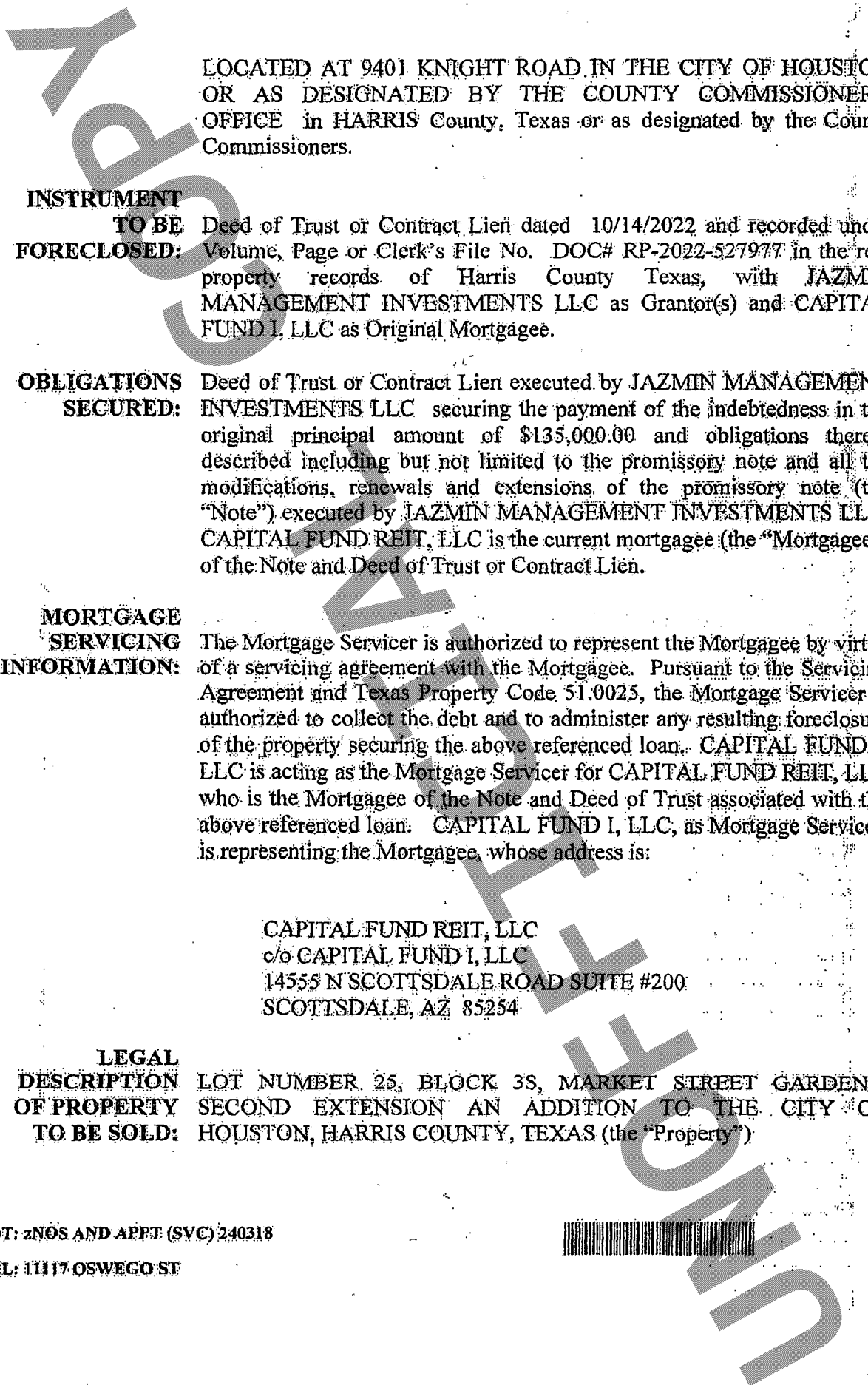
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 NUMBER 25, BLOCK 3S, MARKET STREET GARDENS, SECOND EXTENSION AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS (the "Property")

DT: 2NOS AND APPT (SVC) 240318
AL: 1117 OSWEGO ST



**REPORTED
PROPERTY ADDRESS:** 11117 OSWEGO ST, HOUSTON, TX 77029

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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

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

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

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to

DT: zNOS AND APPT (SVC) 240318

AL: 11117 OSWEGO ST



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5137
FILED 9/26/2024 1:25:41 PM

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).

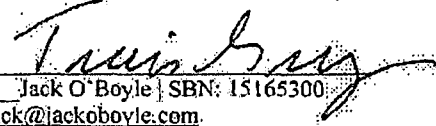
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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 24 day of September, 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

DT: zNOS AND APPT (SVC) 240318

AL: 11117 OSWEGO ST



CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

UNOFFICIAL COPY

DT: zNOS AND APPT (SVC) 240318

AL: 11117 OSWEGO ST



**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 November 05, 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: 2 NOS AND APPT (SVC) 240318

AL: 7603 AVENUE K



4825396

FILED 9/26/2024 1:25:41 PM FRCL-2024-5138 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 9/26/2024 1:25:41 PM FRCL-2024-5138 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 10/31/2022 and recorded under Volume, Page or Clerk's File No. DOC# RP-2022-540241 in the real property records of Harris County Texas, with JAZMIN MANAGEMENT INVESTMENTS LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by JAZMIN MANAGEMENT INVESTMENTS LLC securing the payment of the indebtedness in the original principal amount of \$131,000.00 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 JAZMIN MANAGEMENT INVESTMENTS 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:

LOTS TWENTY ONE (21) AND TWENTY TWO (22), IN BLOCK NINETY FIVE (95) MAGNOLIA PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 69, OF THE MAP

DT: ZNOS AND APPT (SVC) 240318

AL: 7603 AVENUE K



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

REPORTED PROPERTY ADDRESS: 7603 AVENUE K, HOUSTON, TX 77012

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: 7603 AVENUE K



DUPLICATE

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 15 day of September, 2024

Respectfully,
JACK O'BOYLE & ASSOCIATES, PLLC
Travis H. Gray
Jack O'Boyle | SBN: 15165307
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: 7603 AVENUE K



UNOFFICIAL

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212,
Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed
at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse
(or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

UNOFFICIAL

DT: 2NOS AND APPT (SVC) 240318

AL: 7603 AVENUE K



1710.BODART CT, HOUSTON, TX, 77090

**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 November 05, 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: 1710 BODART CT



4825393

FILED 9/26/2024 1:25:41 PM FRCL-2024-5139 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 01/19/2022 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER RP-2022-45201 in the real property records of Harris County Texas, with Treasure Valley Rental Fund, LP as Grantor(s) and ANCHOR LOANS, LP as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by Treasure Valley Rental Fund, LP securing the payment of the indebtedness in the original principal amount of \$206,250.00 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 Treasure Valley Rental Fund, LP. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST 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 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST 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:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST
c/o ANCHOR LOANS, LP
One Baxter Way, Suite 220
Thousand Oaks, CA 91362

DT:ZSOS AND APPT (SVC) 240318

AL: 1710 BODART CT



UNOFFICIAL

**LEGAL
DESCRIPTION
OF PROPERTY
TO BE SOLD:**

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF HARRIS, STATE OF TEXAS:

BEING A TRACT OF LAND CONTAINING 0.1083 ACRES (4,718 SQUARE FEET), BEING SITUATED IN THE DANIEL HARMON SURVEY, ABSTRACT 315, IN HARRIS COUNTY, TEXAS, BEING OUT OF RESERVE "D", BLOCK 4; OF THE REPLAT OF PONDEROSA VILLAGE REPLAT OF BLOCK 2, 3, AND PART OF BLOCK 4, RECORDED, IN VOLUME 240, PAGE 39 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THAT TRACT OF LAND CONVEYED UNTO TIMOTHY E. OGDEN, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. RP-2016-402245 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. SAID 0.1083-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHWESTERLY CORNER OF SAID PONDEROSA VILLAGE, REPLAT OF BLOCKS 2, 3, AND PART OF BLOCK 4;

THENCE NORTH 32° 20 ' 39" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 4, A DISTANCE OF 595.34 FEET TO THE SOUTH CORNER OF THAT TRACT OF LAND CONVEYED UNTO CATHERINE MENA, BY DEED RECORDED IN COUNTY CLERKS FILE NO. 20120371416 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 57° 39 ' 50" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID MENA TRACT, A DISTANCE OF 64.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE POINT OF BEGINNING AND BEING THE WEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 57° 39 ' 50" EAST, A DISTANCE OF 48.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 32° 20 ' 10 " EAST, A DISTANCE OF 100.00 FEET TO THE EAST CORNER OF SAID TRACT HEREIN DESCRIBED, AND BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BODART COURT (30 FEET WIDE), FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 44° 09 ' WEST, A DISTANCE OF 0.4 FEET;

THENCE SOUTH 57° 39 ' 50 " WEST, ALONG THE WESTERLY

DT: zNOS AND APPT (SVC) 240318

AL: 1710 BODART CT



COPY

RIGHT-OF-WAY OF SAID BODART COURT, A DISTANCE OF 36.00 FEET TO AN "X" SET IN CONCRETE FOR THE POINT OF CURVATURE;
 THENCE ALONG THE CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 16.87 FEET, A CHORD BEARING OF NORTH 78° 26 ' 43 " WEST, A CHORD LENGTH OF 16.65 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED " SURVEY 1 " FOR THE SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE NORTH 32° 20 ' 10 " WEST, A DISTANCE OF 88.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1083 ACRES (4,718 SQUARE FEET), MORE OR LESS., (the "Property")

**REPORTED
 PROPERTY
 ADDRESS:
 TERMS OF
 SALE:**

1710 BODART CT, HOUSTON, TX 77090

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

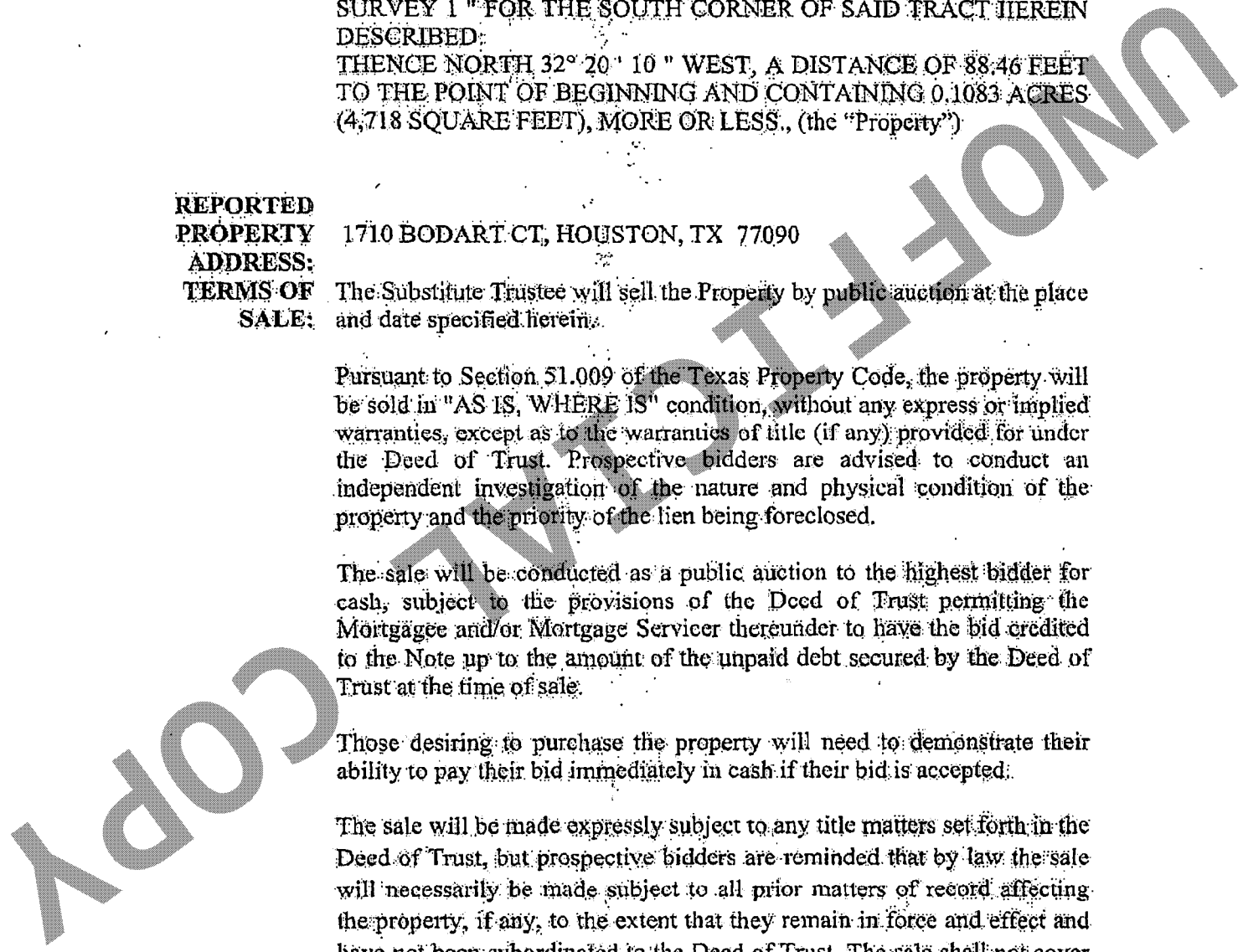
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation 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: 1710.BODART CT



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 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 21 day of September 2024

Respectfully,
JACK O'BOYLE & ASSOCIATES, PLLC

DT: 2NOS AND APPT (SVC) 240318
AL: 1710 BODART CT



COPY

Travis Gray

Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

X 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

UNOFFICIAL

DT: zNOS AND APPT (SYC) 240318

AL: 1710 BODART CT



CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

UNOFFICIAL COPY

DT: ENOS AND APPT (SVC) 240318

AL: 1710 BODART CT



**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 Durnett, 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 November 05, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: **ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER**

DT: 2NOS AND APPT (SVC) 240318

AL: 5927 SOUTHTOWN ST



4825391

FRCL-2024-5140
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 9/26/2024 1:25:41 PM

COPY
UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5140
FILED 9/26/2024 1:25:41 PM

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

INSTRUMENT TO BE FORECLOSED: Deed of Trust or Contract Lien dated 11/17/2021 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER RP-2021-682326 in the real property records of Harris County Texas, with SANDRA NICELY, A SINGLE WOMAN as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by SANDRA NICELY, A SINGLE WOMAN securing the payment of the indebtedness in the original principal amount of \$131,000.00 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 SANDRA NICELY. 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 23 (23), IN BLOCK THIRTY TWO (32), OF SOUTHCREST, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 4 OF THE MAP RECORDS OF

DT: 2NOS AND APPT (SVC) 240318
AL: 5927 SOUTHTOWN ST



HARRIS COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 5927 SOUTHTOWN ST, HOUSTON, TX 77033
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

COPY

DT: ZNOS AND APET (SVC) 240318
AE: 5927 SOUTHTOWN ST



resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 16 day of September, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Jack O'Boyle
Jack O'Boyle | SBN: 15163300
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: 2NOS AND APPT (SVC) 240318

AL: 5927 SOUTHTOWN ST



UNOFFICIAL

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212,
Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed
at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse
(or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: ZNOS AND APPT (SVC) 240318
AL: 5927 SOUTHTOWN ST



UNOFFICIAL COPY

24-02541
18203 MAPLE ARBOR CT, CYPRESS, TX 77429

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

- Property:** The Property to be sold is described as follows:

LOT TWENTY (20) BLOCK THREE (3) OF VILLAGES OF CYPRESS LAKES, SECTION TWO A SUBDIVISION IN HARRIS COUNTY TEXAS ACCORDING TO THE MAP OR PLAT RECORDS THEREOF RECORDED UNDER FILE CODE NO(S) 523193 AND AMENDED BY 536104 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated March 31, 2023 and recorded on April 5, 2023 at Instrument Number RP-2023119300 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** November 5, 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 RAD DIVERSIFIED REIT, INC AND BRANDON MENDENHALL secures the repayment of a Note dated March 31, 2023 in the amount of \$184,500.00. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST, whose address is c/o Fay Servicing, LLC, 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614, is the current mortgagee of the Deed of Trust and Note and Fay Servicing, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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



4825386

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5141

FILED 9/26/2024 1:25:41 PM

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

Nicki Company

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

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett 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-2024-5141

FILED 9/26/2024 1:25:41 PM

COPY UNOFFICIAL

24TX255-0053
11531 LANDSDOWNE DR., HOUSTON, TX 77035

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT ONE (1), IN BLOCK SIXTY-SIX (66), OF WESTBURY, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 50, PAGE 14A, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 12, 2023 and recorded on September 18, 2023 as Instrument Number RP-2023-357528 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: November 05, 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 CROCKETT LIGHTHOUSE LLC secures the repayment of a Note dated September 12, 2023 in the amount of \$272,000.00. BOOMERANG FINANCE SUB-REIT LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

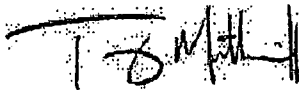


4825294

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 Trout, 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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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 Soh, 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 Trout, 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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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).

CONFIDENTIAL

223 Wickhamford Way, HOUSTON, TX, 77015
18121.0075

**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, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on November 05, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 01/25/2022 and recorded under Volume,



4825647

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5143
FILED 9/26/2024 1:25:41 PM

FRCL-2024-5143

FILED 9/26/2024 1:25:41 PM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Page or Clerk's File No. DOC# RP-2022-61343 in the real property records of Harris County Texas, with Treasure Valley Rental Fund, LP as Grantor(s) and ANCHOR LOANS, LP as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by Treasure Valley Rental Fund, LP securing the payment of the indebtedness in the original principal amount of \$199,800.00 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 Treasure Valley Rental Fund, LP. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST's address is:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST
c/o ANCHOR LOANS, LP
One Baxter Way, Suite 220
Thousand Oaks, CA 91362

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT THIRTY-FIVE (35), BLOCK THIRTY-ONE (31), REPLAT OF WOODFOREST, SECTION SEVENTEEN, A SUBDIVISION OF HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN VOLUME 185, PAGE 24, MAP RECORDS, HARRIS COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 223 Wickhamford Way, HOUSTON, TX 77015

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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

FILED 9/26/2024 1:25:41 PM FRCL-2024-5143 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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

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

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

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

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

Signed on the 25 day of September, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray
Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

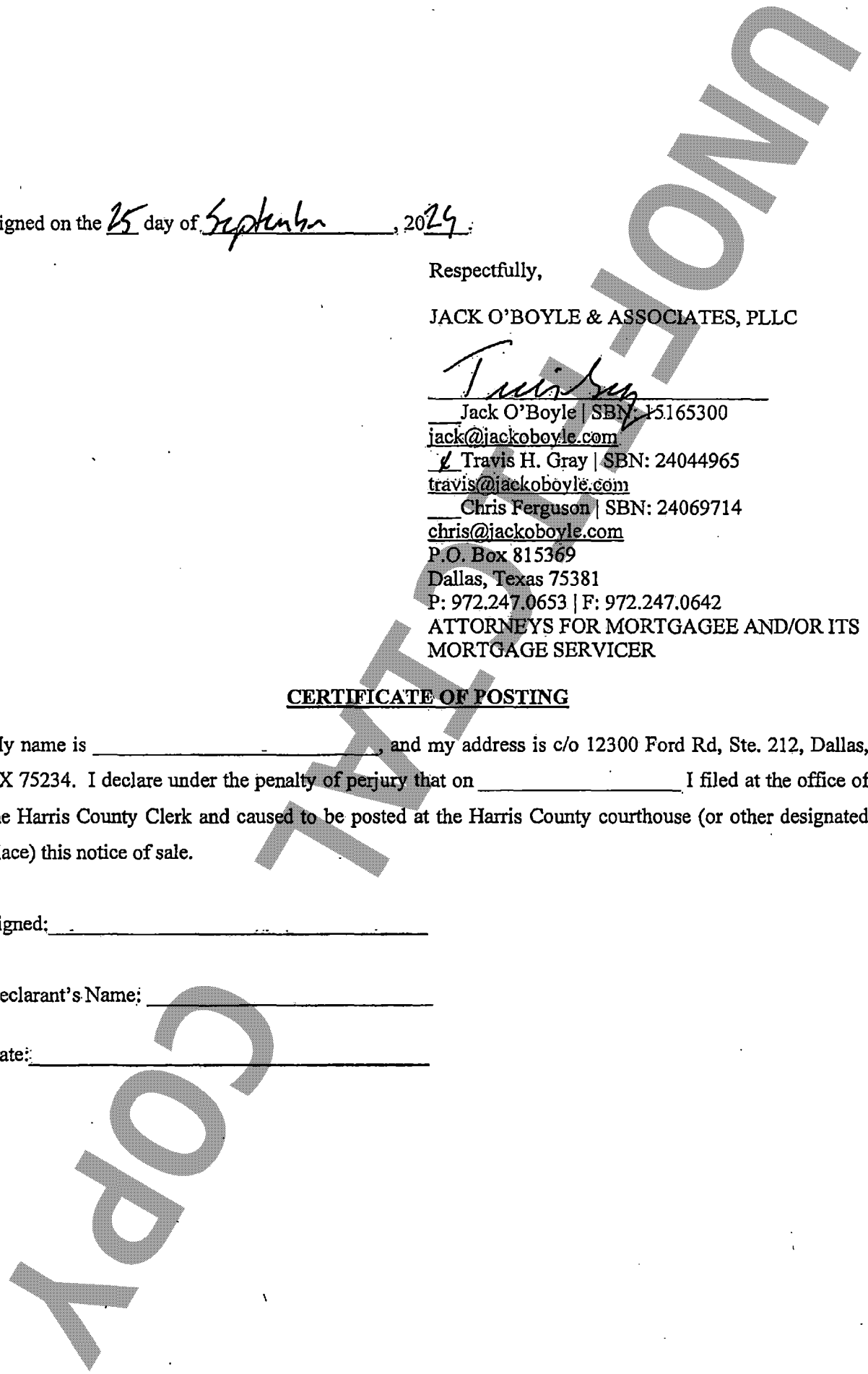
CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____



Notice of Substitute Trustee Sale

T.S. #: 24-12126

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024

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 20, IN BLOCK 14, OF KENSWICK, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 275, PAGE 135, MAP RECORDS, HARRIS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 10/11/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No RP-2022-505771, recorded on 10/13/2022, of the Real Property Records of Harris County, Texas.

Property Address: 20114 LIONS GATE DRIVE, HUMBLE Texas 77338

Trustor(s):	SHISHONDA JACKSON	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MISSION LOANS, LLC DBA N2 FUNDING, ITS SUCCESSORS AND ASSIGNS
--------------------	--------------------------	------------------------------	---

Current Beneficiary:	WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-2	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
-----------------------------	---	-----------------------	---

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
--------------------------------------	--

COPY

UNOFFICIAL

T.S. #: 24-12126

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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 SHISHONDA JACKSON, A SINGLE PERSON. 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 \$191,250.00, executed by SHISHONDA JACKSON, A SINGLE PERSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MISSION LOANS, LLC DBA N2 FUNDING, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of SHISHONDA JACKSON, A SINGLE PERSON to SHISHONDA JACKSON, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-2 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. All checks must be made payable to Prestige Default Services, LLC

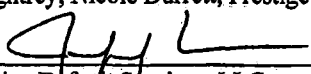
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-2
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. #: 24-12126

Dated: 9-26-24

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

UNRECORDED

Notice of Substitute Trustee Sale

F24-00230 TX
0122117434/R23093848

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: **11/05/2024**
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: 076-179-002-0211

Commonly known as: 2319 Potomac Dr, Houston, TX 77057

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated 01/17/2023 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 01/25/2023 as RP-2023-26373 of the Real Property Records of Harris County, Texas.

Trustor(s):	RAD Diversified REIT, Inc., a Maryland Corporation	Original Beneficiary:	Civic Financial Services, LLC., a California Limited Liability Company
Current Beneficiary:	U.S. Bank National Association, as trustee of the NRZ Pass-Through Trust XVI-B	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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5145

FILED 9/26/2024 1:46:05 PM

UNOFFICIAL COPY

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 \$525,955.00, executed by RAD Diversified REIT, Inc., a Maryland Corporation, 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 RAD Diversified REIT, Inc., a Maryland Corporation. U.S. Bank National Association, as trustee of the NRZ Pass-Through Trust XVI-B is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

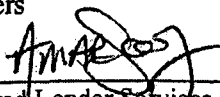
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, 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 of the NRZ Pass-Through Trust XVI-B
c/o Genesis Capital, LLC
Asset Manager
15303 Ventura Blvd, Ste 700
Sherman Oaks, CA 91403
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 9/26/24

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

Exhibit A

APN	ADDRESS
076-179-002-0211	2319 Potomac Dr Houston, TX 77057

LEGAL DESCRIPTION

All that certain 0.0606 acre tract situated in the Robert Vince Survey, Abstract No. 77, Harris County, Texas, being out of Lot 62 in Block 2 of Westhaven Estates, Section One, a subdivision in Harris County, Texas, according to the map or plat thereof as recorded in Volume 29, Page 47 of the Map Records of Harris County, Texas: said 0.0606 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 62, being also the Northwest corner of Lot 63, in the east Right-Of-Way line of Potomac Drive (60' ROW);

Thence North 89°50'00" East along the South line of Lot 62 and the North line of Lot 63, Lot 64 and a portion of Lot 65, a distance of 146.70 feet to an iron rod set for the Southwest corner and POINT OF BEGINNING of the herein described tract;

Thence North 00°06'30" West across Lot 62, a distance of 70.00 feet to an "X" cut in concrete in the North line of Lot 62 and the South line of Lot 61, for the Northwest corner of the herein described tract;

Thence North 89°50'00" East along the common line of Lot 62 and Lot 61, a distance of 37.73 feet to an iron rod set at the Northeast corner of Lot 62 for the Northeast corner of the herein described tract;

Thence South 00°06'30" East along the East line of Lot 62, a distance of 70.00 feet to a fence post found for corner at the Southeast corner of Lot 62 and the Northeast corner of Lot 65, for the Southeast corner of the herein described tract;

Thence South 89°50'00" West along common line of Lot 62 and Lot 65, a distance of 37.73 feet to the POINT OF BEGINNING and containing 0.0606 acre of land known as TRACT 62D.

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

5965-898

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

6807 SAINT AUGUSTINE STREET, HOUSTON, TEXAS 77021

LEGAL DESCRIPTION

LOT ONE (1), TWO (2), AND THREE (3) IN BLOCK THIRTY ONE (31) OF FOSTER PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 655, PAGE 598 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY

RECORDED ON
JUNE 25, 2007

UNDER DOCUMENT#
20070383231

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

NOVEMBER 5, 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 JOHN ALVIN KIMBLE and GLORIA W. GABRIEL-KIMBLE, provides that it secures the payment of the indebtedness in the original principal amount of \$142,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

ATTORNEYS AT LAW

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

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 9/26/24

NAME AMAR SOOD

[Signature]
TRUSTEE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5146
FILED 9/26/2024 1:46:05 PM

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Gabriela Magdalena Rivas Valencia and Yoandry Socarras Medina	Deed of Trust Date	January 17, 2023
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$245,000.00
Recording Information	Instrument #: RP-2023-16580 in Harris County, Texas	Original Trustee	David Zalman
Property Address	3211 Hazy Park Dr., Houston, TX 77082	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	11/05/2024
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 THREE (3), IN BLOCK TWO (2), OF PARKHOLLOWPLACE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 247, PAGE 13 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
APN#: 110-769-000-0003

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

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

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

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00694

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 September 24, 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 SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/30/1996	Grantor(s)/Mortgagor(s): RICHARD E. EYSTER, II, A SINGLE PERSON
Original Beneficiary/Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION	Current Beneficiary/Mortgagee: Guild Mortgage Company, LLC
Recorded in: Volume: 509-41 Page: 0004 Instrument No: S044252	Property County: HARRIS
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: 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 12, BLOCK 6, OF COPPERFIELD NORTHMEAD VILLAGE, SECTION ONE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 288, PAGE 74, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

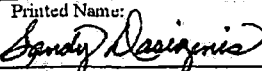
Dated: 9/19/2024

Dated: September 26, 2024



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

SANDY DASIGENIS

Printed Name:


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

MH File Number: TX-22-81094-POS
Loan Type: Conventional Residential

FRCL-2024-5150
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 9/26/2024 2:28:45 PM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5151
FILED 9/26/2024 2:28:45 PM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/14/2012	Grantor(s)/Mortgagor(s): JOHN S. GUNN AND CAROL GUNN, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: JPMORGAN CHASE BANK, N.A.	Current Beneficiary/Mortgagee: JPMorgan Chase Bank, National Association
Recorded in: Volume: N/A Page: N/A Instrument No: 20120589317	Property County: HARRIS
Mortgage Servicer: JPMorgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1111 Polaris Parkway, Columbus, OH 43240
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10am
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.	

Legal Description: LOT 8, IN BLOCK 15 OF TANGLEWOOD, SECTION TEN (10), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42 PAGE 3 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, 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: 9/24/2024

Dated: September 26, 2024

SANDY DASIGENIS

Printed Name:

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

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

MH File Number: TX-23-100042-POS
Loan Type: Conventional Residential

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5152
FILED 9/26/2024 2:28:45 PM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/10/2019	Grantor(s)/Mortgagor(s): TIANA DENISE OCHOA, AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR OCMBC, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2020-5
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2019-452631	Property County: HARRIS
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10am
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.	

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: 9/23/2024

Dated: September 26, 2024

SANDY DASIGENIS

Printed Name:

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

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

MH File Number: TX-24-104054-POS
Loan Type: Business Purpose Loan

TX-24-104054-POS

EXHIBIT A

Lot Four (4), in Block Five (5) of Pine Crest Court, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 8, Page 39 of the Map Records of Harris County Texas.

SAVE AND EXCEPT that portion awarded the State of Texas as set out in instrument recorded in Volume 5537, Page 301 of the Deed Records of Harris County, Texas and being more fully described by Metes and Bounds as follows, to-wit:

BEING 464 square feet of land, more or less, being out of the northern part of the Lot 4, Block 5, of Pine Crest Court Addition, an addition in the City of Houston, situated in Harris and Wilson Survey, Abstract 32, Harris County, Texas, according to the map and plat thereof recorded in Volume 8, Page 39 of the Map Records of Harris County, Texas and being part of the same tract of land described in the Deed from Herman L. Flood to Allison Alton dated January 16, 1941, recorded in Volume 1193, Page 171 of the Deed Records of Harris County, Texas and being more fully described by metes and bounds as follows, all bearings being based on the Texas Plane Co-ordinate system, South Central Zone;

BEGINNING at a point in the south line of Stonewall Street at the northwest corner of the above mentioned Lot Four (4)

THENCE North 86 deg. 33' 45" West along the south line of Stonewall Street a distance of 50.00 feet to a point for corner, said point being the northeast corner of the above mentioned Lot Four (4) and also being in the proposed south right of way line of Interstate Highway 10;

THENCE South 66 deg. 18' 13" West along the proposed south right of way line of interstate highway 10 a distance of 53.63 feet to a point for corner in the west line of said Lot Four (4);

THENCE North 02 deg. 27' 15" West along the west line of Lot Four (4) a distance of 18.57 feet to the place of beginning and containing an area of 464 square feet of land more or less.

UNOFFICIAL COPY

FILED 9/26/2024 2:28:45 PM
FRCL-2024-5153
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/15/2022	Grantor(s)/Mortgagor(s): JAIME PRINGLE, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for IOF III Trust 2A
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2022-591671	Property County: HARRIS
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10am
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.	

Legal Description: LOT TEN (10), IN BLOCK FIVE (5), OF SUNSET RIDGE WEST SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 574045, 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: 9/23/2024

Dated: September 26, 2024

SANDY DASIGENIS

Printed Name:

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

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

MH File Number: TX-24-104257-POS
Loan Type: Business Purpose Loan

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5154
FILED 9/26/2024 2:28:45 PM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/31/2018	Grantor(s)/Mortgagor(s): ERICK RUBIO, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: NewRez LLC dba Shellpoint Mortgage Servicing
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2018-583281	Property County: HARRIS
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: 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 SEVEN (7), IN BLOCK TWO (2), OF VILLAGES OF NORTHGATE CROSSING, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 383041, 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.

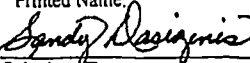
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(D): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A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

Dated: 9/25/2024

Dated: September 26, 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-24-101774-POS
Loan Type: Conventional Residential

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: **November 1, 1996**

Grantor(s): **Shirley A. Abrams, a single person**

Original Mortgagee: **Universal Funding Services, Inc.**

Original Principal: **\$31,000.00**

Recording Information: **Book 510-69, Page 2180**

Property County: **Harris**

Property: **Lot 3, Block 2, of WILBURN BROTHERS SUBDIVISION, SECTION ONE, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 30, Page 15, of the Map Records of Harris County, Texas.**

Property Address: **1602 Wilburn Drive
Baytown, TX 77520**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Deutsche Bank National Trust Company, as Indenture Trustee, for Aames Mortgage Investment Trust 2005-3**

Mortgage Servicer: **Shellpoint Mortgage Servicing**

Mortgage Servicer Address: **75 Beattie Place
Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **November 5, 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.

Plmes

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 9-27-24, 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: 9-27-24

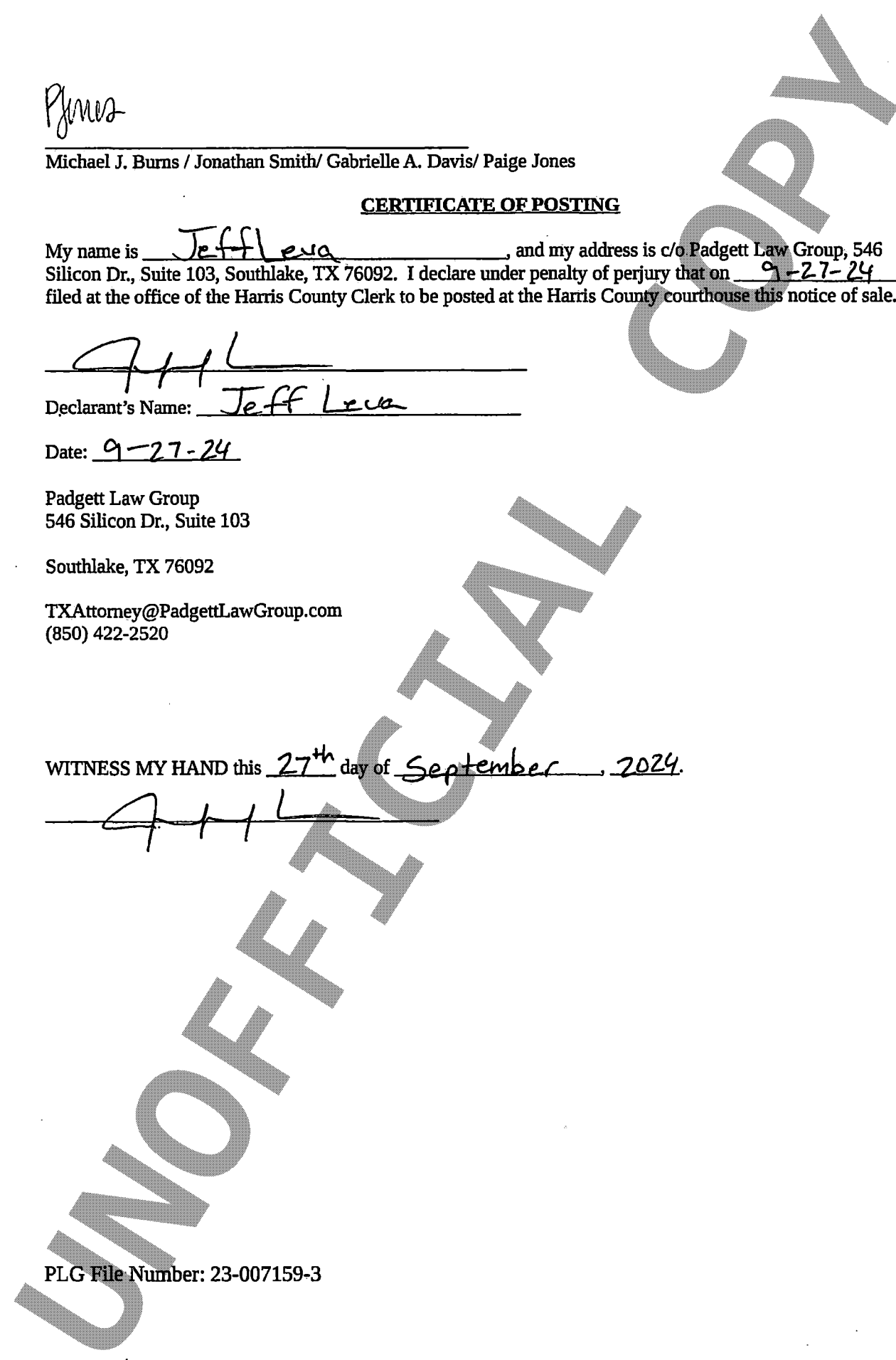
Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 27th day of September, 2024.

Jeff Leva



Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: September 30, 2024

Type of Security

Instrument: Deed of Trust
Date of Instrument: July 8, 2022
Debtor: Milton Antonio Vasquez
Maria Isabel Reboloso
Original Trustee: James N. Richards
Substitute Trustee: James N. Richards or Clayton Gaddis
Current Beneficiary: Milo Funding, LLC

County of Property: Harris County, Texas

Recording Information: Harris County Real Property Records Document Number RP-2022-361628

Property Description: LOT 795, BLOCK 28, OF FONTAINE PLACE, SECTION 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 47, PAGE 49 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS. (more commonly known as 10129 Homestead Road, Houston, Texas 77016)

Date of Sale of Property: 11/5/2024

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 May 10, 2024

NOTICE OF FORECLOSURE SALE

(September 25, 2024)

DEED OF TRUST ("Deed of Trust"):

Dated: October 7, 2022

Grantor: **EQUIVEST PROFESSIONALS LLC**

Trustee: **JOEL SHAW**

Lender: **NORMANGEE STATE BANK**

Recorded in: Clerk's Instrument Number RP-2022-503123 of the real property records of Harris County, Texas

Legal Description:

A TRACT OR PARCEL OF LAND CONTAINING 0.0938 ACRES (4,088 SQUARE FEET), BEING LOT 16, BLOCK 3, LIBERTY ROAD MANOR, SECTION 19, AN UNRECORDED SUBDIVISION OUT OF LOT 22, QUIMBY ADDITION AS RECORDED IN VOLUME 167, PAGE 58 OF THE HARRIS COUNTY DEED RECORDS, SITUATED IN THE J. L. STANLEY SURVEY, ABSTRACT NO. 700, HARRIS COUNTY, TEXAS, BEING A PORTION OF A TRACT RECORDED IN THE NAME OF THE JEMAN GROUP, UNDER DOCUMENT NO. RP-2021-140793 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), BEING FURTHER DESCRIBED UNDER DOCUMENT NO. RP-2021-94009 OF THE O.P.R.H.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Secures: **Promissory Note ("Note") in the original principal amount of \$225,249.00, executed by EQUIVEST PROFESSIONALS LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender**

FORECLOSURE SALE:

Date: Tuesday, November 5, 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 12:00 P.M. and not later than three hours thereafter.

Place: At the place designated for Foreclosure Sales by the Commissioner's Court of Harris County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that **NORMANGEE STATE BANK**'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, **NORMANGEE STATE BANK**, 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 **NORMANGEE STATE BANK**'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **NORMANGEE STATE BANK**'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 **NORMANGEE STATE BANK** 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.

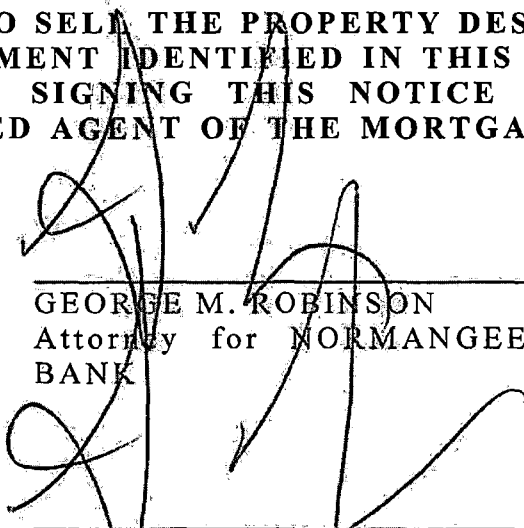
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 **NORMANGEE STATE BANK**. 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.



GEORGE M. ROBINSON
Attorney for NORMANGEE STATE
BANK

GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542

COPY UNOFFICIAL

EX. A

COMMENCING at the northwest corner of said Lot 22;

THENCE, SOUTH 01 Degree 04' 00" WEST, a distance of 175.00 Feet to a point;

THENCE, SOUTH 89 Degrees 47' 00" EAST, with the north right-of-way line of Blue Street (50 Feet wide), passing at a distance of 171.04 Feet a 1/2 Inch iron rod found, passing at an additional distance of 40.00 Feet a second 1/2 Inch iron rod found, passing at an additional distance of 200.00 Feet a third 1/2 Inch iron rod found and continuing an additional distance of 160.00 Feet for a total distance of 531.04 Feet to a cut "X" set at the northwest corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 89 Degrees 47' 00" EAST, continuing with the said north right-of-way line, a distance of 40.00 Feet to a cut "X" set at the northeast corner of this tract (from which a 1/2 Inch iron rod found bears North 89° 47' 00" East, a distance of 40.00 Feet);

THENCE, SOUTH 01 Degree 04' 00" WEST, with the west line of Lot 17 as recorded in the name of C.A. Lewis under Document No. C455734 of the O.P.R.H.C.T., a distance of 102.20 Feet to a fence corner post found at the southwest corner of this tract;

THENCE, NORTH 89 Degrees 47' 00" WEST, with the north line of Lot 40 as recorded in the name of Booker T. Dickerson et ux in Volume 5709, Page 138 of the O.P.R.H.C.T., a distance 40.00 Feet to a point at the northeast corner of Lot 39 as recorded in the name of Juan Cesar Garcia under Document No. 2014011112 of the O.P.R.H.C.T., being further described under Document No. C682175 of the O.P.R.H.C.T., being the southwest corner of this tract from which a fence corner post found bears South 76 Degrees 05' 57" West, a distance of 0.55 Feet;

THENCE, NORTH 01 Degree 04' 00" EAST, with the east line of Lot 15, being the remainder of the aforementioned Jeman Group, LLC. Tract, a distance of 102.20 Feet to the POINT OF BEGINNING and containing 0.0938 Acres or 4,088 Square Feet of land.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5161

FILED 9/30/2024 1:45:24 PM

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5162

FILED 9/30/2024 1:45:24 PM

NOTICE OF FORECLOSURE SALE

(September 25, 2024)

DEED OF TRUST ("Deed of Trust"):

Dated: October 7, 2022

Grantor: **EQUIVEST PROFESSIONALS LLC**

Trustee: **JOEL SHAW**

Lender: **NORMANGEE STATE BANK**

Recorded in: Clerk's Instrument Number RP-2022-503383 of the real property records of Harris County, Texas

Legal Description:

All that certain tract or parcel of land containing 0.0872 ACRE, being Lot 7, Block 3, LIBERTY ROAD MANOR, Section 25, an unrecorded subdivision out of Lot 28, of the QUIMBY ADDITION as recorded in Volume 167, Page 58 of the Harris County Deed Records, J. L. STANLEY SURVEY, A-700, Harris County, Texas, being the same tract recorded in the name of SHILOH ASSOCIATES LLC. and SWEET HOMES, CO. LLC. under Harris County Clerk's File (H.C.C.F.) No. RP-2021- 420857 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$221,000.00, executed by EQUIVEST PROFESSIONALS LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

FORECLOSURE SALE:

Date: Tuesday, November 5, 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 12:00 P.M. and not later than three hours thereafter.

Place: At the place designated for Foreclosure Sales by the Commissioner's Court of Harris County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that **NORMANGEE STATE BANK'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, **NORMANGEE STATE BANK**, 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 **NORMANGEE STATE BANK's** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **NORMANGEE STATE BANK'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 **NORMANGEE STATE BANK** 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 **NORMANGEE STATE BANK**. 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.

GEORGE M. ROBINSON
Attorney for NORMANGEE STATE BANK

GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542

UNRECORDED COPY

EX. A

A tract of land containing 0.0872 Acre, being Lot 7, Block 3 of Liberty Road Manor Section 25, an unrecorded subdivision situated in Lot 28 of the Quimby Addition as recorded in Volume 167, Page 58 of the Harris County Deed Records, out of the John L. Stanley Survey, Abstract No. 700 of Harris County, Texas being the same tract recorded in the name of Shiloh Associates LLC. and Sweet Homes, Co. LLC. under Harris County Clerk's File (H.C.C.F.) No. RP-2021-420857 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 Document No. 03-057165 of the O.R.B.C.T.)

COMMENCING at an 1 Inch iron pipe found at the intersection of the east right-of-way line of Tommye Drive (60 Feet wide) and the south right-of-way line of Safebuy Street (60 Feet wide);

THENCE, NORTH 86 Degrees 51' 24" EAST, with said south right-of-way line, passing at a distance of 80.00 Feet a 5/8 Inch iron rod found, passing at an additional 40.00 Feet a second 5/8 Inch iron rod found, passing at an additional distance of 80.00 Feet a third 5/8 Inch iron rod found and continuing an additional 40.00 Feet for a total distance of 240.00 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northwest corner and POINT OF BEGINNING of this tract;

THENCE, NORTH 86 Degrees 51' 24" EAST, continuing with said south right-of-way line, a distance of 38.00 Feet to an iron rod found at the northeast corner of this tract;

THENCE, SOUTH 03 Degrees 52' 36" EAST, with the west line of Lot 8 as recorded in the name of Mary Ruffin and Tony Gill under H.C.C.F. No. 20060012956 of the R.P.R.H.C.T., a distance of 100.00 Feet to a point at the southeast corner of this tract;

THENCE, SOUTH 86 Degrees 51' 24" WEST, with the north line of Lot 9 as recorded in the name of Teletha Gipson under H.C.C.F. No. 20080097604 of the R.P.R.H.C.T., a distance of 38.00 Feet to a point at the southwest corner of this tract;

THENCE, NORTH 03 Degrees 52' 36" WEST, with the east line of Lot 6 as recorded in the name of Shiloh Associates LLC. and Sweet Homes, Co. LLC. under H.C.C.F. No. RP-2021-533686 of the R.P.R.H.C.T.), a distance of 100.00 Feet to the POINT OF BEGINNING and containing 0.0872 Acre of land.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5162

FILED 9/30/2024 1:45:24 PM

FRCL-2024-5163
FILED 9/30/2024 1:45:24 PM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

September 25, 2024

DEED OF TRUST ("Deed of Trust"):

Dated: May 9, 2023

Grantor: **EQUIVEST PROFESSIONALS LLC**

Trustee: **JOEL SHAW**

Lender: **NORMANGEE STATE BANK**

Recorded in: Clerk's Instrument Number RP-2023-171349 of the real property records of Harris County, Texas

Legal Description:

TRACT ONE:

Being 50 feet x 126.3 feet out of the East One-Half (E-1/2) of 20 acre Block No. 26 of QUIMBY'S ADDITION to the City of Houston, in Harris County, Texas, out of the F. HALFF SUBDIVISION of the S. L. STANLEY SURVEY, A-700, according to the map thereof recorded in Vol. 167, Page 58, of the Deed Records of Harris County, Texas, more commonly known as Lot Three (3), in Block Ten (10) of SETTEGAST GARDENS, an unrecorded subdivision, and more particularly described as follows:

COMMENCING at the SE corner of said Lot or Block 26, of QUIMBY'S ADDITION; THENCE N 61 deg. 08 ' W, along the E line of said Block 26, 802.6 feet to a point in the S line of Bonaire Street;

THENCE W along the S line of Bonaire Street, 350 feet to a stake for the PLACE OF BEGINNING;

THENCE S 01 deg. 08' E and parallel with the E line of said Block 26, 126.3 feet to a stake;

THENCE W and parallel with the S line of Bonaire Street, 50 feet to a stake;

THENCE N 01 deg. 08 ' W and parallel with the E line of said Block 26, 126.3 feet to a stake in the S line of Bonaire Street;

THENCE E along the S line of Bonaire Street, 50 feet to the PLACE OF BEGINNING and being known as Lot 3, Block 10, of SETTEGAST GARDENS, Section 4, an unrecorded subdivision;

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5163
FILED 9/30/2024 1:45:24 PM

TRACT TWO:

Lot Nine (9), Block One (1), CLAIRMONT PLACE, Section I, an Addition to Harris County, Texas, according to the map or plat thereof filed in Vol. 30, Page 37, Map Records, Harris County, Texas; and

TRACT THREE:

Lot One Hundred and Eighty-Six (186), Block Thirteen (13), PARKHURST ESTATES, Section One, an Addition to Harris County, Texas, according to the map or plat thereof filed in Vol. 29, Page 57, Map Records, Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$1,052,500.00, executed by EQUIVEST PROFESSIONALS LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

FORECLOSURE SALE:

Date: **Tuesday, November 5, 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 12:00 P. M. and not later than three hours thereafter.

Place: At the place designated by the County Commissioner's of Harris County, Texas for 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 **NORMANGEE STATE BANK'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, **NORMANGEE STATE BANK**, 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 **NORMANGEE STATE BANK's** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **NORMANGEE STATE BANK'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 **NORMANGEE STATE BANK** 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 **NORMANGEE STATE BANK**. 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.



GEORGE M. ROBINSON
Attorney for Normangee State Bank

GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542

UNOFFICIAL

NOTICE OF FORECLOSURE SALE

September 27, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 15, 2021

Grantor: TEXAS FOUR REGION HOLDINGS, LTD

Trustee: Sowell, Alvares & Walls, PLLC

Lender: QUICK LENDING, LLC

Property: Lots Six Hundred Eighty-Four {684}, Six Hundred Eighty-Five {685} and Six Hundred Eighty-Six {686} in Block Forty-Three {43} of BEAUMONT PLACE, SECTION FOUR (4), a subdivision out of the J.W. Moody One Third League, in Harris County Texas, according to the map or plat thereof recorded in/ under Volume 38, Page 29 of the Map Records of Harris County, Texas

Address: 12814 Verdun DR Houston TX 77049

Recorded: October 19, 2021, file number RP-2021-600726 in the Official Public Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of EIGHTY ONE THOUSAND AND 00/100 DOLLARS (US \$81,000.00), executed by TEXAS FOUR REGION HOLDINGS, LTD and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated October 15, 2021 and executed by Rodolfo Mena.

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, November 05, 2024

Time: The sale of the Property will be held between the hours of 10am-1pm. local time

Place: 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

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TEXAS REAL ESTATE FUND I, LP'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, TEXAS REAL ESTATE FUND I, LP, 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 TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I, LP'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 TEXAS REAL ESTATE FUND I, LP 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 TEXAS REAL ESTATE FUND I, LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III
14002 Pinerock Lane
Houston, TX 77079
(281) 435-7359
joe@peterkalaw.com
Attorney for TEXAS REAL ESTATE FUND I, LP

UNOFFICIAL

COPY

NOTICE OF POSTPONEMENT OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Public notice is hereby given that the foreclosure sale previously scheduled to be announced by 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"), pursuant to that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement executed by Riverway Holdings, L.P., South Post Oak Holdings, L.P. and Overland Riverway, L.P., each a Texas limited partnership, as tenants-in-common, as original grantor (with Riverway Holdings, L.P. and South Post Oak Holdings, L.P., each a Texas limited partnership, as tenants-in-common, the current grantor), for the benefit of German American Capital Corporation, a Maryland corporation, as original lender, dated February 20, 2015, and recorded February 23, 2015, as Instrument No. 20150071706, in the Official Public Records of Harris County, Texas, for October 1, 2024, for the real property described on Exhibit A, attached hereto, has been postponed.

The foreclosure sale will be reset and again announced when or if a new sale date is established.

Dated: September 30, 2024.

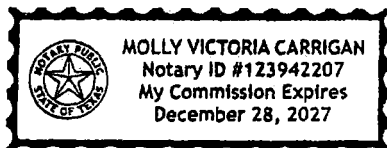
Mark Patte

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 30th day of September, 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, TX 75201
Attn: Mark L. Patterson, Esq.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5164

FILED 9/30/2024 3:53:51 PM

FILED 9/30/2024 3:53:51 PM
FRCL-2024-5164
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Real Property Legal Description

Tract I

Description of a 4.7545 acre (207,106 square feet) tract of land, out of the William White Survey, Abstract Number 836, situated in Harris County, Texas. Also being a portion of Lots 5 and 6, Block "d" of the M.M. Levy corrected subdivision of the R.B. Gaut Subdivision, as recorded in Volume 1, Page 29 of the Map Records of Harris County, Texas; and being all of a called 4.7545 acre tract conveyed to Riverway Holdings, L.P., South Post Oak Holdings, L.P. and Overland Riverway, L.P. as recorded in Harris County Clerk's File Number (H.C.C.F. No. Y277550), (with all bearings referenced to the west line of said 4.7545 acre tract)

BEGINNING, at a 5/8 inch iron rod Miller Survey Group cap set on the easterly right-of-way line of South Post Oak Lane (called 60 foot wide right-of-way) for the northwest corner of said 4.7545 acre tract and being the southwest corner of a called 5.2891 acre tract conveyed to Two Riverway Holding, LLC, as recorded in H.C.C.F. No. 20080523710;

THENCE, N 83°32'33" E, along the line common to said 4.7545 acre tract and said 5.2891 acre tract, for a distance of 191.61 feet to a found 5/8 inch iron rod for the northeast corner of the herein described tract;

THENCE, S 06°27'27" E, along the easterly line of said 4.7545 acre tract, for a distance of 129.46 feet to a found 5/8 inch iron rod at the westerly corner of a called 0.7993 acre tract conveyed to Five Riverway, Ltd., as recorded in H.C.C.F. No. 20110436544, for an angle point;

THENCE, along the lines common to said 4.7545 acre tract and said 0.7993 acre tract the following three (3) courses:

1. S 51°27'27" E, for a distance of 122.11 feet to a found 5/8 inch iron rod for an angle point;
2. S 06°27'27" E, for a distance of 93.59 feet to a found 5/8 inch iron rod for corner;
3. N 83°32'33" E, for a distance of 242.85 feet to an "X" cut found in concrete for a southwesterly interior corner of a called 4.3597 acre tract, conveyed to DAR 3 Riverway, L.P., Rivercan, L.P., Overland 3 Riverway, L.P. and CFT 3 Riverway, L.P., as recorded in H.C.C.F. No. 20080268172;

THENCE, S 06°23'05" E, along the line common to said 4.7545 acre tract and said 4.3597 acre tract, for a distance of 230.36 feet to a corner (unable to set due to construction) on the northerly line of a tract conveyed to South Post Oak Lane, Ltd. As recorded in Harris County Clerk's File No. R893946 (Vol.82, Pg. 19 of Harris County Map Records) and along the southerly line of the aforementioned Lot 5, Block "D" of the

R.B. Gaut Subdivision, for the southwest corner of said 4.3597 acre tract and being the southeast corner of the herein described tract;

THENCE, S 83°32'33" W, along the northerly line of the said South Post Oak Lane tract and the southerly line of the aforementioned Lot 5, Block "D" of the R.B. Gaut Subdivision, also being the south line of said 4.7545 acre tract, for a distance of 580.18 feet to a corner (unable to set due to construction) on the easterly right-of-way line of said South Post Oak Lane

THENCE, N 00°08'54" W, along the line common to said 4.7545 acre tract and the easterly right-of-way line of said South Post Oak Lane, for a distance of 543.00 feet the POINT OF BEGINNING of the herein described tract and containing 4.7545 acres (207,106 square feet) of land, more or less.

Tract II:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in (i) Instrument captioned "Private Street Agreement", filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F623211 and (ii) Instrument captioned "Second Access Easement Agreement", filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. G320629 and supplemented by Clerk's File No. J823999, same amended by instrument filed under Clerk's File No. K255305; also as supplemented by Supplemental Easement Agreement Number Two filed under Clerk's File No. J989642; also as supplemented by Supplemental Easement Agreement Number Three filed under Clerk's File No. J989643 of the Real Property Records of Harris County, Texas.

Tract III:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Instrument captioned "Access Easement Agreement", filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F900720; and recorded in the Official Public Records of Real Property of Harris County, Texas under Film Code No. 115-92-0102, as amended by instrument captioned "First Amendment to Access Easement Agreement", dated as of November 1, 1979, filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. G320627 and recorded in the Official Public Records of Real Property of Harris County, Texas, under Film Code No. 144-82-0575, and supplemented by Clerk's File No. J823999, amended under Clerk's File Nos. K255305, J989642 and J989643 of the Real Property Records of Harris County, Texas.

Tract IV:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Second Access Easement Agreement filed for record in the Office of the County Clerk of Harris

County, Texas, under County Clerk's File No. G320629 and supplemented by Supplemental Easement Agreement Number One filed for record under Harris County Clerk's File No. J823999 and amended by First Amendment thereto filed for record under Harris County Clerk's File No. K255305; also supplemented by Supplemental Easement Agreement Number Two filed for record under Harris County Clerk's File No. J989642 and by Supplemental Easement Agreement Number Three filed for record under Harris County Clerk's File No. J989643.

Tract V:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Declaration of Covenants, Restrictions and Easements filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. K274934.

Tract VI:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Easement Grant filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F623543.

Tract VII:

The Non-Exclusive Easement Estate (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Garage Common Operating Agreement filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. 20110181384

TRACT VIII:

The Non-exclusive Easement Estate (and all of the Rights, Title and Interests Appurtenant Thereto), insofar as such easements inure to the benefit of and pertain to Tract I, created in Drainage and Easement Agreement filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. 20130596776.

Being the same property as described in that certain Deed executed February 15, 2005 from Connecticut General Life Insurance Company to Riverway Holdings, L.P., South Post Oak Holdings, L.P., and Overland Riverway, L.P., as tenants in common, recorded under County Clerk's File No. Y277550 in the Office of the County Clerk of Harris County, Texas.

For Information Purposes Only: 1 Riverway, Houston, TX 77056 (aka 777 S. Post Oak Lane, Houston, TX 77056) - Tax Acct# 045-140-005-0115

2
TR SALE
G

RP-2024-360094
09/30/2024 RP1 \$29.00

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to Deed of Trust dated **September 1, 2022**, executed by **ROBERTO GARCIA and spouse, TANYA MARIE MORALES** ("Mortgagor") Mortgagor conveyed to **BLACK, MANN & GRAHAM LLP**, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Harris County, Texas and described as:

200

LOT 8, IN BLOCK 31, OF FAIRMONT PARK EAST, SECTION FOUR-PHASE FOUR-A, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 350109, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

D

to secure the payment of that one certain Promissory Note ("Note") dated **September 1, 2022**, in the original principal amount of **\$261,000.00**, executed by **ROBERTO GARCIA and spouse, TANYA MARIE MORALES** and payable to the order of **AMOCO FEDERAL CREDIT UNION** ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

(2) 100

The Deed of Trust was filed of record under **Harris County Clerk's File No. RP-2022-448730**; all in the Official Real Property Public Records of Harris County, Texas; and

The Deed of Trust is in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the Harris County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, **THEA CLARK**, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of 1:00 p.m. and 4:00 p.m. on the first Tuesday in **November, being November 5, 2024**, at the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, or as designated by the County Commissioners Court. Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.

RP-2024-360094

RP-2024-360094

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Signed on Sept. 25th, 2024.

✓✓

Ret to:

DOYLE LAW FIRM, PLLC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

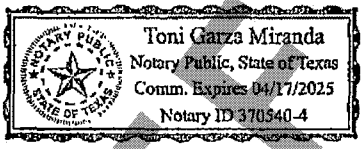
By: [Signature]
THEA CLARK, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 25th day of September, 2024, by THEA CLARK, Substitute Trustee, and in the capacity therein stated.

10R

[Signature]
Notary Public in and for the State of Texas



UNOFFICIAL COPY

FRCL-2024-5165 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2024-360094

FILED 10/1/2024 1:43:47 PM

FILED FOR RECORD

12:17:12 PM

Monday, September 30, 2024

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, September 30, 2024

COUNTY CLERK
HARRIS COUNTY, TEXAS



COPY UNOFFICIAL

FILED 10/1/2024 3:34:51 PM FRCL-2024-5167 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Trustee's Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: October 1, 2024

Substitute Trustee: Jeff Leva, Sandy Dasigenis, Steve Leva, and/or Nicole Durrett

Trustee Address: c/o Bickerstaff Heath Delgado Acosta LLP
5444 Westheimer Road, Suite 1000
Houston, Texas 77056

Mortgagee: Unity National Bank of Houston

Note: Construction Loan Agreement dated November 4, 2021, executed by Grantor (as defined below) payable to the order of Mortgagee, in the original principal amount of \$3,625,000.00

Deed of Trust

Date: November 4, 2021

Grantor: Godswill Unachukwu

Mortgagee: Unity National Bank of Houston

Recording information: Document Number RP-2021-641725 of the real property records of Harris County, Texas, Deed of Trust, Security Agreement, and Financing Statement recorded November 5, 2021.

Property: Unrestricted Reserve "A" in Block 1 of Agenda Plaza, a subdivision of 1.6960 acres in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 690916 of the Map Records of Harris County, Texas.

County: Harris County, Texas

Date of Sale (first Tuesday of month): November 5, 2024

Time of Sale: 10:00 a.m.

Place of Sale: At the Magnolia South Ballroom of the Bayou City Event Center located at 9401

UNOFFICIAL COPY

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.

Mortgagee has appointed Jeff Leva, Sandy Dasigenis, Steve Leva, and/or Nicole Durrett as a Substitute Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note and all other amounts secured by the Deed of Trust.

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, WHERE IS, WITH ALL FAULTS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

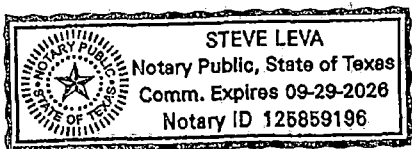
Sandy Dasigenis

Jeff Leva, Sandy Dasigenis, Steve Leva, and/or
Nicole Durrett
SUBSTITUTE TRUSTEE

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this 1st day of October, 2024, by Sandy Dasigenis, as Trustee.



Steve Leva

Notary Public, State of Texas

My commission expires on: 09-29-2026

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, that 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 FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property: 2429 Delafield St., Houston, Texas 77023

September 26, 2024

Deed of Trust: Deed of Trust and Security Agreement (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: September 29, 2022

Trustee:

Jeffery W Laird, Jim Leva, Sandy Dasigenis or others
Address: 1512 Heights Blvd, Houston, TX, 77008

Substitute Trustees:

Michael S. Holmes
Address: 9660 Hillcroft St Suite 200-I, Houston, TX 77096

or

Stacy Butzke
Address: 1730 Blalock Rd, Houston, TX 77080

Grantor: Dream House Fix & Flip, LLC

Mortgagee: Investor Lending, LLC (hereafter "Lender")

Recording Information: Clerk's file no. RP-2022-494645 of the real property records of Harris County, Texas.

Property Address: 2429 Delafield St., Houston, Texas 77023

Legal Description: The South one-half (S, 1/2) of Lot nos. 60 and 61 of W. L. Edmundson Addition No. 4, a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 507, Page 468 of the Deed 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: September 29, 2022

Original Principal Amount: \$221,120.00

Maker: Dream House Fix & Flip, LLC

Lender: Investor Lending, LLC

Modifications and Renewals: Modification Agreements dated 3/29/2023, 6/29/2023, 9/29/2023, 12/29/2023 and 3/29/2024 recorded in Harris Co., Texas Real Property Records.

Property: All real property and improvements, and personal property as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

FILED 10/2/2024 8:18:01 AM
FRCL-2024-5168
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Guaranty: On September 29, 2022, Gladys Eusebio Alerto executed Guaranty Agreement guaranteeing the Note in favor of the Lender.

Sale Location: The Bayou City Event Center, 9401 Knight Rd., Houston, Texas 77045.

Sale Date: November 5, 2024

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. **The earliest time the sale will begin is 12:00 p.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 the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers both real and personal property. This document constitutes formal notice by the Lender to foreclose and sell both the real property and personal property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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

Michael S. Holmes

Michael S. Holmes, Substitute Trustee

TS No.: 2024-01264-TX
20-000533-673

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: 11/05/2024

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: 6430 STROUD 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 07/12/2006 and recorded 07/14/2006 in Book RP 024-77 Page 2553 Document Z453483, real property records of Harris County, Texas, with **Milton L. Medrano, a married man and Carmen E.S. Medrano, signing pro forma** grantor(s) and **PEOPLE'S CHOICE HOME LOAN, 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 **Milton L. Medrano, a married man and Carmen E.S. Medrano, signing pro forma**, securing the payment of the indebtedness in the original principal amount of \$80,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association, as Trustee for the benefit of People's Financial Realty Mortgage Securities Trust, Series 2006-1, Mortgage Pass-Through Certificates, Series 2006-1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01264-TX
20-000533-673

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), BLOCK NINE (9), SHARPSTOWN, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 3, 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.: 2024-01264-TX
20-000533-673

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: 09/27/2024



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.auction.com or (800) 280-2832

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.

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 THREE (3) IN BLOCK TWENTY EIGHT (28) OF WINDSOR VILLAGE, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 73, PAGE 34 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/24/2006 and recorded in Document 20060241530 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: 11/05/2024

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.

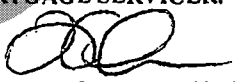
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 ALVIN HODGES AND GLORIA HODGES, provides that it secures the payment of the indebtedness in the original principal amount of \$78,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, successor in interest to Bank of America, National Association, successor by merger to LaSalle Bank National Association as trustee for GSAMP Trust 2007-NC1 Mortgage Pass Through Certificates, Series 2007-NC1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, successor in interest to Bank of America, National Association, successor by merger to LaSalle Bank National Association as trustee for GSAMP Trust 2007-NC1 Mortgage Pass Through Certificates, Series 2007-NC1 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** U.S. Bank National Association, successor in interest to Bank of America, National Association, successor by merger to LaSalle Bank National Association as trustee for GSAMP Trust 2007-NC1 Mortgage Pass Through Certificates, Series 2007-NC1 obtained a Order from the 295th District Court of Harris County on 09/23/2024 under Cause No. 202436167. 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 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 TEN (10), BLOCK TWO (2) OF TOWNE LAKE SEC 41, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 687393 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/29/2021 and recorded in Document RP-2021-440171 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: 11/05/2024

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 DONALD E BURTON AND AMBER L BURTON, provides that it secures the payment of the indebtedness in the original principal amount of \$743,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Brighthouse Life Insurance Company 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 Brighthouse Life Insurance Company c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

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-2024-5178

FILED 10/3/2024 8:38:02 AM

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT THIRTEEN (13) MINUS THE NORTHERLY 45 FEET, IN BLOCK FOUR (4), OF KEEGANS WOOD, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 711/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 316, PAGE 146, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/02/2004 and recorded in Document Y167313 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: 11/05/2024

Time: 12:00 PM

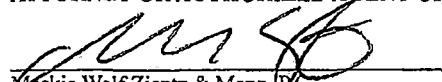
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 MARDONIO ESCOBEDO AND MARIA ESCOBEDO, provides that it secures the payment of the indebtedness in the original principal amount of \$20,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. RRA CP OPPORTUNITY TRUST 2 is the current mortgagee of the note and deed of trust and REAL TIME RESOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is RRA CP OPPORTUNITY TRUST 2 c/o REAL TIME RESOLUTIONS, INC., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

Certificate of Posting

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

COPY

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT 411 OF HUMBLE ESTATES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 3 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/15/2022 and recorded in Document RP-2022-373505 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: 11/05/2024

Time: 12:00 PM

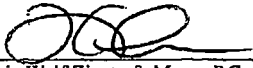
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 TXREAF1002 LLC AND ROBERT JOHN ORFINO, 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. Brighthouse Life Insurance Company 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 Brighthouse Life Insurance Company c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

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 10/3/2024 8:43:22 AM
FRCL-2024-5183
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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

DATE: SEPTEMBER 26, 2024

NOTE: Interest Only Adjustable Rate Note described as follows:

Date: SEPTEMBER 2, 2005
Maker: CARLOS ORELLANA
Payee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB4 successor to original lender
Original Principal Amount: \$126,152.00

DEED OF TRUST: Deed of Trust described as follows:

Date: SEPTEMBER 2, 2005
Grantor: CARLOS ORELLANA, A MARRIED PERSON AND MARIA IVONNE BAIDES
Trustee: CTC REAL ESTATE SERVICES
Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB4 successor to original lender
Recorded: INSTRUMENT NO. Y778519 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

LENDER: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC.,

ASSET-BACKED CERTIFICATES, SERIES 2005-AB4

BORROWERS: CARLOS ORELLANA

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou

3333 Lee Parkway, Eighth Floor

Dallas, Texas 75219

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

NOVEMBER 5, 2024, the first Tuesday of the month, to commence at **10:00 AM**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In **HARRIS County, Texas**, 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.

RECITALS

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 due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

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 the Lender's rights and remedies under the Deed of Trust and applicable law.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5183

FILED 10/3/2024 8:43:22 AM

UNOFFICIAL COPY

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 OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: SEPTEMBER 2, 2005
Grantor: CARLOS ORELLANA, A MARRIED PERSON AND MARIA IVONNE BAIDES
Trustee: CTC REAL ESTATE SERVICES
Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB4 successor to original lender
Recorded: INSTRUMENT NO. Y778519 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePoint
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of SEPTEMBER 26, 2024, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

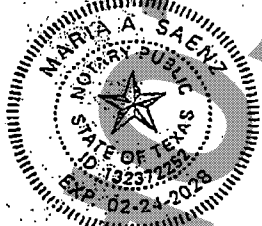
Name: Lillian Riley, Attorney for NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING and THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CW ABS INC., ASSET BACKED CERTIFICATES, SERIES 2005-AB4

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared Lillian Riley; and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on SEPTEMBER 26, 2024.

Maria A. Saenz
Notary Public, State of Texas



Notice of Sale executed by:

Sandy Dasigenis

Name: Sandy Dasigenis

Substitute Trustee

COPY UNOFFICIAL

EXHIBIT A

Lot Thirty-Eight (38), in Block One (1) of SOUTHWAY, SECTION THREE (3),
AMENDING PLAT NO. 1, an addition in Harris County, Texas according to the map
or plat thereof recorded under Film Code No. 552255 of the Map Records of
Harris County, Texas.

UNOFFICIAL COPY

FRCL-2024-5184
FILED 10/3/2024 8:43:22 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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

DATE: SEPTEMBER 27, 2024

NOTE: Adjustable Rate Note described as follows:

Date: MAY 21, 2004
Maker: SALVADOR GARCIA
Payee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2004-19HE, ASSET-BACKED CERTIFICATES, SERIES 2004-19HE successor to original lender
Original Principal Amount: \$85,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 21, 2004
Grantor: SALVADOR GARCIA AND WIFE, LETICIA BALDERAS
Trustee: CALVIN C. MANN, JR.
Beneficiary: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2004-19HE, ASSET-BACKED CERTIFICATES, SERIES 2004-19HE successor to original lender
Recorded: INSTRUMENT NO. X641344, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

LENDER: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2004-19HE, ASSET-BACKED CERTIFICATES, SERIES 2004-19HE

BORROWERS: SALVADOR GARCIA

UNRECORDED COPY

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

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

NOVEMBER 5, 2024, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, at THE BAYOU CITY EVENT CENTER, 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

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 due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 21, 2004
Grantor: SALVADOR GARCIA AND WIFE, LETICIA BALDERAS
Trustee: CALVIN C. MANN, JR.
Beneficiary: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2004-19HE, ASSET-BACKED CERTIFICATES, SERIES 2004-19HE successor to original lender
Recorded: INSTRUMENT NO. X641344, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY: The property described as follows:

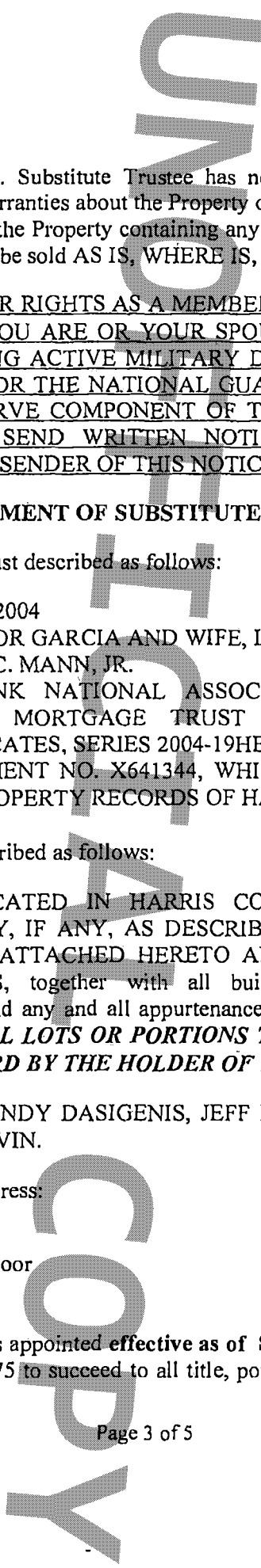
THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of SEPTEMBER 27, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or



successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

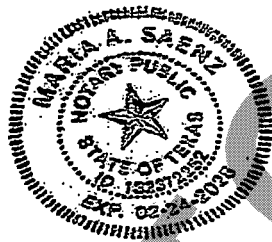
Name: Lillian A. Riley, Attorney for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN MORTGAGE TRUST 2004-19HE, ASSET-BACKED CERTIFICATES, SERIES 2004-19HE and NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING

THE STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared LILLIAN A. RILEY, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on SEPTEMBER 27, 2024.



Maria A Saenz
Notary Public, State of Texas

Notice of Sale executed by:

Sandy Dasigenis

Name: Sandy Dasigenis

Substitute Trustee

EXHIBIT A

Lot Two Hundred Sixty-one (261), in Block Four (4), of Chateau Forest, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 159, Page 27, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/19/2018	Grantor(s)/Mortgagor(s): CORRINA JIMENEZ, AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR BBMC MORTGAGE, A DIVISION OF BRIDGEVIEW BANK GROUP, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2018-115137	Property County: HARRIS
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: 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: UNIT 818, BUILDING B, OF POST OAK LANE, A CONDOMINIUM PROJECT SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORD IN VOLUME 43, PAGE 88, VOLUME 96, PAGE 145, VOLUME 97, PAGE 1, VOLUME 114, PAGE 103 AND IN VOLUME 160, PAGE 75, 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.

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, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva or Nicole Durrett, 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: 9/30/2024 _____



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

Dated: October 3, 2024 _____

SANDY DASIGENIS

Printed Name:



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

MH File Number: TX-24-104442-POS
Loan Type: Conventional Residential

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: Eric Gould, 5773 Woodway #184, Houston, Texas 77057

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF HARRIS

§

WHEREAS, on September 6, 2018, by instrument recorded in the Official Public Records of Real Property of Harris County, Texas under File No. RP-2018-442895, PAUL CHAMBERS AND TALLIE CHAMBERS executed a Homestead Lien Contract and Deed of Trust (hereinafter called "Deed of Trust") to Trustee, covering the hereinafter described property, which Security Instrument was executed for the purpose of securing the payment of a certain indebtedness to ZB, N.A. dba Amegy Bank, more particularly described in the Security Instrument; and

WHEREAS, the District Court of Harris County, Texas issued a Final Default Judgment and Home Equity Foreclosure Order (attached as Exhibit "A") on June 24, 2024 authorizing Zions Bancorporation, N.A. dba Amegy Bank to foreclose on the lien described in the Security Instrument; and

WHEREAS, Zions Bancorporation, N.A. dba Amegy Bank (hereinafter called "Beneficiary"), as owner and holder of the indebtedness secured by the Deed of Trust, and Beneficiary did on the 1st day of October 2024, appoint the undersigned, Eric Gould and Derek Loetzerich, each as Substitute Trustee under the Security Instrument; and

WHEREAS, after default in the payment of the indebtedness described in the Security Instrument and pursuant to the specific provisions of the Deed of Trust, Beneficiary has requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof;

NOW, THEREFORE, NOTICE IS GIVEN that I, the undersigned Substitute Trustee, will sell at public sale to the highest bidder or bidders for cash at The Bayou City Event Center, Magnolia South Ballroom, at 9401 Knight Road, Houston, Texas at 10 a.m. or not later than three (3) hours after that time on Tuesday, November 5, 2024, the property described by the Security Instrument and more particularly described as follows:


Lot 15, Block 8, Oakwood Glen, Section 2, according to the map or plat thereof recorded in Volume 254, Page 16 of the map records of Harris County, Texas. (the "Property").
Physical address of 6818 White Tail Drive, Spring, Texas 77379.

The sale will be made subject to all matters which are prior to the Deed of Trust, 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 Deed of Trust.

Prior to the foreclosure sale, Beneficiary may appoint another person as Substitute Trustee to conduct 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 Security Instrument permits Beneficiary to postpone, withdraw, or reschedule the sale for another day. In such case, I need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

WITNESS MY HAND this 2nd day of October 2024.


Eric Gould, Derek Loetzerich
Substitute Trustees
5773 Woodway #184
Houston, Texas 77057
(713) 213-3781; (281) 596-4449 (Fax)
Email: egoac99@gmail.com

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5175
FILED 10/3/2024 8:37:42 AM

UNOFFICIAL COPY

Cause No. 2022-01073

ZIONS BANCORPORATION, N.A. DBA
AMEGY BANK
Plaintiff,

v.

TALLIE A. CHAMBERS, CHRISTOPHER
CHAMBERS, KENDALLL DAVIS AND
CYNTHIA WILEY

Defendant(s).

In Re: 6818 WHITE TAIL DRIVE,
SPRING, TEXAS 77379

§ IN THE DISTRICT COURT

§

§

§

§

§

§

§

§

§

§

§

OF HARRIS COUNTY, TEXAS

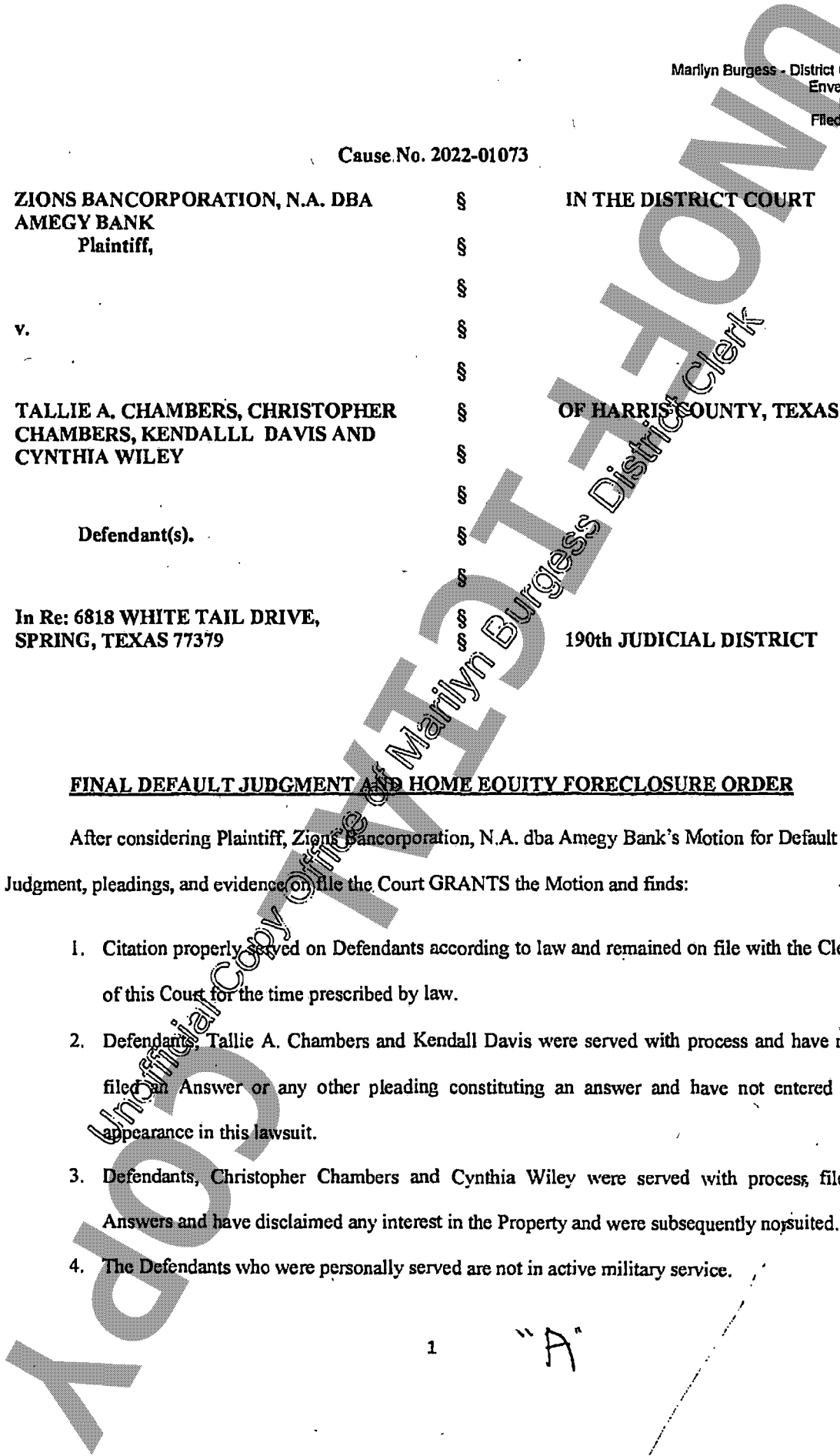
190th JUDICIAL DISTRICT

FINAL DEFAULT JUDGMENT AND HOME EQUITY FORECLOSURE ORDER

After considering Plaintiff, Zions Bancorporation, N.A. dba Amegy Bank's Motion for Default Judgment, pleadings, and evidence on file the Court GRANTS the Motion and finds:

1. Citation properly served on Defendants according to law and remained on file with the Clerk of this Court for the time prescribed by law.
2. Defendant, Tallie A. Chambers and Kendall Davis were served with process and have not filed an Answer or any other pleading constituting an answer and have not entered an appearance in this lawsuit.
3. Defendants, Christopher Chambers and Cynthia Wiley were served with process, filed Answers and have disclaimed any interest in the Property and were subsequently nonsuited.
4. The Defendants who were personally served are not in active military service.

"A"



- 5. This Court appointed Andrea Roth as Attorney Ad Litem.
- 6. The Loan Agreement between Paul Chambers, Talley Chambers and the Plaintiff is in default and that Plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.
- 7. Plaintiff is entitled to the relief sought in Plaintiff's Original Petition. Therefore it is:

ORDERED that:

All of the known heirs at law of decedent, Paul Chambers have been made defendants to this suit and are vested with all right, title and interest in the real property and improvements commonly known as 6818 White Tail Drive, Spring, Texas 77379 . ("Property") and legally described as:

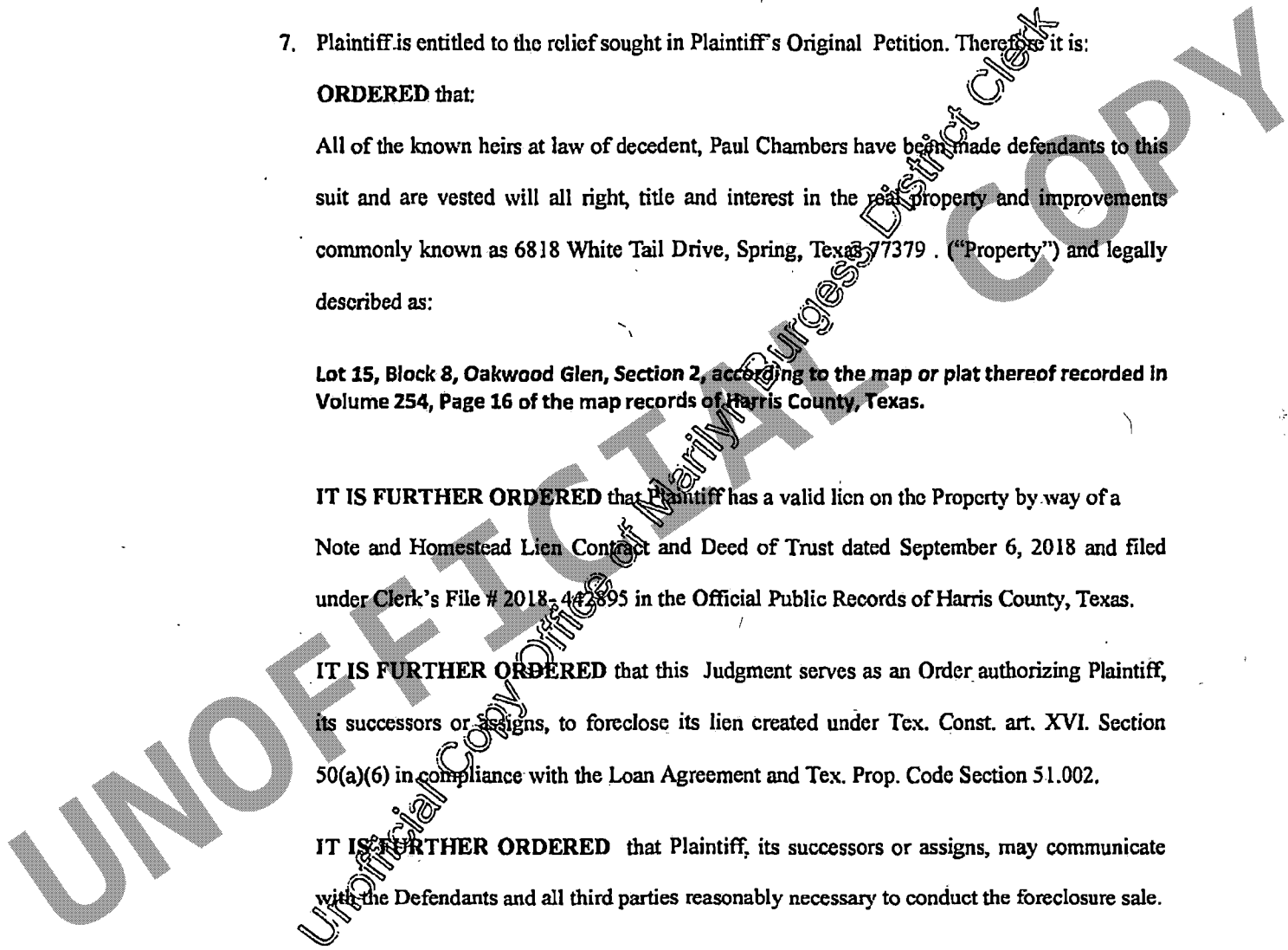
Lot 15, Block 8, Oakwood Glen, Section 2, according to the map or plat thereof recorded in Volume 254, Page 16 of the map records of Harris County, Texas.

IT IS FURTHER ORDERED that Plaintiff has a valid lien on the Property by way of a Note and Homestead Lien Contract and Deed of Trust dated September 6, 2018 and filed under Clerk's File # 2018-443895 in the Official Public Records of Harris County, Texas.

IT IS FURTHER ORDERED that this Judgment serves as an Order authorizing Plaintiff, its successors or assigns, to foreclose its lien created under Tex. Const. art. XVI. Section 50(a)(6) in compliance with the Loan Agreement and Tex. Prop. Code Section 51.002.

IT IS FURTHER ORDERED that Plaintiff, its successors or assigns, may communicate with the Defendants and all third parties reasonably necessary to conduct the foreclosure sale.

IT IS FURTHER ORDERED that the effects of the non-judicial foreclosure shall be that Defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.



Official Copy Office of Marilyn Burgess District Clerk
UNOFFICIAL

IT IS FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement shall be asserted against any Defendants.

IT IS FURTHER ORDERED that after the non-judicial foreclosure sale is held, if the property remains occupied after this Judgment becomes final and the Plaintiff, its successors or assigns, is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with Tex. R. Civ. P. 310.

IT IS FURTHER ORDERED that as part of the costs of court, and payable by Plaintiff, Andrea Roth, the attorney ad litem is granted the sum of \$1,581.00 and discharged as Ad Litem in this Cause.

IT IS FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

All relief not expressly granted is denied.

This Judgment fully disposes of all parties and all claims and is appealable.

SIGNED this _____ day of _____, 2024.

Signed: *[Signature]*
6/24/2024

JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:

Eric Gould
Eric Gould 08234500
5773 Woodway #184
Houston, Texas 77057
(713) 213-3781
(281) 596-4449
egoac99@gmail.com

ATTORNEY FOR PLAINTIFF

FILED 10/3/2024 8:17:50 AM FRCL-2024-5169 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

1514 SUTTON ST
HOUSTON, TX 77006

00000009616293

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale: Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 16, 2015 and recorded in Document CLERK'S FILE NO. 20150578947 real property records of HARRIS County, Texas, with JOHN SCHLACTER, AN UNMARRIED PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN SCHLACTER, AN UNMARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$150,795.00, 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 RCAF Acquisition Trust is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o SELENE FINANCE
3501 OLYMPUS BLVD
5TH FLOOR, SUITE 500
DALLAS, TX 75019



1514 SUTTON ST
HOUSTON, TX 77006

00000009616293

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

UNOFFICIAL COPY

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5169
FILED 10/3/2024 8:17:50 AM

1514 SUTTON ST
HOUSTON, TX 77006

00000009616293

00000009616293

HARRIS

EXHIBIT "A"

LOT 9, IN BLOCK 1, OF SUTTON-GILLETTE TOWNHOMES, SECTION 9, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 447068, OF THE MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS.

FRCL-2024-5169 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/3/2024 8:17:50 AM

ORIGINAL FILED COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5170
FILED 10/3/2024 8:17:50 AM

18626 ANDALUSIAN DRIVE
CYPRESS, TX 77433

0000010249662

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 31, 2006 and recorded in Document CLERK'S FILE NO. Z211655; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. RP-2016-94029 real property records of HARRIS County, Texas, with LARRY WAYNE MORGAN AND HIS WIFE MARIA C. MORGAN, grantor(s) and AMERICAN INVESCO MORTGAGE INC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LARRY WAYNE MORGAN AND HIS WIFE MARIA C. MORGAN, securing the payment of the indebtednesses in the original principal amount of \$79,942.00, 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 HSI ASSET SECURITIZATION CORPORATION TRUST 2006-WMC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC1 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



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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____
Date: _____

COPY

FILED 10/3/2024 8:17:50 AM FRCL-2024-5170 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

18626 ANDALUSIAN DRIVE
CYPRESS, TX 77433

00000010249662

00000010249662

HARRIS

EXHIBIT "A"

LOT 39, BLOCK 5, PADDOCK, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 288, PAGE 131, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY
UNOFFICIAL

FILED 10/3/2024 8:17:50 AM
FRCL-2024-5170
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/3/2024 8:17:50 AM FRCL-2024-5171 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

5811 HORNWOOD
HOUSTON, TX 77081

00000010249704

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 14, 2004 and recorded in Document CLERK'S FILE NO. X937045 real property records of HARRIS County, Texas, with MAYRA J GIRON AND VICTOR COREA, grantor(s) and ARGENT MORTGAGE COMPANY, LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MAYRA J GIRON AND VICTOR COREA, securing the payment of the indebtednesses in the original principal amount of \$109,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WWF1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE 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



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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
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-2024-5171
FILED 10/3/2024 8:17:50 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL

5811 HORNWOOD
HOUSTON, TX 77081

00000010249704

00000010249704

HARRIS

EXHIBIT "A"

LOT SEVEN (7), IN BLOCK ONE (1), REPLAT OF SHENANDOAH ADDITION, SECTION ONE (1), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 56, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FRCL-2024-5171
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/3/2024 8:17:50 AM

6915 CAPE FORWARD DR
HOUSTON, TX 77083

00000008477010

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER, or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 31, 2002 and recorded in Document CLERK'S FILE NO. V853821; MODIFIED IN CLERK'S FILE NO. Y610131 real property records of HARRIS County, Texas, with KATHY L MATTHEWS, grantor(s) and NOVASTAR HOME MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KATHY L MATTHEWS, securing the payment of the indebtednesses in the original principal amount of \$63,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC Bank, National Association s/b/m to BBVA USA f/k/a/ Compass Bank is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



NTSS00000008477010

FILED 10/3/2024 8:17:50 AM
FRCL-2024-5172
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

FRCL-2024-5172
FILED 10/3/2024 8:17:50 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

6915 CAPE FORWARD DR
HOUSTON, TX 77083

00000008477010

00000008477010

HARRIS

EXHIBIT "A"

LOT THREE (3), IN BLOCK TWO (2) OF REPLAT OF PHEASANT RUN, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 290, PAGE 135 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

FILED 10/3/2024 8:17:50 AM FRCL-2024-5172 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5173
FILED 10/3/2024 8:17:50 AM

15302 LAKEVIEW DRIVE
HOUSTON, TX 77040

0000009351271

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: November 05, 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 08, 1993 and recorded in Document CLERK'S FILE NO. P331983 real property records of HARRIS County, Texas, with THOMAS A. WILLBERN, III AND ALLISON A. WILLBERN, grantor(s) and NORTH AMERICAN MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS A. WILLBERN, III AND ALLISON A. WILLBERN, securing the payment of the indebtednesses in the original principal amount of \$300,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

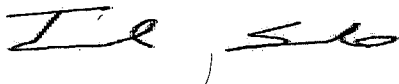


15302 LAKEVIEW DRIVE
HOUSTON, TX 77040

00000009351271

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor-substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

FILED 10/3/2024 8:17:50 AM FRCL-2024-5173 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

15302 LAKEVIEW DRIVE
HOUSTON, TX 77040

00000009351271

00000009351271

HARRIS

EXHIBIT "A"

LOT FORTY-ONE (41), IN BLOCK FORTY-TWO (42) OF JERSEY VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5173

FILED 10/3/2024 8:17:50 AM

COPY UNOFFICIAL

FRCL-2024-5185
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/3/2024 9:08:02 AM

C&M No. 44-24-02501/ 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 October 21, 2005 and recorded under Vol. RP 013-29, Page 0681, or Clerk's File No. Y856322 re-recorded in Z036376 and 20110348287, in the real property records of HARRIS County Texas, with Bertha Rodriguez as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide KB Home Loans, a Countrywide Mortgage Ventures, LLC series, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Bertha Rodriguez securing payment of the indebtedness in the original principal amount of \$92,971.00 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 Bertha Rodriguez. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB5 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 53, IN BLOCK 1, SIERRA VISTA, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 567211 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

44-24-02501
HARRIS



4825907

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

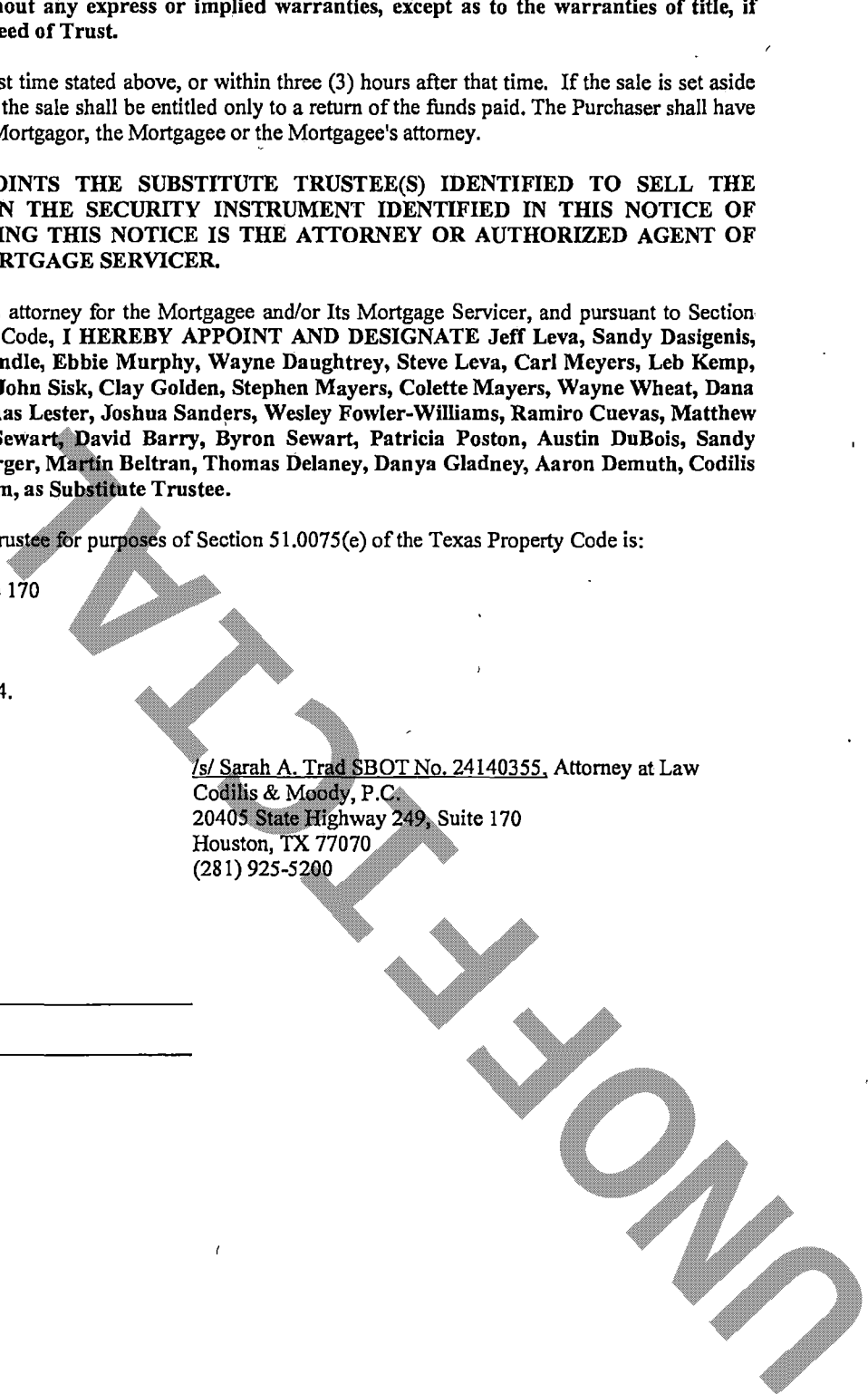
Executed on September 30, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-24-02501



NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 11, 2013 and recorded under Clerk's File No. 20130349377, in the real property records of HARRIS County Texas, with Brandon O'Neill and April O'Neill, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for TXL Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Brandon O'Neill and April O'Neill, husband and wife securing payment of the indebtedness in the original principal amount of \$417,000.00 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 Brandon O'Neill. 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 FIFTEEN (15) IN BLOCK ONE (1) OF LAKES OF CYPRESS FOREST SEC.4, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 648043 OF THE MAP/PLAT RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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-2024-5186
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/3/2024 9:08:02 AM

COPY

FRCL-2024-5186 FILED 10/3/2024 9:08:02 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, 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 09/27/2024.

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

UNOFFICIAL COPY

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-02497

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 14, 2001 and recorded under Vol. 548-41, Page 2343, or Clerk's File No. V573766, in the real property records of HARRIS County Texas, with Patrick Neil Sweeney and spouse, Jill W. Sweeney as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for GMAC Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Patrick Neil Sweeney and spouse, Jill W. Sweeney securing payment of the indebtedness in the original principal amount of \$164,000.00 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 Patrick Neil Sweeney, Jill W. Sweeney. 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 32, IN BLOCK 3, OF CHAMPION FOREST SECTION 8, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 299, PAGE 21, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 11/05/2024 **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-2024-5187
FILED 10/3/2024 9:08:02 AM

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

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

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

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

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

Executed on 09/27/2024.

/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. 44-24-02493

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 26, 2010 and recorded under Clerk's File No. 20100126558, in the real property records of HARRIS County Texas, with Christine L. Rowe, a married woman, joined herein pro forma by her husband, Jason D. Rowe, as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Secure Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Christine L. Rowe, a married woman, joined herein pro forma by her husband, Jason D. Rowe, securing payment of the indebtedness in the original principal amount of \$135,000.00 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 Christine L. Rowe. 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 FIFTY-NINE (59), IN BLOCK ONE (1), OF LAKE FOREST VILLAGE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 502054 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

SALE INFORMATION

Date of Sale: 11/05/2024

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-2024-5188

FILED 10/3/2024 9:08:02 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 09/27/2024.

/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. 44-24-02427

COPY

UNOFFICIAL

C&M No. 44-24-01187/ 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 September 28, 2021 and recorded under Clerk's File No. RP-2021-630630, in the real property records of HARRIS County Texas, with Cametra Lashawn Caretti, a married woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for JMAC Lending, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Cametra Lashawn Caretti, a married woman securing payment of the indebtedness in the original principal amount of \$252,000.00 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 Cametra Lashawn Caretti. PHH Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:
LOT 33, BLOCK 2, OF KING CROSSING SEC 5, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE 675122, MAP RECORDS, HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

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

44-24-01187
HARRIS



4825895

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5189
FILED 10/3/2024 9:08:02 AM

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

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

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

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

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

Executed on September 30, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-24-01187

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-2021-307014, 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: 11/05/2024

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-2024-5190
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 10/3/2024 9:08:02 AM

FRCL-2024-5190
FILED 10/3/2024 9:08:02 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, 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 September 30, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, 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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 21, 2009 and recorded under Clerk's File No. 20090380884, in the real property records of HARRIS County Texas, with Stephen James Tucker, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Stephen James Tucker, a single man securing payment of the indebtedness in the original principal amount of \$116,800.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Stephen James Tucker. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 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 EIGHT (8), IN BLOCK ONE (1) , OF ATASCOCITA TIMBERS, SECTION TWO (2) , AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S FILE NO. S-337141 AT FILM CODE NO. 385047, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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



FRCL-2024-5191
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 10/3/2024 9:08:02 AM

UNOFFICIAL COPY

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 09/30/2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-2102

COPY

UNRECORDED

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 12, 1998 and recorded under Vol. 522-53, Page 2410, or Clerk's File No. T410682, in the real property records of HARRIS County Texas, with Pedro Maldonado, joined herein pro forma by his wife, Ana Isabel Maldonado as Grantor(s) and Mortgage Consultants, Inc. as Original Mortgagee.

Deed of Trust executed by Pedro Maldonado, joined herein pro forma by his wife, Ana Isabel Maldonado securing payment of the indebtedness in the original principal amount of \$55,000.00 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 Pedro Maldonado. Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-1 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT TWENTY-NINE (29), IN BLOCK THREE (3) OF REPLAT OF HAMPSHIRE OAKS EXTENSION, A SUBDIVISION IN HARRIS COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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-2024-5192
FILED 10/3/2024 9:08:02 AM


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

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

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

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

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

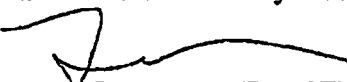


Will Morphis, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

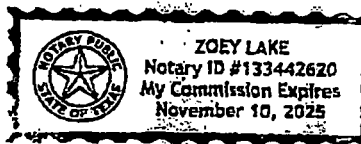
STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Will Morphis as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 2nd day of October, 2024.



Notary Public Signature



Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-02536

5330 Timber Quail Dr, Humble, TX 77346

24-033250

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: 11/05/2024

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 January 16, 2020 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument number RP-2020-25586 with Miguel Ramirez Sr. and M Adelayda Ramirez De Ramirez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Hometrust Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Miguel Ramirez Sr. and M Adelayda Ramirez De Ramirez, securing the payment of the indebtedness in the original amount of \$170,810.00, 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 9, BLOCK 4, ATASCOCITA PARK, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 382029 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.



4826018

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5193

FILED 10/3/2024 9:08:02 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.
11625 N Community House Rd
Charlotte, NC 28277

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 Carson Emmons Esq. or AWEST OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva 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 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , Substitute Trustee to act under and by virtue of said Deed of Trust.

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

October 2, 2024

Executed on

/s/ Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

October 3, 2024

Executed on

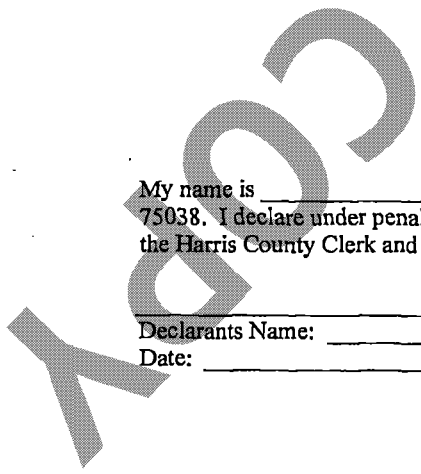
Sandy Dasigenis

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

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5201
FILED 10/3/2024 11:17:12 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: November 10, 2005

Amount: \$83,900.00

Grantor(s): MELISSA SEVILLA and VALENTIN TREVINO

Original Mortgagee: STERLING FINANCIAL INVESTMENT

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. Y898328

Legal Description: LOT 583, BLOCK 18, FALLBROOK SECTION ONE, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 167, PAGE 91, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: November 5, 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.

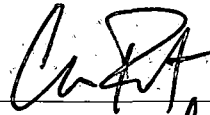
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-004186



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

FILED 10/3/2024 11:17:13 AM
FRCL-2024-5202
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: August 13, 2015

Amount: \$750,000.00

Grantor(s): ENRIQUE MERIKANSKAS BERKOVSKY and RUTH ULMAN DE MERIKANSKAS

Original Mortgagee: COMPASS BANK

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

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

Recording Information: Document No. 20150369708

Legal Description: SEE EXHIBIT A

Date of Sale: November 5, 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: 2023-005473


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

EXHIBIT A

Being a 0.1250 acre tract of land situated in the City of Houston, Harris County, Texas and out of the Charles Sage Survey, Abstract Number 697, also being a portion of Lot 7, McGinty Acres, Section I, recorded in Volume 119, Page 23 of the Map Records of Harris County, Texas, said 0.1250 acres of land being more particularly described as follows:

D

BEGINNING at a ½ inch iron pipe found for the northeasterly corner of said Lot 7 and, by description being in the westerly line of Sagetown, recorded in Volume 102, Page 34 of the Map Records of Harris County, Texas and being the southeasterly corner of Block 5 of Del Monte, Section I, recorded in Volume 79, Page 149 of the Map Records of Harris County, Texas;

THENCE South 41°12'20" West a distance of 122.93 feet to a P.K. nail found in the northeasterly right-of-way line of John Dreaper Drive (50 foot right-of-way) and being in a curve to the left having a radius of 87.00 feet and a radius point which bears South 56°08'40" West from said P.K. nail;

THENCE northwesterly with the northeasterly right-of-way line of John Dreaper Drive and said curve to the left through a central angle of 20°20'00" an arc distance of 30.47 feet to a 5/8 inch iron rod set for corner;

THENCE departing the northeasterly right-of-way line of John Dreaper Drive, North a distance of 70.92 feet with the westerly line of said Lot 7 to the northwesterly corner of Lot 7;

THENCE with the northerly line of said Lot 7, South 89°50'40" East a distance of 102.00 feet to the **POINT OF BEGINNING**, containing a computed area of 0.1250 acres of land within this description.

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE ARE CORRECT.

UNOFFICIAL COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 06/28/2018
Grantor(s): BRETT WEATHERS AND KIMBERLEY WEATHERS, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$365,700.00
Recording Information: Instrument RP-2018-292161
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 16406 BROOK FOREST DR, HOUSTON, TX 77059-6504

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 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 Oct 3, 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: CRK

Exhibit "A"

LOT TWELVE (12), IN BLOCK NINETY (90) OF CORRECTED PLAT OF BROOK FOREST, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 221, PAGE 109 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5203

FILED 10/3/2024 11:17:14 AM

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: 07/15/2021
Grantor(s): JANET LORAIN BROWN GIPSON AKA JANET BROWN GIPSON, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$171,950.00
Recording Information: Instrument RP-2021-409252
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 5122 DICKENS RD, HOUSTON, TX 77021-3118

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

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

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

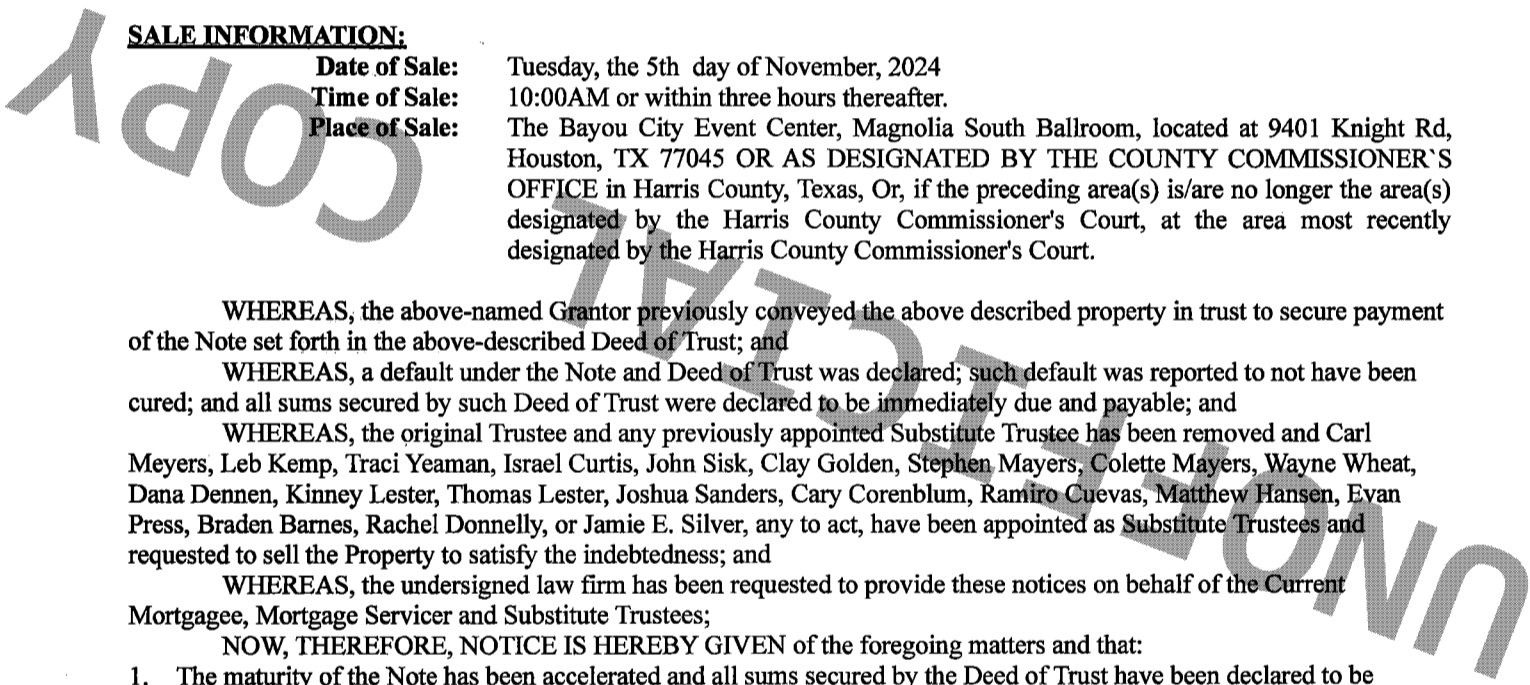
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro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

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

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

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

FILED 10/3/2024 11:17:15 AM FRCL-2024-5204 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



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

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

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

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

Certificate of Posting

I am Chris Poyton whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Oct. 3, 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"

LAND SITUATED IN THE CITY OF HOUSTON IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT 6, BLOCK 8, MAC GREGOR PLACE, SECTION NO. 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 132, PAGE 47, MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

FILED 10/3/2024 11:17:15 AM FRCL-2024-5204 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 07/25/2002
Grantor(s): ABEL ABEYTA, A SINGLE MAN AND MARIO A. ABEYTA, A SINGLE MAN
Original Mortgagee: CORNERSTONE MORTGAGE COMPANY
Original Principal: \$78,300.00
Recording Information: Book 554-61 Page 1784 Instrument V974050
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 11807 OCEANVIEW STREET, HOUSTON, TX 77071

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan Trust2021-RP3
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner/Trustee for Citigroup Mortgage Loan Trust2021-RP3
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 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 Oct. 3, 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.

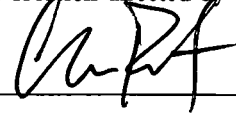
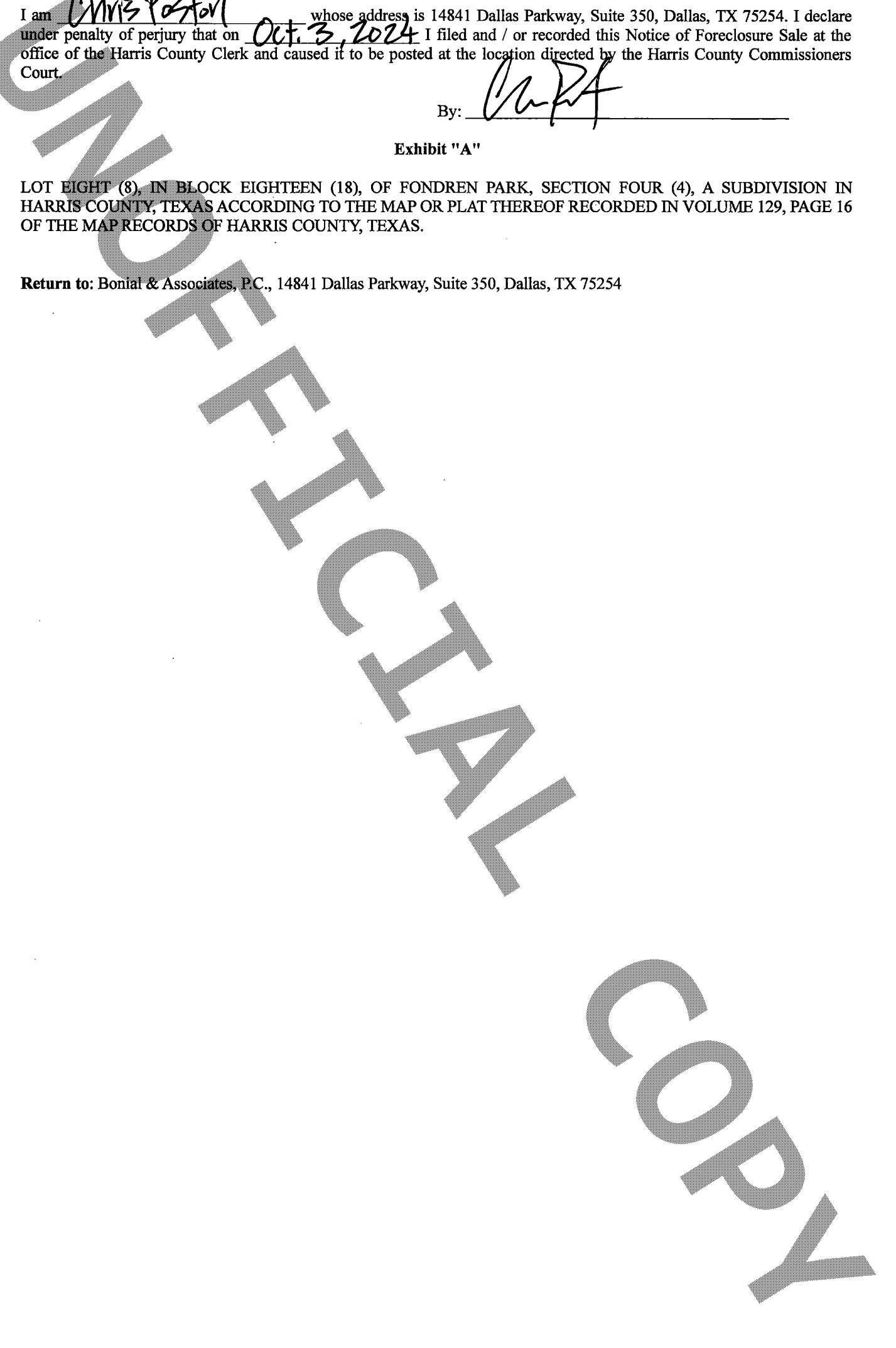
By: 

Exhibit "A"

LOT EIGHT (8), IN BLOCK EIGHTEEN (18), OF FONDREN PARK, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 129, PAGE 16 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

FILED 10/3/2024 11:17:16 AM FRCL-2024-5205 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Debra McMillian Marshall f/k/a Debra McMillian and John Marshall	Deed of Trust Date	August 14, 2006
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Pinnacle Direct Funding Corporation, its successors and assigns	Original Principal	\$66,400.00
Recording Information	Instrument #: Z553212 Book #: RP 026-65 Page #: 0067 in Harris County, Texas	Original Trustee	Allan B. Polunsky
Property Address	3519 Kilkenney Drive, Houston, TX 77047	Property County	Harris

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank, doing business as ViewPoint Bank, N.A.	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank, doing business as ViewPoint Bank, N.A.	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	11/05/2024
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 FORTY-FOUR (44), BLOCK ONE (1), SOUTH ACRE ESTATES, SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 155, PAGE 69, 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 September 27, 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 SUBSTITUTE TRUSTEE'S SALE

Date: **October 1, 2024**

Substitute Trustee: **DIEGO COVARRUBIAS**

Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

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

Note: **SIXTY-FOUR THOUSAND AND NO/100THS DOLLARS
(\$64,000.00)**

Deed of Trust

Date: **March 11, 2024**

Grantor: **JOSELIN CAROLINA AZUCENA MARTINEZ**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated March 11, 2024, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership JOSELIN CAROLINA AZUCENA MARTINEZ, recorded under Clerk's Document No. RP-2024-106102 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith JOSELIN CAROLINA AZUCENA MARTINEZ, to JORGE JIMENEZ JR., Trustee, recorded under Clerk's Document No. RP-2024-106103 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 12, Block 3, 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): **November 5, 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: **October 1, 2024**

Substitute Trustee: **DIEGO COVARRUBIAS**

Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

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

Note: **SIXTY-THREE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$63,500.00)**

Deed of Trust

Date: **November 1, 2023**

Grantor: **EDUARDO GALLEGOS AND YADIRA PERALTA HIDALGO**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated November 1, 2023, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership EDUARDO GALLEGOS AND YADIRA PERALTA HIDALGO, recorded under Clerk's Document No. RP-2023-462602 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith EDUARDO GALLEGOS AND YADIRA PERALTA HIDALGO, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2023-462603 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 39, Block 8, 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): **November 5, 2024**

Time of Sale: **10:00 a.m.**

Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

DIEGO COVARRUBIAS is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.



DIEGO COVARRUBIAS, Substitute Trustee

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 or Security Document. 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 judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust or other Security Document, dated March 1, 2023, and executed by Natasha Monique Simon and Christopher Lane (the "Deed of Trust" or "Security Document").

5. Obligations Secured. The Deed of Trust or other Security Document provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but not limited to Real Estate Lien Note or other Commercial Security Agreement dated March 1, 2023, and executed by Natasha Monique Simon ("Maker"), and Randolph Brooks Federal Credit Union, as Payee, in the original principal amount of \$250,000.00 (the "Note").

Randolph Brooks Federal Credit Union is the current owner and holder of the obligation and is the beneficiary under the Deed of Trust or other Security Document.

6. Default And Request To Act. Default has occurred under the Deed of Trust or other Security Document and the Beneficiaries have requested me, as an appointed Substitute Trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person or substitute trustee to conduct the sale.

DATED: October 4 2024.

By: Marc K. Whyte
Marc K. Whyte
2101 NW Military Hwy.
San Antonio, Texas 78213

SUBSTITUTE TRUSTEE

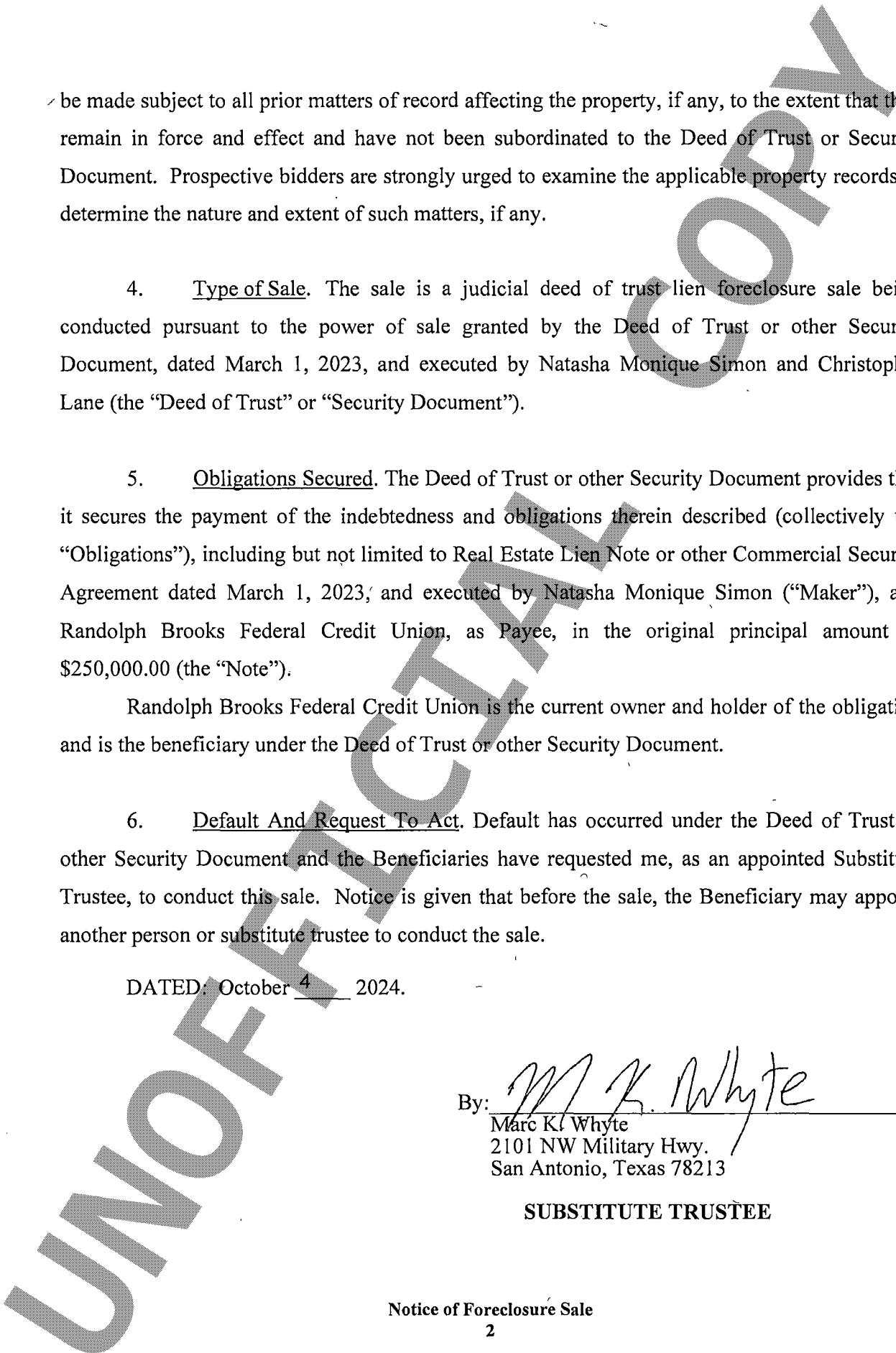


EXHIBIT "A"

ADDRESS: 19419 Lantern Ridge Ln, Cypress, TX, 77433

LEGAL DESCRIPTION:

Lot 2, Block 1, Towne Lake Section 30, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 672121, Plat Records, Harris County, Texas.

COPY

UNOFFICIAL

FILED 10/4/2024 2:50:17 PM FRCL-2024-5212 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

IN THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

WHEREAS, Jose Manuel Tapanes-Mijense (hereinafter collectively called the "Borrower", executed a Deed of Trust dated September 21, 2020 to Doc Prep 911 , TRUSTEE, duly recorded under Clerk's File No. RP-2020-452020 of the Official Public Records of Real Property of Harris County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called "Deed of Trust"), to secure interalia, payment of certain indebtedness evidenced by that certain Wraparound Promissory Note dated September 21, 2020, executed by the Borrower and payable to the order of Sustainable Equity Investments (hereinafter called "Lender"), in the original principal sum of TWO HUNDRED TWENTY EIGHT THOUSAND 00/100 (\$12,000.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note") to which instruments reference is hereby made for all purposes, and

WHEREAS, after default in the payment of the indebtedness described in the Warranty Deed of Trust and pursuant to the specific provision of the Warranty Deed of Trust, the Lender appointed me, the undersigned, SANDRA GOMEZ, as substituted Trustee under the Warranty Deed of Trust, and requested that the Warranty Deed of Trust be enforced in accordance with the terms and provisions thereof:


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, SANDRA GOMEZ, Substitute Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Warranty Deed of Trust and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 10:00 o'clock a.m. and no later than three (3) hours thereafter, and will be completed no later than 4:00 P.M., on the first Tuesday of November 2024, the same being November 5th 2024, the property set out in and described by the Warranty Deed of Trust, and described in "Exhibit A", which is attached hereto and incorporated herein by reference for all purposes, together with all singular those rights, titles and interests, estates reversions and reminders as may be granted by the Warranty Deed of Trust.

The above described property is being sold subject to all matters which is prior to the Warranty Deed of Trust, which affect this thereto, and which are superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.

THE FORECLOSURE SALE WILL TAKE PLACE AT BAYOU CITY EVENT CENTER, 9401 KNIGHT ROAD HOUSTON, TEXAS, HARRIS COUNTY.

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

WITNESS my hand on October 4, 2024



SANDRA GOMEZ
Substitute Trustee
c/o GOMEZ LAW, PLLC
11511 Katy Freeway, Suite 610
Houston, Texas, 77079

COPY ORIGINAL UNOFFICIAL

FRCL-2024-5212 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/4/2024 2:50:17 PM

EXHIBIT A

Lots 111 & 189, Block 4, COOPERATIVE LAND & OIL COMPANY SUBDIVISION, a subdivision to the City of Houston, Harris County, Texas, according to the Map recorded in Volume 4, Page 2, Map Records, Harris County, Texas.

COOPY

UNOFFICIAL

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold:* The property ("Property") to be sold is described as follows:

See Exhibit "A" attached hereto and incorporated for all purposes.

2. *Instrument to Be Foreclosed:* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated August 5, 2022, from PRASLA PROPERTY INC., a Texas corporation, as grantor, conveying the Property in trust to TED A. COX, as Trustee, for the benefit of PIONEER FINANCE, INC., A TEXAS CORPORATION as assigned to SPARK WEALTH INVESTMENTS, LLC, a Texas limited liability company ("Beneficiary"), under Assignment dated September 30, 2024, recorded under RP-2024-363877, Real Property Records, Harris County, Texas ("Assignment"), under Deed of Trust recorded under Clerk's File Number RP-2022-411791, 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: November 5, 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 has 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 August 5, 2022, in the original principal amount of SEVEN MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$7,200,000.00), executed by PRASLA PROPERTY INC., a Texas corporation, and originally payable to the order of PIONEER FINANCE, INC., a Texas corporation. PIONEER FINANCE, INC., a Texas corporation, assigned all rights to SPARK WEALTH INVESTMENTS, LLC, a Texas limited liability company, who is the current owner and holder 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 October 3, 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 PRASLA PROPERTY INC., a Texas corporation, 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 4th day of October, 2024.

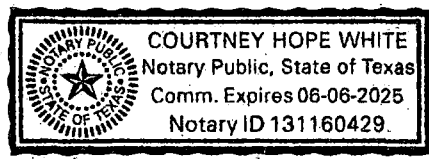


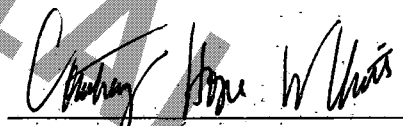
MATTHEW S. RUPLEY, Substitute Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 4th day of October, 2024, by
MATTHEW S. RUPLEY, Substitute Trustee.





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

COPY

COPY UNOFFICIAL

Exhibit "A" – Legal Description

Tract I (Fee Simple):

**A TRACT OR PARCEL OF LAND CONTAINING 2.7968 ACRES, (121,826 SQUARE FEET), BEING OUT OF AND A PART OF LOTS 3 AND 6, BLOCK 22, SHARPSTOWN INDUSTRIAL PARK, SECTION 8, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.7968 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2.7967 ACRE TRACT OF LAND AS CONVEYED TO SSKY PLF, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
(BEARING BASIS: VOLUME 67, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).**

BEGINNING at a capped iron rod found for the intersection of the southeasterly right-of way line of Highway 59, (300.00 Foot Right-of-Way), with the southwesterly right-of way line of a 50.00-foot-wide drainage easement as depicted on plat of said Sharpstown Industrial Park, Section 8, same being the northeast corner of said Lot 3, same being the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, S 44°44'12" E, along the west right-of-way line of said Drainage Easement, same being the common line of said Lot 3, a distance 190.00 feet to the point of curvature of a curve to the right;

Thence, Southeasterly, along the west right-of-way line of said Drainage Easement, same being the common line of said Lot 3, with the arc of said curve to the right, having an included angle of 08°13'49", a radius of 1519.56 feet, a chord that bears, S 40°37'18" E, a chord distance of 218.09 feet, for an arc distance of 218.28 feet to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 14.701-acre tract of land as conveyed to Golden Sharpstown, Inc. by instrument recorded in Document No. 20070713126 of the Official Public Records of Harris County, Texas, same being the common line of a 0.7174 acre nonexclusive and right-of-way for ingress and egress as designated by instrument recorded in RP-2018-16145 of the Official Public Records of Harris County, Texas, for the southeast corner of the herein described tract;

Thence, S 54°14'53" W, across said Lot 3, along the common line of said 14.701 Acre Tract and said 0.7174 Acre Easement, a distance of 9.41 feet to a capped, (Precision Surveyors), iron rod set for a corner of said 14.701 Acre Tract and said 0.7174 Acre Easement, same being a corner of the herein described tract;

Thence, S 73°00'00" W, across said Lot 3 and said Lot 6, along the common line of said 14.701 Acre Tract and said 0.7174 Acre Easement, a distance of 416.15 feet to a mag nail found for the east corner of the remainder of that certain called 3.6002-acre tract of land as conveyed to PHCG by instrument recorded in Document CF No. 20150179195 of the Official Public Records of Harris County, Texas, same being the southwest corner of the herein described tract;

FILED 10/4/2024 3:04:43 PM FRCL-2024-5213 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UN
H
C
P
Y

Thence, N 41°57'39" W, across said Lot 6, along the common line of the remainder of said 3.6002 Acre Tract, a distance of 212.62 feet to a capped iron rod found on the southeasterly right-of-way line of Highway 59, same being the common line of said Lot 6, for the northeast corner of the remainder of said 3.6002 Acre Tract, same being the northwest corner of the herein described tract;

Thence, N 45°15'48" E, along the southeasterly right-of-way line of Highway 59, same being the common line of said Lot 6 and said Lot 3, a distance of 382.98 feet to the POINT OF BEGINNING and containing 2.7968 acres or 121,826 square feet of land, more or less.

TOGETHER WITH a non-exclusive surface easement for parking and other purposes, on, over, upon and across a fifty, (50.00), foot strip of land immediately adjacent to the entire easterly line of the aforesaid 2.7968 Acre Tract as set out in Volume 7347, Page 86, of the Deed Records of Harris County, Texas.

Tract II (Easement Estate):

**EASEMENT ESTATE
NORTH DRIVEWAY**

A TRACT OR PARCEL OF LAND CONTAINING 0.7174 ACRES, (31.251 SQUARE FEET), BEING A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF WAY FOR INGRESS AND EGRESS OUT OF AND A PART OF LOTS 2, 3 AND 6, BLOCK 22, SHARPSTOWN INDUSTRIAL PARK, SECTION 8, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.7174 ACRE EASEMENT BEING THAT CERTAIN CALLED 0.7174 ACRE EASEMENT DESIGNATED AS NORTH DRIVEWAY AND DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS: DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a point on the southwesterly right-of-way line of Bintliff Drive, same being the common line of said Lot 2, on the arc of a curve to the right, for the east corner of that certain called 0.5922-acre tract of land as conveyed to P.H.C.G Investments by instrument recorded in Document No. P468823 of the Official Public Records of Harris County, Texas, same being a corner of that certain called 14.701 acre tract of land as conveyed to Golden Sharpstown, Inc. by instrument recorded in Document No. 20070713126 of the Official Public Records of Harris County, Texas, same being the most northerly east corner and POINT OF BEGINNING of the herein described easement;

Thence, Southeasterly, along the southwesterly right-of-way line of Bintliff Drive, same being the common line of said Lot 2, with the arc of said curve to the right, having an included angle of

01°21'08", a radius of 1694.56 feet, a chord that bears, S 35°45'09" E, a chord distance of 39.99 feet, for an arc distance of 39.99 feet to a point for the north corner of that certain called 0.3071-acre tract of land as conveyed to US Autoseatcover, Inc. and US Auto Nation, Inc. by instrument recorded in Document No. RP-2020-244915 of the Official Public Records of Harris County, Texas, same being a corner of the herein described easement;

Thence, S 54°55'25" W, along the common line of said 0.3071 Acre Tract, same being the common line of said 14.701 Acre Tract, a distance 175.00 feet to a point on the common line of a 50-foot-wide drainage easement as depicted on said Plat of Sharpstown Industrial Park, Section 8, same being the common line of that certain called 1.4387 acre tract of land as conveyed to SSKY PLF, LLC by instrument recorded in Document No. RP-2018-16145 of the Official Public Records of Harris County, Texas, on the arc of a curve to the left, for the northwest corner of said 0.3071 Acre Tract, same being a corner of the herein described easement;

Thence, Northwesterly, along the common line of said 1.4387 Acre Tract, same being the common line of said 14.701 Acre Tract, with the arc of said curve to the left, having an included angle of 00°06'52", a radius of 1519.56 feet, a chord that bears, N 35°08'01" W, a chord distance of 3.03 feet, for an arc distance of 3.03 feet to a cut "x" found for the northeast corner of said 1.4387 Acre Tract, same being a corner of said 14.701 Acre Tract, same being a corner of the herein described easement;

Thence, S 73°00'00" W, along the common line of said 1.4387 Acre Tract, same being the common line of said 14.701 Acre Tract, pass at a distance of 255.39 feet a point for the northwest corner of said 1.4387 Acre Tract, same being a corner of said 14.701 Acre Tract, from which a 5/8" iron rod found for reference bears, S 73°47'35" W, a distance of 0.97 feet, and continuing across said 14.701 Acre Tract, for a total distance of 738.68 feet to a point for a corner of the herein described easement.

Thence, N 41°57'39" W, across said 14.701 Acre Tract, a distance of 98.35 feet to a point on the southeasterly right-of-way line of Highway 59, (Southwest Freeway, 300 Foot Right-of-Way), same being the common line of said 14.701 Acre Tract, for a corner of the herein described easement.

Thence, N 45°15'48" E, along the southeasterly right-of-way line of Highway 59, same being the common line of said 14.701 Acre Tract, a distance of 30.04 feet to a point for a corner of the herein described easement.

Thence, S 41°57'39" E, across said 14.701 Acre Tract, a distance of 80.66 feet to a point for a corner of the herein described easement.

Thence, N 73°00'00" E, across said 14.701 Acre Tract, pass at a distance of 283.22 feet a mag nail found for the southwest corner that certain called 2.7968-acre tract of land as conveyed to SSKY PLF, LLC by instrument recorded in Document No. RP-2018-16145 of the Official Public Records of Harris County, Texas, and continuing for a total distance of 699.42 feet to a capped, (Precision Surveyors), iron rod set for a corner of said 2.7968 Acre Tract, same being a corner of the herein described easement.

Thence, N 54°14'53" E, along the common line of said 2.7968 Acre Tract, same being the common line of said 14.701 Acre Tract, pass at a distance of 9.41 feet a point for the southeast corner of said 2.7967 Acre Tract, same being the southwest corner of said 0.5922 Acre Tract, and continuing for a total distance of 184.37 feet to the POINT OF BEGINNING and containing 0.7174 acres or 31.251 square feet of land, more or less.

**EASEMENT ESTATE
SOUTH DRIVEWAY**

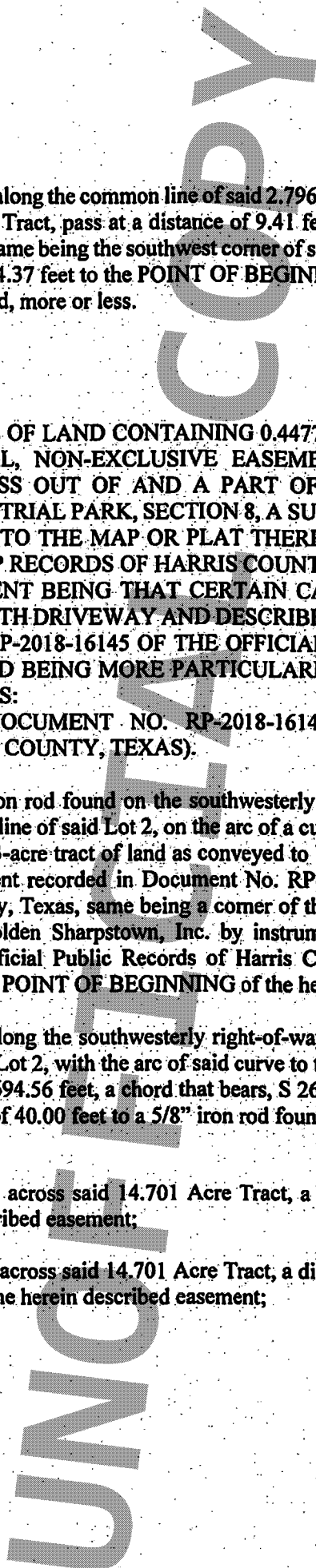
A TRACT OR PARCEL OF LAND CONTAINING 0.4477 ACRES, (19,500 SQUARE FEET), BEING A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS OUT OF AND A PART OF LOTS 2, 3 AND 6, BLOCK 22, SHARPSTOWN INDUSTRIAL PARK, SECTION 8, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.4477 ACRE EASEMENT BEING THAT CERTAIN CALLED 0.7174 ACRE EASEMENT DESIGNATED AS SOUTH DRIVEWAY AND DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
(BEARING BASIS: DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a 3/4" iron rod found on the southwesterly right-of-way line of Bintcliff Drive, same being the common line of said Lot 2, on the arc of a curve to the right, for the east corner of that certain called 0.3653-acre tract of land as conveyed to US Autoseatcover, Inc. and US Auto Nation, Inc. by instrument recorded in Document No. RP-2020-244915 of the Official Public Records of Harris County, Texas, same being a corner of that certain called 14.701 acre tract of land as conveyed to Golden Sharpstown, Inc. by instrument recorded in Document CF No. 20070713126 of the Official Public Records of Harris County, Texas, same being the most northerly east corner and POINT OF BEGINNING of the herein described easement;

Thence, Southeasterly, along the southwesterly right-of-way line of Bintcliff Drive, same being the common line of said Lot 2, with the arc of said curve to the right, having an included angle of 01°21'09", a radius of 1694.56 feet, a chord that bears, S 26°08'52" E, a chord distance of 40.00 feet, for an arc distance of 40.00 feet to a 5/8" iron rod found for a corner of the herein described easement;

Thence, S 63°51'08" W, across said 14.701 Acre Tract, a distance 221.82 feet to a point for a corner of the herein described easement;

Thence, S 73°00'00" W, across said 14.701 Acre Tract, a distance 268.86 feet to a cut "x" set for the southwest corner of the herein described easement;



Thence, N 17°00'00" W, across said 14.701 Acre Tract, a distance 40.00 feet to a cut "x" set for the southwest corner of that certain called 1.4387 acre tract of land as conveyed to SSKY PLF, LLC by instrument recorded in Document No. RP-2018-16145 of the Official Public Records of Harris County, Texas, same being a corner of said 14.701 Acre Tract, same being the northwest corner of the herein described easement;

Thence, N 73°00'00" E, along the common line of said 1.4387 Acre Tract, same being the common line of said 14.701 Acre Tract, a distance 265.65 feet to a point for a corner of said of said 1.4387 Acre Tract, same being a corner of said 14.701 Acre Tract, same being a corner of the herein described easement, from which a 5/8" iron rod found for reference bears, S 85°08'12" W, a distance of 0.84 feet;

Thence, N 63°51'08" E, along the common line of said 1.4387 Acre Tract, same being the common line of said 14.701 Acre Tract, pass at a distance of 43.61 feet a point for the southeast corner of said 1.4387 Acre Tract, same being the southwest corner of said 0.3653 Acre Tract, from which a cut 5/8" iron rod found for reference bears, N 51°02'19" E, a distance of 1.97 feet, and continuing for a total distance of 218.62 feet to the POINT OF BEGINNING and containing 0.4477 acres or 19,500 square feet of land, more or less.

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.

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: November 5, 2024

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiaries thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiaries have the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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

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

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

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated **January 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 Beneficiaries under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") in that certain *Appointment of Substitute Trustee* dated 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 4th day of October, 2024.



MATTHEW S. RUPLEY, Substitute Trustee

FILED 10/4/2024 3:04:44 PM FRCL-2024-5214 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

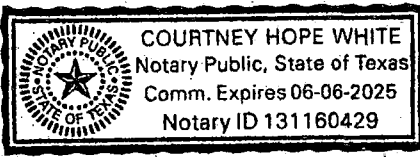
ACKNOWLEDGMENT

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 4th day of October, 2024, by **MATTHEW S. RUPLEY, Substitute Trustee.**



Courtney Hope White

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, ACCORDING 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 HARRIS COUNTY, TEXAS, AT CLERK'S FILE NO. V-746768, FILM CODE 551-17-0808, 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, ACCORDING 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.

UNOFFICIAL COPY

Our Case Number: 24-02391-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 14, 2021, JULIAN ANDREW MORA AND DARLA DIANE MORA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number RP-2021-724235 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARRIS COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bayou City Event Center 9401 Knight Road, Houston TX 77045 in **HARRIS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT NINETEEN (19), BLOCK ONE (1), OF CHAMPION FOREST, SECTION TEN (10), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 306, PAGE 64 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 16302 GRAVEN HL DR, SPRING, TX 77379
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 7 day of Oct. 2024

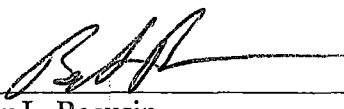
Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Stewart, David Barry, Byron Stewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATED this 2nd day of October, 2024.



Barry L. Racusin
Substitute Trustee
4900 Woodway Drive, Suite 510
Houston, Texas 77056
713-626-1450 Phone
713-626-9313 Fax

cc: Harris County Clerk – Index Records

UNOFFICIAL COPY

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, DHI HOLDINGS, LP delivered that one certain Deed of Trust dated JUNE 17, 2021, which is recorded in INSTRUMENT NO. RP-2021-375788 of the real property records of HARRIS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$650,250.00 payable to the order of RCN CAPITAL, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, TOORAK CAPITAL PARTNERS, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on NOVEMBER 5, 2024, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of HARRIS County, Texas, for such sales (OR AT THE AREA OF THE MAGNOLIA SOUTH BALLROOM INSIDE THE BAYOUR CITY EVENT CENTER AT 9401 KNIGHT ROAD, HOUSTON, TEXAS, AS DESIGNATED BY THE COMMISSIONERS COURT).

NOTICE IS FURTHER GIVEN that the address of BSI FINANCIAL SERVICES, the Mortgagee or Mortgage Servicer, is 314 S FRANKLIN ST, SECOND FLOOR, TITUSVILLE, PA 16354. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: OCTOBER 7, 2024.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR LEE CARROLL

FILE NO.: BSI-1013
PROPERTY: VARIOUS PROPERTIES
HARRIS COUNTY, TEXAS
DHI HOLDINGS, LP

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

EXHIBIT "A"

The following property situated in the County of Harris, State of Texas

LOT SEVENTY-ONE (71), IN BLOCK TWO (2), OF WESTFIELD SEC. 14, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 526022 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 19402 Tree Orchard Dr, Katy, TX 77449
Tax Parcel ID Number: 1236140020071

AND

The following real property situated in County of Harris, State of Texas, described as follows:

Lot Nine (9), in Block Ten (10), Camden Park, Section Four (4), an Addition in Harris County, Texas according to the map or plat thereof, recorded in Volume 317, Page 100 of the Map and/or plat records of Harris County, Texas.

Property Address: 2539 Camden Plwy, Houston, TX 77067
Tax Parcel ID Number: 1156560100009

AND

The following real property situated in Harris County, Texas, described as follows:

Tract I- Lot Fifty-six (56), in Block Ten (10), of Ashford Park, Section Three (3), an Addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 288, Page 144 of the Map records of Harris County, Texas.

Property Address: 3231 S Green Park Dr, Houston, TX 77082
Tax Parcel ID Number: 1144450100066

AND

The following real property situated in Harris County, Texas, described as follows:

Lot Two (2) in Block Two (2) of Royalwood, Section One (1), an Addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 80, Page 1 of the Map Records of Harris County, Texas.

Property Address: 13307 Forest Knoll St, Houston, TX 77049
Tax Parcel ID Number: 0941010000002

Property Address and Tax Parcel Identification Number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

FILE NO.: BSI-1013
DHI HOLDINGS, LP

UNOFFICIAL COPY

NOTICE OF TRUSTEE SALE

NOTICE IS HEREBY GIVEN THAT ON THE 7TH DAY OF OCTOBER, 2024 ROSA JOHANA ROMERO DE FLETES & JOSE ANTONIO FLETES A DEED OF TRUST TO GHOLAM ALI GASPIDI, TRUSTEE CONVEYING THE PROPERTY HEREINAFTER DESCRIBED TO SECURE THE PAYMENT OF A PROMISSORY NOTE IN THE ORIGINAL SUM OF 375,000.00, PAYABLE TO MORTEZA KASBIDI, SAID DEED OF TRUST IS RECORDED IN THE OFFICE OF COUNTY CLERK OF HARRIS COUNTY, TEXAS UNDER FILE NO RP-2022-527522, TO WHICH REFERENCE IS HERE MADE TO SHOW THE WORDING AND THE EFFECT OF SAME AND THE NOTE, PROPERTY CONVEYED BY IT: AND

WHEREAS, DEFAULT HAS OCCURRED IN THE PAYMENT OF SAID NOTE AND THE SAME IS NOW WHOLLY DUE; THE OWNER AND HOLDER THEREOF HAVING DECLARED THE ENTIRE DEBT EVIDENCED BY THE NOTE, DUE AND THE SAME THIS DATE REMAINS UNPAID; HAS APPOINTED ME SUBSTITUTE TRUSTEE AND REQUESTED THAT I ENFORCE THAT I ENFORCE THE TRUST.

NOW THEREFORE, GHOLAM ALI GASPIDI, TRUSTEE HEREBY GIVE NOTICE THAT I WILL ACCORDINGLY, AFTER DUE PUBLICATION OF THIS NOTICE AS REQUIRED BY THE DEED OF TRUST AND THE LAW, SELL AT PUBLIC AUCTION IN THE AREA DESIGNATED BY COMMISSIONER'S COURT AT THE BAYOU CITY EVENT CENTER 9401 KNIGHT ROAD, HOUSTON, TEXAS, 77045 NO EARLIER THAN 10:00 O'CLOCK A.M. AND NOT LATER THAN 1:00 O'CLOCK P.M. ON THE FIRST TUESDAY OF JULY NEXT, THAT BEING THE 5TH DAY OF NOVEMBER, 2024, THE FOLLOWING DESCRIBED PROPERTY, TOGETHER WITH ALL IMPROVEMENTS AND PERSONAL PROPERTY COVERED BY THE DEED OF TRUST.

LOTS ONE(1) AND TWO(2) BLOCK 5 BAYOU BEND SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 167, AT PAGE 142 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AS SHOWS IN FILE NUMBER 20070612370 AND 20080093560 THE DEED RECORDS OF HARRIS COUNTY, TEXAS

HCAD # 103-105-000-0001

WITNESS MY HAND THIS 7TH DAY OF OCTOBER 2024.

GHOLAM ALI GASPIDI.



3226 JARVIS ST

HOUSTON, TX 77063

CELL 832-880-0533

UNOFFICIAL COPY

FILED 10/7/2024 12:59:25 PM FRCL-2024-5218 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5219
FILED 10/7/2024 2:51:02 PM

NOTICE OF FORECLOSURE SALE

DATE: October 7, 2024

WRAPAROUND DEED OF TRUST

DATE: September 9, 2022
GRANTOR: JOSEPH P. BARNES
BENEFICIARY: DORA N. MARTINEZ and BENJAMIN E. MARTINEZ
TRUSTEE: BRENT A. LANE
SUBSTITUTE TRUSTEE: DENNIS J. ALBRIGHT

RECORDING INFORMATION: recorded in the Office of the County Clerk under Clerk's File No. RP-2022-471700 in the Real Property Records of Harris County, Texas.

PROPERTY: Lots 34, 35 and 36, Block 1, **REPLAT OF OLD RIVER MANOR**, a subdivision in Harris County, Texas, according to the map or plat recorded in Volume 73, Page 67, 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.: **NOVEMBER 5, 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 Wraparound Deed of Trust.

Default has occurred in the payment of the Wraparound Note described in the Wraparound Deed of Trust and in the performance of the obligations of the Wraparound Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Wraparound 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 Wraparound 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 Wraparound Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Wraparound 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 Wraparound 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 Wraparound 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 Wraparound 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: 1-866-746-1961
TBA 00973700

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5220
FILED 10/7/2024 3:37:07 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 5th day of November, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5220
FILED 10/7/2024 3:37:07 PM

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,

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5220
FILED 10/7/2024 3:37:07 PM

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.

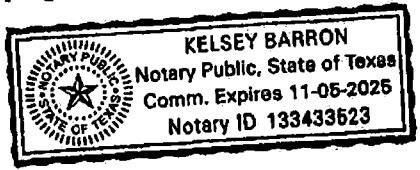
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish 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.

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 4th day of October, 2024.

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, any to act as trustee

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 4th day of October, 2024, by Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, Trustee.



Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:
Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, any to act as trustee
CAGLE PUGH
4301 Westbank Drive, Building A, Suite 150,
Austin, Texas 78746

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 1715 MORITZ DR #11, 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.

UNOFFICIAL COPY

Notice of Trustee's Sale

Date: October 4, 2024
Trustee: Brian Brewer or Joanna Seyler
25700 I-45 North, Suite 140
Spring, TX 77386
Montgomery County
Tel: (281) 361-6555
Mortgagee: Danney McCoy and Two-B Equities, LLC
Note: Note dated June 28, 2024 in the amount of \$275,000.00

Deed of Trust

Date: June 28, 2024
Grantor: Depriest Land Ventures, LLC
Holder: Danney McCoy and Two-B Equities, LLC
Recording information: Clerk's File No. RP-2024-239412

Property:

Tract 1:

Lot Two Hundred Eighty-Nine (289), in Block Ten (10, of LINCOLN CITY, SECTION SEVEN (7), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 28, Page 59, of the Map Records of Harris County, Texas

Tract 2:

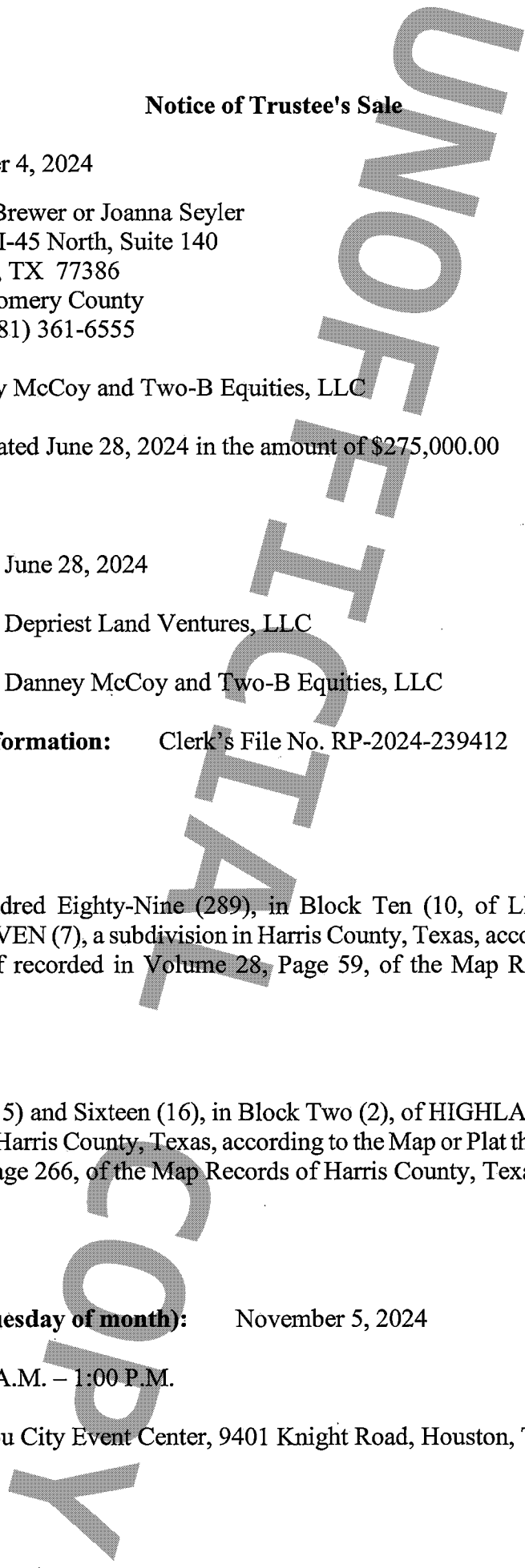
Lots Fifteen (15) and Sixteen (16), in Block Two (2), of HIGHLAND GARDENS, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 98, Page 266, of the Map Records of Harris County, Texas

County: Harris

Date of Sale (first Tuesday of month): November 5, 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: Brian A. Brewer
Name: BRIAN A. BREWER
Title: Trustee

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5222
FILED 10/8/2024 10:18:16 AM

Notice of Trustee's Sale

Date: October 4, 2024

Trustee: Brian Brewer or Joanna Seyler
25700 I-45 North, Suite 140
Spring, TX 77386
Montgomery County
Tel: (281) 361-6555

Mortgagee: Larry Allbritton

Note: Note dated June 28, 2024 in the amount of \$175,000.00

Deed of Trust

Date: June 28, 2024

Grantor: Depriest Land Ventures, LLC

Holder: Larry Allbritton

Recording information: Clerk's File No. RP-2024-243287

Property:

Tract of land known and designated as Lot 134, Block 5 in CARVER ESTATES,
Harris County, Texas

County: Harris

Date of Sale (first Tuesday of month): November 5, 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 10/8/2024 10:18:16 AM
FRCL-2024-5222
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Exhibit "A"
Property Description

Tract of land known and designated as Lot 134, Block 5 in CARVER ESTATES, an unrecorded subdivision out of the E. BENSON SURVEY, ABSTRACT #110, in the County of Harris and State of Texas; said LOT 134, in BLOCK 5, being more particularly as follows:

Beginning at an iron pipe where the south line of the Fairbanks-West Montgomery Road intersects the Northwest corner of a four (4) acre tract of land conveyed to Emil Delz by August Fuchs by deed dated July 19, 1919, recorded in Volume 427, page 73 of the Harris County Deed Records;

Thence, North 89 degrees 51 minutes West along the South line of said Fairbanks-West Montgomery Road a distance of 400 feet to a point on the West line of McWilliams Drive and being the beginning point of the tract of land hereby conveyed;

Thence, in a southerly direction along the West line of said McWilliams Drive a distance' of 150 feet to point for corner;

Thence, West 50 feet to point for corner;

Thence, North and parallel with the West line of said McWilliams Drive a distance of 150 feet to point for corner;

Thence East along the South line of said Fairbanks-West Montgomery Road a distance of 50 foot to the PLACE OF BEGINNING; SAVE AND EXCEPT the east 5 feet thereof, conveyed to the County of Harris by deed recorded in Vol. 4876, Page 245, of the Deed Records of said County.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING ANY INACCURACY IN STATEMENT AS TO THE QUANTITY OF LAND CONTAINED WITHIN THE BOUNDARIES OF THE LAND DESCRIBED IN SCHEDULE A.

UNMORTGAGED

Notice of Substitute Trustee Sale

T.S. #: 22-5934

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024

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 FORTY-SIX (46), IN BLOCK SIX (6), OF BIRNAM WOOD, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 218, PAGE 71 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 4/23/2004 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No X573802, recorded on 4/30/2004, of the Real Property Records of Harris County, Texas.

Property Address: 4263 MOSSYGATE DRIVE SPRING, TX 77373

Trustor(s):	VERNON F. POOL	Original Beneficiary:	NEW CENTURY MORTGAGE CORPORATION
Current Beneficiary:	Anchor Stone Fund 2, LLC	Loan Servicer:	BIFI Loan Servicing
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 Snoko, 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

T.S. #: 22-5934

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 VERNON F. POOL, AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$65,000.00, executed by VERNON F. POOL, AN UNMARRIED MAN, and payable to the order of NEW CENTURY MORTGAGE CORPORATION; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of VERNON F. POOL, AN UNMARRIED MAN to VERNON F. POOL. Anchor Stone Fund 2, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

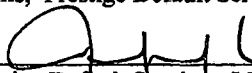
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

Anchor Stone Fund 2, LLC
c/o BIFI Loan Servicing
3440 Blue Springs Rd. Suite 503-H
Kennesaw, GA 30144
(888) 217-7652

Dated: 12-8-24

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,

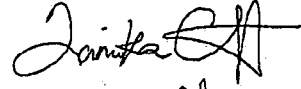

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

5. The material facts establishing Respondent's default are alleged in the Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App § 501 et seq.
7. The court finds that there are no genuine issues of material fact. Therefore, the Court grants Petitioner's motion for summary judgement order and grants Petitioner's Application. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. Petitioner has a first and perfected lien interest in and to the subject property and is authorized to proceed with a non-judicial foreclosure pursuant to the Loan Documents, Tex. Prop. Code Ann. § 51.002, and Tex. Const. art. XVI, § 50(a)(6).
9. Respondent pursuant to the non-judicial foreclosure shall be divested of all right, title, and interest in the Property, and Petitioner vested with all of Respondents' right, title, and interest in the Property.
10. Petitioner shall be entitled to a writ of possession against any occupant of the Property if any said occupant fails or refuses to leave the Property after foreclosure.
11. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

UNOFFICIAL COPY
Office of Malilyn Burgess District Clerk

SIGNED this _____ day of _____, 2023.

Signed:
11/2/2023
12:23 PM



JUDGE PRESIDING

Approved and Entry Requested:

Ghidotti | Berger LLP

/s/ George C. Scherer

George C. Scherer

State Bar No. 00784916

16801 Addison Road, Ste. 350

Addison, Texas 75001

Tel: (305) 501-2808

Fax: (954) 780-5578

Email: gscherer@ghidottiberger.com

ATTORNEY FOR PLAINTIFF

UNOFFICIAL COPY
Unofficial Copy Office of Marilyn Burgess District Clerk

FILED 10/8/2024 4:03:53 PM FRCL-2024-5224 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Substitute Trustee Sale

T.S. #: 24-12163

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024

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 East Four (4) feet of Lot Thirteen (13) and the adjoining West Fifty-Eight (58) feet of Lot Fourteen (14), in Block One (1), of Crestmont Park, Section One (1), an addition in Harris County, Texas, according to the map thereof recorded in Volume 57, Pages 67 of the map records, of Harris County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/9/2007 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No 20070161256, recorded on 3/16/2007, in Book --, Page --, of the Real Property Records of Harris County, Texas.
Property Address: 5442 AIRPORT BLVD HOUSTON, TEXAS 77048

Trustor(s): WILBERT JOSEPH BOURDA **Original Beneficiary:** ACCESS REVERSE MORTGAGE OF HOUSTON

Current Beneficiary: HHI-HUD 2024-2 LLC **Loan Servicer:** BSI Financial Services, Inc.

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

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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

FRCL-2024-5224
FILED 10/8/2024 4:03:53 PM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

T.S. #: 24-12163

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 WILBERT JOSEPH BOURDA, AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$135,000.00, executed by WILBERT JOSEPH BOURDA, AN UNMARRIED MAN, and payable to the order of ACCESS REVERSE MORTGAGE OF HOUSTON; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of WILBERT JOSEPH BOURDA, AN UNMARRIED MAN to WILBERT JOSEPH BOURDA. HHI-HUD 2024-2 LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

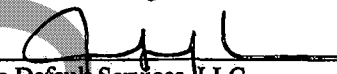
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

HHI-HUD 2024-2 LLC
c/o BSI Financial Services, Inc.
4200 Regent Blvd Ste B200
Irving TX 75063
800.327.7861

Dated: 10-8-24

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

COPY

T.S. #: 24-12163

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-2024-5225
FILED 10/8/2024 4:03:53 PM

Notice of Substitute Trustee Sale

T.S. #: 24-12118

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024
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 HARRIS, 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:

Situate, lying and being in the County of Harris, State of Texas, described as follows: Lot 14, in Block 1, of Pavilion Oaks Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 411101 of the Map Records of Harris County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 4/26/2010 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No 20100192403, recorded on 5/11/2010, of the Real Property Records of Harris County, Texas.
Property Address: 9526 ALMEDA BEND CT HOUSTON TX 77075

Trustor(s): EMILIO ZAMORA, JR. **Original Beneficiary:** BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION

Current Beneficiary: HHI-HUD 2024-2 LLC **Loan Servicer:** BSI Financial Services, Inc.

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

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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

T.S. #: 24-12118

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 EMILIO ZAMORA, JR., AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.


Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$240,678.80, executed by EMILIO ZAMORA, JR., AN UNMARRIED MAN, and payable to the order of BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of EMILIO ZAMORA, JR., AN UNMARRIED MAN to EMILIO ZAMORA, JR.. HHI-HUD 2024-2 LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
HHI-HUD 2024-2 LLC
c/o BSI Financial Services, Inc.
4200 Regent Blvd Ste B200
Irving TX 75063
800.327.7861

Dated: 10-8-24

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

T.S. #: 24-12118

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

UNOFFICIAL COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: August 16, 2006
Grantor(s): Michael K. Moore and Elizabeth C. Moore, Husband and Wife
Original Mortgagee: Bank of America, N.A.
Original Principal: \$142,400.00
Recording Information: Z544591
Property County: Harris
Property: Lot Fourteen (14), in Block Seven (7), of MEMORIAL NORTHWEST, SECTION ONE (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 166, Page 51 of the Map Records of Harris County, Texas.
Property Address: 7903 Aleta Drive
Spring, TX 77379

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: November 5, 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.

P Jones

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 10-8-24, 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: 10-8-24

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

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 15, 2004
Grantor(s): Renee Garrett and spouse, Robert Garrett
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Suntrust Mortgage, Inc.
Original Principal: \$116,000.00
Recording Information: X720321
Property County: Harris
Property: LOT TWO HUNDRED EIGHTY-THREE (283), IN BLOCK FIFTEEN (15) OF LIBERTY GARDENS SECOND SECTION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1163, PAGE 115, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
Property Address: 4702 Kress Street
Houston, TX 77026

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: November 5, 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 Demmen, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5227

FILED 10/8/2024 4:03:53 PM

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.

P Jones

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 10-8-24, 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: 10-8-24

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 8th day of October, 2024.

Jeff Leva

COPY

UNOFFICIAL

FILED 10/9/2024 9:08:45 AM FRCL-2024-5230 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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

DATE: OCTOBER 8, 2024

NOTE: Fixed Rate Note Closed-End (Home Equity Conversion) described as follows:

Date: OCTOBER 25, 2010
Maker: JIMMIE C. RUSTIN, SR. and HAZEL R. RUSTIN
Payee: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS successor to the original lender.

Original Principal Amount: Up to a maximum principal amount of \$172,500.00

DEED OF TRUST: Deed of Trust described as follows:

Date: OCTOBER 25, 2010
Grantor: JIMMIE C. RUSTIN, SR. and wife, HAZEL R. RUSTIN
Trustee: ALAN E. SOUTH, ATTORNEY AT LAW
Beneficiary: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS, successor to the original beneficiary.

Recorded: Instrument No. 20100485571 Real Property Records of HARRIS COUNTY, TEXAS on November 12, 2010

LENDER: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS

BORROWER: JIMMIE C. RUSTIN, SR. and HAZEL R. RUSTIN

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST* (street address: 11603 Kirkhollow Drive, Houston, Texas 77089)

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA. STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

NOVEMBER 5, 2024, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

**THE BAYOU CITY EVENT CENTER 9401 KNIGHT ROAD, HOUSTON TX 77045
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

RECITALS

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 due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: OCTOBER 25, 2010
Grantor: JIMMIE C. RUSTIN, SR. and wife, HAZEL R. RUSTIN
Trustee: ALAN E. SOUTH, ATTORNEY AT LAW
Beneficiary: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS, successor to the original beneficiary.
Recorded: Instrument No. 20100485571 Real Property Records of HARRIS COUNTY, TEXAS on November 12, 2010

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 11603 Kirkhollow Drive, Houston, Texas 77089)

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA. STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of October 8, 2024, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: [Signature]

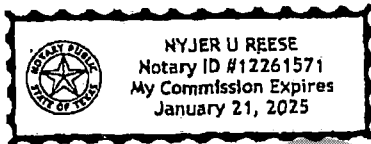
Name: William Jennings, Attorney for
GREENSPRING CAPITAL
MANAGEMENT LLC, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY
AS ADMINISTRATOR OF THE RMH 2023-
3 TRUST, ITS SUCCESSOR AND
ASSIGNS AND SERVIS ONE, INC. D/B/A
BSI FINANCIAL SERVICES

THE STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 8, 2024



[Signature]
Notary Public, State of Texas

Notice of Sale executed by:

[Signature]

Name: Sandy Dasigenis Substitute Trustee

UNOFFICIAL COPY

EXHIBIT A

Lot Twenty (20) and Twenty One (21), in Block 6, KIRKWOOD SUBDIVISION,
SECTION TWO (2); an Addition
in Harris County, Texas, according to the map or plat thereof recorded in Volume 147 ,
Page 48 of the Map
Records of Harris County, Texas.

COPY UNOFFICIAL

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, 20th 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, November 5, 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.

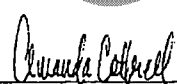
[SIGNATURE PAGE FOLLOWS]

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
ALEXANDRIA AMERINE
GRACE MILLER

EXECUTED AND EFFECTIVE OCTOBER 8, 2024.



Sheppard, Mullin, Richter & Hampton LLP
2200 Ross Avenue, 20th Floor
Dallas, Texas 75201 .

EXHIBIT A
LEGAL DESCRIPTION

DESCRIPTION OF A 16.922 ACRE TRACT OF LAND SITUATED IN THE CITY OF PASADENA, HARRIS COUNTY, TEXAS AND BEING OUT OF LOTS 2, 11, AND 12, BLOCK 29 OF PASADENA OUTLOTS, RECORDED IN VOLUME 93, PAGE 21, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ALSO BEING A PORTION OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO FOCUS COMPTON, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20110463447, SAID 16.922 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF SOUTH RICHEY STREET BEING NORTH 00 DEGREES 02 MINUTES 44 SECONDS EAST);

BEGINNING AT AN "X" CUT IN CONCRETE FOUND AT THE NORTH END OF A CUTBACK CORNER AT THE NORTHWEST CORNER OF A CALLED 199.66 SQUARE FOOT TRACT OF LAND GRANTED TO THE CITY OF PASADENA RECORDED IN HARRIS COUNTY CLERK'S FILE NO. X452029, OF THE OFFICIAL REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH RICHEY STREET (AN 80 FOOT WIDE RIGHT-OF-WAY) FOR THE UPPER SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH RICHEY STREET, NORTH 00 DEGREES 02 MINUTES 44 SECONDS EAST A DISTANCE OF 1109.03 FEET TO A POINT FROM WHICH A FOUND 5/8 INCH IRON ROD WHICH BEARS SOUTH 69 DEGREES 52 MINUTES WEST 0.48 FEET;

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH RICHEY STREET, SOUTH 89 DEGREES 57 MINUTES 16 SECONDS EAST A DISTANCE OF 226.16 FEET TO A POINT FROM WHICH A FOUND 5/8 INCH IRON ROD WHICH BEARS NORTH 19 DEGREES 06 MINUTES WEST 0.38 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 44 SECONDS EAST A DISTANCE OF 79.00 FEET TO A POINT FROM WHICH A CHAIN LINK FENCE CORNER POST WHICH BEARS SOUTH 21 DEGREES 35 MINUTES EAST A DISTANCE OF 0.36 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 16 SECONDS EAST A DISTANCE OF 393.84 FEET TO A FOUND 5/8 INCH IRON ROD FOUND;

THENCE SOUTH 00 DEGREES 02 MINUTES 44 SECONDS WEST A DISTANCE OF 1220.19 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST JACKSON AVENUE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST JACKSON AVENUE THE FOLLOWING:

NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST A DISTANCE OF 408.89 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1402.40 FEET;

WESTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 52 MINUTES 00 SECONDS, AN ARC DISTANCE OF 70.17 FEET (THE CHORD OF SAID CURVE BEARS NORTH 88 DEGREES 22 MINUTES 19 SECONDS WEST A DISTANCE OF 70.16 FEET) TO AN 5/8 INCH IRON ROD FOUND FOR THE END OF SAID CURVE;

NORTH 86 DEGREES 57 MINUTES 09 SECONDS WEST A DISTANCE OF 68.11 FEET TO A POINT FROM WHICH AN "X" CUT IN CONCRETE FOUND BEARS NORTH 75 DEGREES 01 MINUTES WEST A DISTANCE OF 0.91 FEET FOR THE BEGINNING OF A CURVE THE RIGHT HAVING A RADIUS OF 1462.40 FEET;

WESTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 05 MINUTES 02 SECONDS, AN ARC DISTANCE OF 53.19 FEET (THE CHORD OF SAID CURVE BEARS NORTH 85 DEGREES 54 MINUTES 03 SECONDS WEST A DISTANCE OF 53.19 FEET) TO AN "X" CUT IN CONCRETE FOUND AT THE SOUTH END OF SAID CUTBACK CORNER BEING THE SOUTHEAST CORNER OF SAID 199.66 SQUARE FOOT TRACT AND BEING THE LOWER SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 42 DEGREES 12 MINUTES 39 SECONDS WEST, ALONG SAID CUTBACK CORNER, BEING THE NORTHEAST LINE OF SAID 199.66 SQUARE FOOT TRACT, A DISTANCE OF 29.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.922 ACRES (737,158 SQUARE FEET) OF LAND, MORE OR LESS.

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 §

WHEREAS, Falls of Alta Vista, LLC, a Texas limited liability company ("Borrower"), became indebted to Owemanco Mortgage Holding Corporation, a corporation incorporated under the laws of the Province of Ontario, Canada, and TIG Rompsen US Master Mortgage LP, an exempted Cayman Islands limited partnership (collectively, "Lender"), as evidenced by that certain Promissory Note dated January 27, 2022 in the maximum principal amount of THIRTY-THREE MILLION FIVE HUNDRED THOUSAND and NO/100 DOLLARS (\$33,500,000.00) (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;

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 Rents and Profits, Security Agreement and Fixture Filing (the "Deed of Trust") dated January 27, 2022, naming K. Lance Anderson, Esq. as Trustee for the benefit of Lender and/or its assigns, said Deed of Trust being duly recorded on January 31, 2022, as Instrument No. RP-2022-52388 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 Owemanco Mortgage Holding Corporation as Servicer and Agent on behalf of the Lender (hereinafter referred to as "Beneficiary"), having an address c/o Sheppard Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 20th 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, 20th 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, November 5, 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
ALEXANDRIA AMERINE
GRACE MILLER

EXECUTED AND EFFECTIVE OCTOBER 8, 2024.



Sheppard, Mullin, Richter & Hampton LLP
2200 Ross Avenue, 20th Floor
Dallas, Texas 75201

UNOFFICIAL

COPY

EXHIBIT A
LEGAL DESCRIPTION

TRACT I:

BEING A DESCRIPTION OF A 24.160 ACRE (1,052,401 SQUARE FEET) TRACT OF LAND BEING PORTIONS OF LOTS 10, 11, 12 OF BLOCK 30 OF PASADENA OUTLOTS AS RECORDED IN VOLUME 93, PAGE 21, HARRIS COUNTY DEED RECORDS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO PASADENA HOLDINGS, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER Z246544 AND BEING OUT OF THE WILLIAM VINCE SURVEY, A-78, CITY OF PASADENA, HARRIS COUNTY, TEXAS, SAID 24.160 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEARING BASIS IS THE EAST R.O.W. LINE OF SOUTH RICHEY STREET BEING NORTH 00 DEGREES 10 MINUTES 44 SECONDS EAST;

BEGINNING AT A "X" CUT IN CONCRETE FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH RICHEY STREET (AN 80 FOOT WIDE RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HARRIS AVENUE (A 60 FOOT WIDE RIGHT-OF-WAY) AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 30 FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 10 MINUTES 44 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH RICHEY STREET, A DISTANCE OF 1200.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF THAT 4.116 ACRE TRACT OF LAND DESCRIBED IN DEED TO PASADENA HOLDINGS, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER Z246544 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID 4.116 ACRE TRACT, PASSING AT A DISTANCE OF 422.00 FEET A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 4.116 ACRE TRACT, AND PASSING AT A DISTANCE OF 628.00 FEET A 5/8 INCH IRON ROD FOUND AT A CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF PASADENA RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER E190272, AND CONTINUING FOR A TOTAL DISTANCE OF 947.72 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 37 MINUTES 48 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID CITY OF PASADENA TRACT, A DISTANCE OF 54.29 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR AN ANGLE POINT;

THENCE, SOUTH 05 DEGREES 14 MINUTES 30 SECONDS WEST, CONTINUING ALONG AN EASTERLY LINE OF SAID CITY OF PASADENA TRACT, A DISTANCE OF 133.45 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR AN ANGLE POINT;

THENCE, SOUTH 08 DEGREES 36 MINUTES 12 SECONDS WEST, CONTINUING ALONG AN EASTERLY LINE OF SAID CITY OF PASADENA TRACT, A DISTANCE OF 871.02 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR AN ANGLE POINT;

THENCE, SOUTH 07 DEGREES 53 MINUTES 42 SECONDS WEST, CONTINUING ALONG AN EASTERLY LINE OF SAID CITY OF PASADENA TRACT, A DISTANCE OF 153.99 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR THE NORTHERLY

EXHIBIT A

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5232
FILED 10/9/2024 9:08:45 AM

RIGHT-OF-WAY LINE OF SAID WEST HARRIS AVENUE FOR THE SOUTHEAST CORNER OF THE
HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 42 MINUTES 58 SECONDS WEST, ALONG THE
NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HARRIS AVENUE, A DISTANCE OF
790.32 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF
24.160 ACRES OR 1,052,401 SQUARE FEET OF LAND.

TRACT II:

BEING A DESCRIPTION OF A 4.116 ACRE (179,279 SQUARE FEET) TRACT OF LAND BEING
PORTIONS OF LOTS 2 AND 12 OF BLOCK 30 OF PASADENA OUTLOTS AS RECORDED IN
VOLUME 93, PAGE 21, HARRIS COUNTY DEED RECORDS, AND BEING THAT SAME TRACT OF LAND
DESCRIBED IN DEED TO PASADENA HOLDINGS, LLC, RECORDED UNDER HARRIS COUNTY
CLERK'S FILE NUMBER Z246544 AND BEING OUT OF THE WILLIAM VINCE SURVEY, A-78, CITY OF
PASADENA, HARRIS COUNTY, TEXAS, SAID 4.116 ACRE TRACT OF LAND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: BEARING BASIS IS THE EAST R.O.W. LINE OF SOUTH
RICHEY STREET BEING NORTH 00 DEGREES 10 MINUTES 44 SECONDS EAST;

BEGINNING AT AN "X" CUT IN CONCRETE FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF
SOUTH RICHEY STREET (AN 80 FOOT WIDE RIGHT-OF-WAY) AT THE SOUTHWESTERLY
CORNER OF THAT CALLED 21.993 ACRE TRACT OF LAND DESCRIBED IN DEED TO
DOWNTOWN PROPERTY MANAGEMENT, RECORDED UNDER HARRIS COUNTY CLERK'S FILE
NUMBER 20080215407 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
THENCE, SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE
OF SAID 21.993 ACRE TRACT, A DISTANCE OF 359.00 FEET TO A CAPPED IRON ROD
STAMPED SOUTH TEXAS SURVEYING SET AT AN ANGLE POINT;

THENCE, SOUTH 00 DEGREES 10 MINUTES 44 SECONDS WEST, CONTINUING ALONG A
WESTERLY LINE OF SAID 21.993 ACRE TRACT, A DISTANCE OF 115.00 FEET TO A SET 5/8 INCH
CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR AN ANGLE POINT;

THENCE, SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST, CONTINUING ALONG A SOUTHERLY
LINE OF SAID 21.993 ACRE TRACT, A DISTANCE OF 63.00 FEET TO AN "X" CUT IN CONCRETE SET
FOR AN ANGLE POINT;

THENCE, SOUTH 00 DEGREES 10 MINUTES 44 SECONDS WEST, CONTINUING ALONG A
WESTERLY LINE OF SAID 21.993 ACRE TRACT, A DISTANCE OF 327.00 FEET TO A 5/8 INCH IRON
ROD FOUND IN THE NORTHERLY LINE OF THAT 24.160 ACRE TRACT DESCRIBED IN DEED TO
PASADENA HOLDINGS, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER
Z246544 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, ALONG THE
NORTHERLY LINE OF SAID 24.160 ACRE TRACT, A DISTANCE OF 422.00 FEET TO A 5/8 INCH IRON
ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH RICHEY STREET AT THE
SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 10 MINUTES 44 SECONDS EAST, A DISTANCE OF 442.00 FEET TO TI-
IE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 4.116 ACRES OR 179,279
SQUARE FEET OF LAND.

TRACT III:

BEING A TRACT OF LAND CONTAINING 0.686 ACRES BEING A PORTION OF LOTS 2 AND 12 OF
BLOCK 30 OF PASADENA OUTLOTS, AS RECORDED IN VOLUME 93, PAGE
21 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEARING BASIS IS THE EAST
R.O.W. LINE OF SOUTH RICHEY STREET BEING NORTH 00 DEGREES 10 MINUTES 44 SECONDS
EAST;

EXHIBIT A

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THAT 4.116 ACRE TRACT AND THE NORTHWEST CORNER OF THAT 21.460 ACRE TRACT OF LAND DESCRIBED IN DEED TO PASADENA HOLDINGS, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER Z246544;

THENCE, SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID 4.116 ACRE TRACT AND THE NORTHERLY LINE OF SAID 21.460 ACRE TRACT, A DISTANCE OF 422.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 4.116 ACRE TRACT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 10 MINUTES 44 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID 4.116 ACRE TRACT, A DISTANCE OF 145.00 FEET TO A 5/8 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF THAT CALLED 21.993 ACRE TRACT DESCRIBED IN DEED TO DOWNTOWN PROPERTY MANAGEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20080215407 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST, ALONG A SOUTHERLY LINE OF SAID 21.993 ACRE TRACT, A DISTANCE OF 206.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEGREES 10 MINUTES 44 SECONDS WEST, CONTINUING ALONG A WESTERLY LINE OF SAID 21.993 ACRE TRACT AND A WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CITY OF PASADENA RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER E190272, A DISTANCE OF 145.00 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTHERLY LINE OF SAID 24.160 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID 24.160 ACRE TRACT, A DISTANCE OF 206.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 0.686 ACRE OR 29,870 SQUARE FEET OF LAND.

EXHIBIT A

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5234
FILED 10/9/2024 10:14:28 AM

Record and return to:
Kilpatrick Townsend & Stockton LLP
2001 Ross Avenue, Suite 4400
Dallas, TX 75201

Property Address:
10333 Richmond Avenue
Houston, TX

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): Stuart Atwell, Raymond Fischer, Christin J. Jones and/or W. Alan Wright, 2001 Ross Ave., Suite 4400, 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: Stuart Atwell, Raymond Fischer, and Christin J. Jones, 2001 Ross Ave., Suite 4400, Dallas, Texas 75201.

Deed of Trust Date:
July 8, 2014

Grantor(s) Mortgagor(s):
BRI 1863 Richmond, LLC

Original Mortgagee:
JPMorgan Chase Bank, National Association

Current Mortgagee:
JPMBB 2014-C22 Richmond Avenue, LLC

Recorded on: July 9, 2014
As File No.: 20140298039

Property County:
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: November 5, 2024

Earliest Time Sale Will Begin: 10:00 a.m.

Place of Sale of Property: BAYOU CITY EVENT CENTER, 9401 KNIGHT RD, HOUSTON, TX, IN THE LARGE BALLROOM IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.


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

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

The Substitute Trustee(s) will sell the secured property identified in the Deed of Trust, as such instrument may from time to time have been amended, assumed, consolidated, modified, supplemented, restated, renewed, extended and/or assigned, by public auction to the highest bidder for cash at the place and date specified, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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

Dated: October 8, 2024.



Substitute Trustee

Raymond Fischer

Stuart Atwell

Christin J. Jones

c/o KILPATRICK TOWNSEND & STOCKTON LLP

2001 Ross Avenue, Suite 4400

Dallas, Texas 75201

For Information:

KILPATRICK TOWNSEND & STOCKTON LLP

2001 Ross Avenue, Suite 4400

Dallas, Texas 75201 / (214) 922-7100

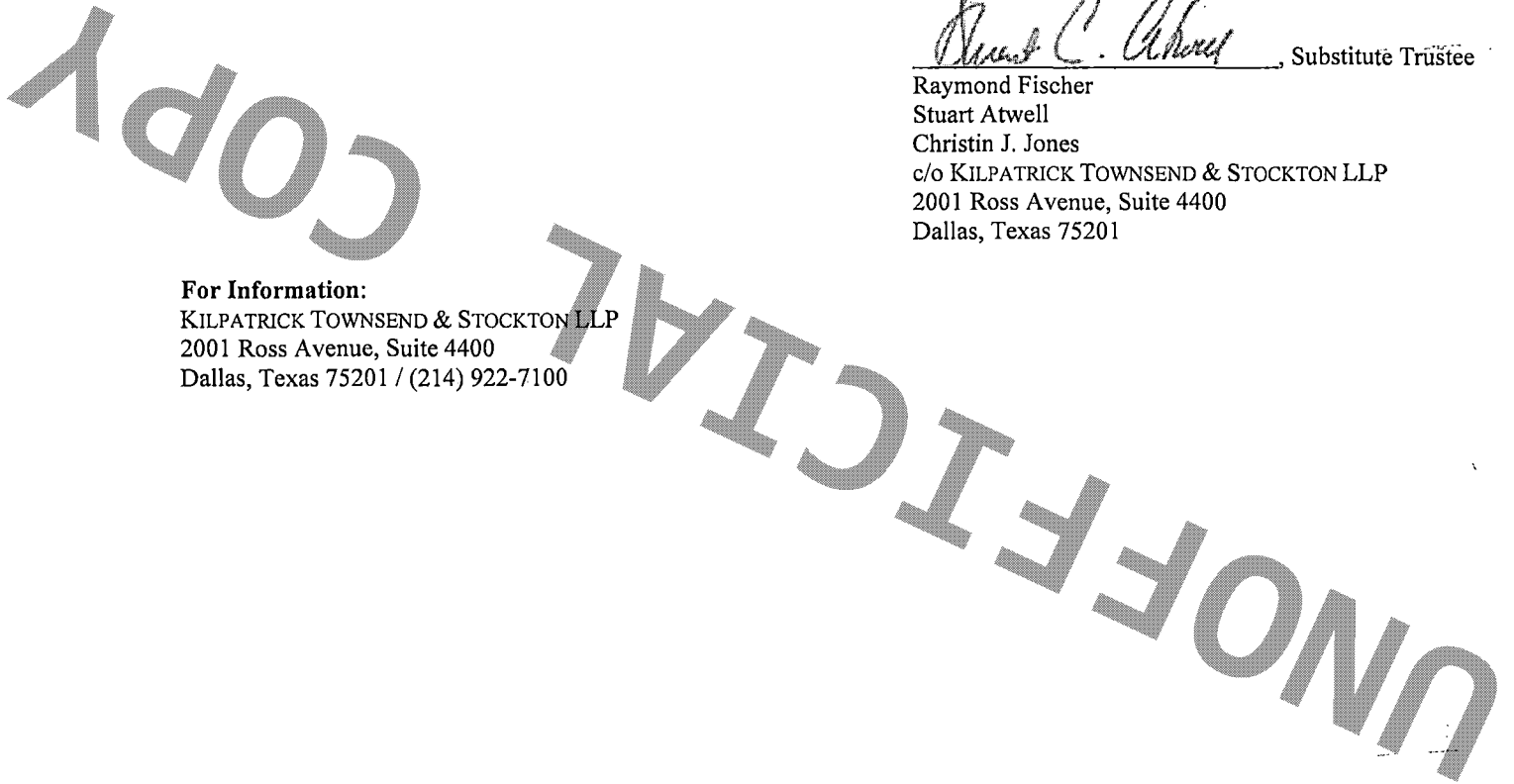


EXHIBIT A

LEGAL DESCRIPTION

TRACT I:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 3.3345 ACRES, OUT OF THE I.E. WADE SURVEY, ABSTRACT NO. 855, IN HARRIS COUNTY, TEXAS, BEING A PART OF BLOCK 21, UNRESTRICTED RESERVE "U", OF WESTCHASE SUBDIVISION, SECTION ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 270, PAGE 134, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.3345-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EXTENDED EASTERLY RIGHT-OF-WAY LINE OF WEST BELT DRIVE (50 FOOT WIDE RIGHT-OF-WAY) WITH THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (120- FOOT WIDE RIGHT-OF-WAY);

THENCE NORTH 88 DEGREES 25 MINUTES 57 SECONDS EAST, ALONG THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE, FOR A DISTANCE OF 318.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 86 DEGREES 31 MINUTES 30 SECONDS EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (VARIABLE WIDTH AT THIS POINT), FOR A DISTANCE OF 300.45 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 3.3345-ACRE TRACT, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (100-FOOT WIDE RIGHT-OF-WAY), WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2249.47 FEET AND SUBTENDING A CENTRAL ANGLE OF 06 DEGREES 28 MINUTES 21 SECONDS (CHORD BEARS NORTH 85 DEGREES 11 MINUTES 47 SECONDS EAST, 253.98 FEET), FOR AN ARC DISTANCE OF 254.12 FEET TO A 5/8-INCH IRON ROD FOUND AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 95 DEGREES 42 MINUTES 41 SECONDS (CHORD BEARS SOUTH 50 DEGREES 11 MINUTES 03 SECONDS EAST, 37.07 FEET), FOR AN ARC DISTANCE OF 41.76 FEET TO A 5/8-INCH IRON ROD FOUND AT ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF WESTCENTER DRIVE (60-FOOT WIDE RIGHT-OF-WAY);

THENCE SOUTH 02 DEGREES 19 MINUTES 44 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WESTCENTER DRIVE, FOR A DISTANCE OF

EXHIBIT A
LEGAL DESCRIPTION

499.19 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE COMMON SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF 27.36 ACRE TRACT OUT OF 150.8552 ACRES RECORDED IN P020211;

THENCE SOUTH 87 DEGREES 40 MINUTES 16 SECONDS WEST, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF WESTCENTER DRIVE ALONG THE COMMON SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHERLY LINE OF SAID 27.36 ACRE TRACT, FOR A DISTANCE OF 281.23 FEET TO A POINT FOR A CORNER FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 46 DEGREES 45 MINUTES 23 SECONDS EAST 0.3 FEET, SAID POINT BEING ON THE EASTERLY LINE OF A 40-FOOT PRIVATE ROADWAY EASEMENT RECORDED IN HARRIS COUNTY CLERK FILE NO. G-656043;

THENCE NORTH 02 DEGREES 19 MINUTES 44 SECONDS WEST ALONG THE EASTERLY LINE OF SAID 40-FOOT PRIVATE ROADWAY EASEMENT, FOR A DISTANCE OF 513.09 FEET TO THE POINT OF BEGINNING, CONTAINING 3.3345 ACRES (145.251 SQUARE FEET) OF LAND AREA.

TRACT II:

EASEMENT ESTATE CREATED IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. G656043 BY AND BETWEEN TENNWEST ASSOCIATES AND ENSERCH CORPORATION, DATED AUGUST 22, 1980, OVER THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.4708 ACRE, OUT OF THE I.E. WADE SURVEY, ABSTRACT NO. 855, IN HARRIS COUNTY, TEXAS, BEING A PART OF BLOCK TWENTY ONE (21), UNRESTRICTED RESERVE "U" OF WESTCHASE SUBDIVISION, SECTION ELEVEN (11), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 270, PAGE 134, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.4708-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EXTENDED EASTERLY RIGHT-OF-WAY, LINE OF WEST BELT DRIVE (50-FOOT RIGHT-OF-WAY) WITH THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (120 FEET WIDE RIGHT-OF-WAY);

THENCE NORTH 88 DEGREES 25 MINUTES 57 SECONDS EAST, ALONG THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE FOR A DISTANCE OF 318.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 86 DEGREES 31 MINUTES 30 SECONDS EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (VARIABLE

EXHIBIT A

LEGAL DESCRIPTION

WIDTH AT THIS POINT) FOR A DISTANCE OF 260.45 FEET TO A POINT FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.4708-ACRE TRACT;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE, NORTH 86 DEGREES 31 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD FOUND BEING AT THE NORTHWEST CORNER OF A 3.3345-ACRE TRACT;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE, SOUTH 02 DEGREES 19 MINUTES 44 SECONDS EAST, ALONG THE WESTERLY LINE OF A 3.3345-ACRE TRACT, FOR A DISTANCE 513.09 FEET TO A POINT FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS SOUTH 46 DEGREES 45 MINUTES 23 SECONDS EAST, 0.3 FEET AT THE SOUTHWEST CORNER OF THE 3.3345-ACRE TRACT;

THENCE SOUTH 87 DEGREES 40 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 19 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 512.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4708 ACRES (20,508 SQUARE FEET) OF LAND AREA.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5234

FILED 10/9/2024 10:14:28 AM

UNOFFICIAL COPY

Notice of Substitute Trustee Sale

T.S. #: 24-11418

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

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

Date: 11/5/2024

Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**

Place: Harris County Courthouse in HOUSTON, Texas, at the following location:
PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 2/15/2002 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No 201722664, recorded on 2/22/2002, in Book V616554, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 20090011643 and recorded on 01/09/2009. of the Real Property Records of Harris County, Texas.
Property Address: 7515 TREASCHWIG RD SPRING TEXAS 77373-7638

Trustor(s):	ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ	Original Beneficiary:	THE CIT GROUP/CONSUMER FINANCE, INC. (A DELAWARE CORPORATION)
--------------------	--	----------------------------------	--

Current Beneficiary:	GITSIT Solutions LLC	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, Prestige Default Services, LLC
--	--

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

T.S. #: 24-11418

time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

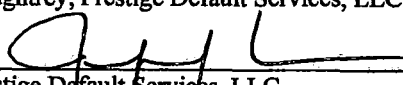
Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ. The real property and personal property encumbered by the deed of trust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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$132,321.56, executed by ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ, and payable to the order of THE CIT GROUP/CONSUMER FINANCE, INC. (A DELAWARE CORPORATION); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ to ENRIQUE RODRIGUEZ and DIXIE RODRIQUEZ. GITSIT Solutions LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
GITSIT Solutions LLC
333 S. Anita Drive, Suite 400,
Orange, CA 92868
888) 566-3287

Dated: 10-9-24 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

UNOFFICIAL COPY

T.S. #: 24-11418

EXHIBIT "A"

A tract of land containing 1.504 acres of land (65,550 square feet) out of the Robert Giles Survey, A-282, Harris County, Texas, and being part of the Annie Hildebrandt 21.44 acre tract described in partition deed as Tract #2 as recorded in Volume 4365, Page 523 of the Deed Records of Harris County, Texas, and being part of the Carl Hildebrandt 21.44 acre tract described as Tract 2 in a partition deed recorded in Volume 4365, Page 515 of the Deed Records of Harris County, Texas, said 1.504 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Annie Hildebrandt 21.44 acre tract;

THENCE East along the south line of said 21.44 acre tract, a distance of 417.52 feet to a point on the east line of a 40 foot road which is further described in Volume 6292, Page 455 of the Harris County Deed Records;

THENCE North, along the east line of said road, a distance of 382.11 feet to the southwest corner of a 1.716 acre tract of land conveyed by J. Ben Markum to George E. Hamilton, Sr., et ux, in a deed recorded in Volume 6304, Page 330 of the Deed Records and refiled under County Clerk's File No. D856351;

THENCE continuing north along the east line of said 40 foot road and the west line of said 1.716 acre tract, a distance of 267.11 feet to the southwest corner of this 1.504 acre tract and the POINT OF BEGINNING;

THENCE North along the east line of said 40 foot road and the west line of this tract, a distance of 115 feet to a point for corner, being the northwest corner of this tract;

THENCE North 89 deg. 51 min. East, at 195.63 feet past the east line of the said Annie Hildebrandt 21.44 acre tract and the west line of the said Carl Hildebrandt 21.44 acre tract in all a distance of 570 feet to a point for corner, being the northeast corner of this tract;

THENCE South, a distance of 115 feet to a point for corner, being the southeast corner of this tract;

THENCE South 89 deg. 51 min. West, at 374.37 feet past the west line of said Carl Hildebrandt 21.44 acre tract and the east line of said Annie Hildebrandt 21.44 acre tract, in all a distance of 570 feet to the POINT OF BEGINNING and containing 1.504 acres of land, more or less.

SAVE AND EXCEPT the west 10 feet thereof conveyed to Harris County by instrument dated May 3, 1971 and filed for record in Volume 8592, Page 315 of the Deed Records of Harris County, Texas.

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, said Deed of Trust being recorded in Film Code RP-2024-20099 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, November 5, 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 _____ day of September, 2024.

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

Notice of Foreclosure Sale

OCTOBER 7, 2024

DEED OF TRUST ("Deed of Trust"):

Dated: SEPTEMBER 22, 2013

Grantor: TERENCE H RICHARDS

Trustee: ERWIN WILBANKS

Lender: CHARLES R. LEVERETT

Recorded in: CLERKS FILE NO 20130496392 of the real property records of Harris County, Texas, being in renewal and extension of Harris county, recorded in real property records of the real property records of Harris County, Texas

Legal Description: Unit 5 in Building "A: Woodway Townhomes, being all of Reserve A Woodway Bend Sec. 1 recorded in volume 88 Page 42 map records Harris County TX in John D Taylor Survey Abst 72 with common elements in Condominium Records Vol 27 Page 91 of Harris County, Tx

Secures: Vendors lien created in Harris County, TX ("Note") in the original principal amount of \$72,000.00, executed by TERENCE H RICHARDS ("Borrower") and payable to the order of Lender

Foreclosure Sale:

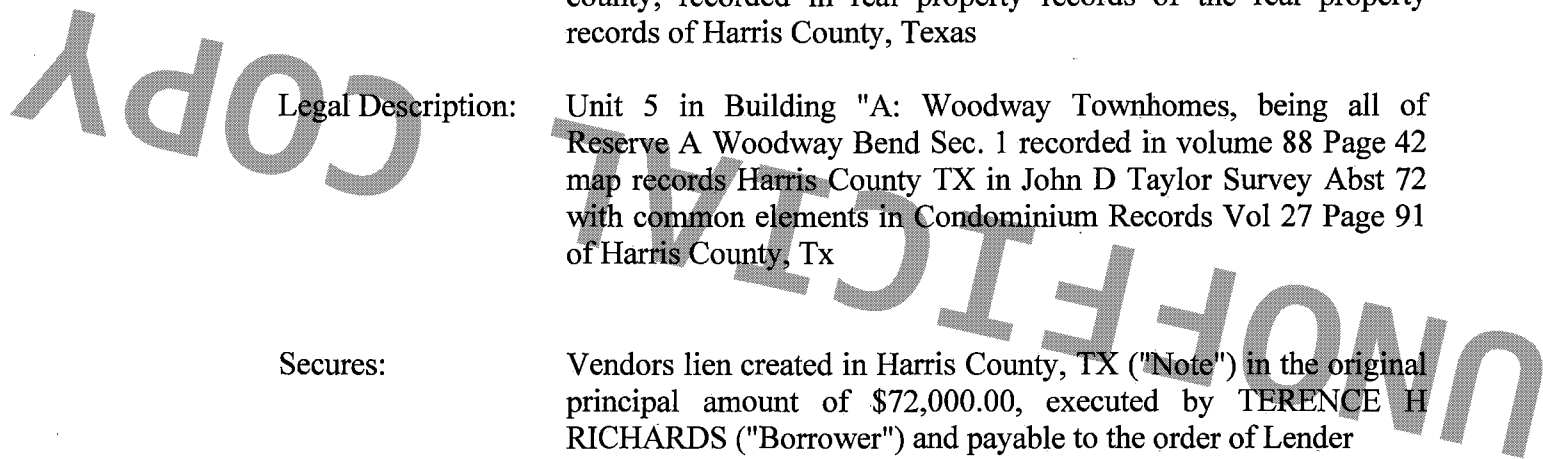
Date: Tuesday, November 5 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10.00 am and not later than three hours thereafter.

Place: 9401 Knight Street (Bayou City Event Center) Houston, Harris County Texas

Houston, TX ..

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



CHARLES R. LEVERETT'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, CHARLES R. LEVERETT, 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 CHARLES R. LEVERETT's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with CHARLES R. LEVERETT's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If CHARLES R. LEVERETT 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 CHARLES R. LEVERETT. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

/s/ Erwin Wilbanks

ERWIN WILBANKS
1 Riverway, 1700
HOUSTON, TX 77056
Telephone (713) 8514500
Telecopier (713) ...

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
COUNTY OF HARRIS §
§

Date: October 9, 2024

Deed of Trust (the "Deed of Trust")

Recorded: July 7, 2022

Grantor: Phuong Thuy Dang, an individual

Lender: Du Khanh Tran, an individual

Trustee: John Q. Truong, attorney

Recorded in: The real property records of Harris County, Texas under file no. RP-2022-350846

Secures: Loan in the original principal amount of \$285,000 (the "Indebtedness"), as evidenced by, *inter alia*, a Deed of Trust and Promissory Note dated June 30, 2022 (collectively, the "Loan Documents")

Substitute Trustee: Pennell Law Firm PLLC,
Attn: Kevin Pennell / Will Aldrete / Nesrine Bennis / Michael Sutton
19 Briar Hollow Ln., Suite 110, Houston, Texas 77027

Property: Lot 3, Block 1, ROYAL OAKS COURTYARD VILLAS AMENDING PLAT NO. 1, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 668110 of the Map and/or Plat Records of Harris County, Texas; more commonly referred to as 11611 Royal Ivory Crossing, Houston, Texas 77082 (the "Property").

Foreclosure Sale:

Date: Tuesday, November 5, 2024

Time: The sale of the Property ("Foreclosure Sale") will begin between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at

which the Foreclosure Sale will begin is 1:00 p.m. The sale will be completed by no later than 4:00 p.m.

Place: Bayou City Event Center, 9401 Knight Rd, Houston TX 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 or other immediately available funds in accordance with Tex. Prop. Code § 21.001 et seq., except that Du Khanh Tran'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 the defaults, Du Khanh Tran, 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 Du Khanh Tran's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Du Khanh Tran'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 Du Khanh Tran 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 refileing 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" condition, without any express or implied warranties, except as to the warranties of title (if any)

FILED 10/9/2024 2:27:33 PM FRCL-2024-5238 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

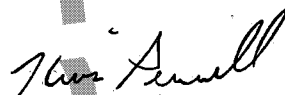
provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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. **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.**

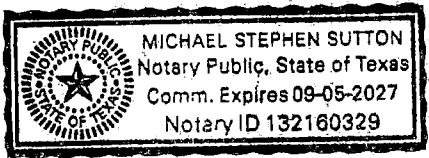
Notice is given that before the Foreclosure Sale, Du Khanh Tran may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.


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

PENNELL LAW FIRM, PLLC


By: Kevin Pennell, Managing Member

Acknowledged before me, the undersigned notary, on this 9th day of October 2024, by Kevin Pennell in his capacity as managing member of Pennell Law Firm, PLLC.




Notary Public, State of Texas

After recording, return to:

Pennell Law Firm PLLC
19 Briar Hollow Lane, Suite 110
Houston, TX 77027

FILED 10/9/2024 2:27:34 PM FRCL-2024-5239 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

Date: October 9, 2024

Deed of Trust (the "Deed of Trust")

Recorded: April 11, 2023

Grantor: Phuong Thuy Dang, an individual

Lender: Cindy Yen Nguyen, an individual

Trustee: John Q. Truong, attorney

Recorded in: The real property records of Harris County, Texas under file no. RP-2023-125653

Secures: Loan in the original principal amount of \$210,000 (the "Indebtedness"), as evidenced by, *inter alia*, a Deed of Trust and Promissory Note dated February 15, 2023 (collectively, the "Loan Documents")

Substitute Trustee: Pennell Law Firm PLLC,
Attn: Kevin Pennell / Will Aldrete / Nesrine Bennis / Michael Sutton
19 Briar Hollow Ln., Suite 110, Houston, Texas 77027

Property: Lot 53, in Block 1, of TERRACE BROOK, SECTION 1, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 566118 of the Map Records of Harris County, Texas; more commonly referred to as 7954 Redland Woods Dr., Houston, Texas 77040 (the "Property").

Foreclosure Sale:

Date: Tuesday, November 5, 2024

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

Place: Bayou City Event Center, 9401 Knight Rd, Houston TX 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 or other immediately available funds in accordance with Tex. Prop. Code § 21.001 et seq., except that Cindy Yen Nguyen'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 the default, Cindy Yen Nguyen, 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 Cindy Yen Nguyen's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Cindy Yen Nguyen'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 Cindy Yen Nguyen 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" 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. **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.**

Notice is given that before the Foreclosure Sale, Cindy Yen Nguyen may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.


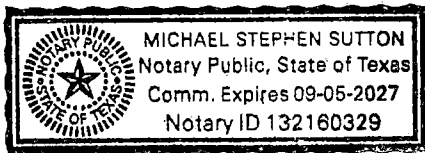
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

PENNELL LAW FIRM, PLLC



By: Kevin Pennell, Managing Member

Acknowledged before me, the undersigned notary, on this 9th day of October 2024, by Kevin Pennell in his capacity as managing member of Pennell Law Firm, PLLC.


Notary Public, State of Texas

After recording, return to:

Pennell Law Firm PLLC
19 Briar Hollow Lane, Suite 110
Houston, TX 77027

1910 INDIAN SHORES ROAD
CROSBY, TX 77532

00000010233229

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: November 05, 2024

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

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 07, 2022 and recorded in Document CLERK'S FILE NO. RP-2022-455971 real property records of HARRIS County, Texas, with 1910 INDIAN SHORES ROAD, LLC AND CESAR YEPES, grantor(s) and STOA 3, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by 1910 INDIAN SHORES ROAD, LLC AND CESAR YEPES, securing the payment of the indebtednesses in the original principal amount of \$144,005.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Faraway SG Trust is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FARAWAY SG LLC
280 PARK AVENUE. 9TH FLOOR
NEW YORK, NY 10017




1910 INDIAN SHORES ROAD
CROSBY, TX 77532

00000010233229

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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-2024-5257
FILED 10/10/2024 9:18:43 AM

1910 INDIAN SHORES ROAD
CROSBY, TX 77532

00000010233229

00000010233229

HARRIS

EXHIBIT "A"

LOT 26, BLOCK 2, OF INDIAN SHORES SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 119, PAGE 63, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

FILED 10/10/2024 9:18:43 AM
FRCL-2024-5257
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

1415 PINE GAP DRIVE
HOUSTON, TX 77090

00000010232593

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 22, 2022 and recorded in Document CLERK'S FILE NO. RP-2022-603499 real property records of HARRIS County, Texas, with 1415 PINE GAP, LLC AND CESAR YEPES, grantor(s) and STOA 3, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by 1415 PINE GAP, LLC AND CESAR YEPES, securing the payment of the indebtednesses in the original principal amount of \$252,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF FARAWAY SG TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FCI LENDER SERVICES, INC.
8180 EAST KAISER BLVD
ANAHEIM HILLS, CA 92808



1415 PINE GAP DRIVE
HOUSTON, TX 77090

00000010232593

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5258

FILED 10/10/2024 9:18:43 AM

1415 PINE GAP DRIVE
HOUSTON, TX 77090

00000010232593

00000010232593

HARRIS

EXHIBIT "A"

LOT 23, IN BLOCK 8, OF PONDEROSA FOREST, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 149, PAGE 90 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5258

FILED 10/10/2024 9:18:43 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5259
FILED 10/10/2024 9:18:43 AM

4813 GRIGGS RD
HOUSTON, TX 77021

0000009402041

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 23, 2004 and recorded in Document CLERK'S FILE NO. Y105464 real property records of HARRIS County, Texas, with BEVERLY CALVIN, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BEVERLY CALVIN, securing the payment of the indebtednesses in the original principal amount of \$30,000.00, 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 TRUSTEE FOR RCF 2 ACQUISITION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o SELENE FINANCE
3501 OLYMPUS BLVD
5TH FLOOR, SUITE 500
DALLAS, TX 75019



4813 GRIGGS RD
HOUSTON, TX 77021

00000009402041

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5259
FILED 10/10/2024 9:18:43 AM

4813 GRIGGS RD
HOUSTON, TX 77021

00000009402041

00000009402041

HARRIS

EXHIBIT "A"

LOT THIRTEEN (13), OF THE REPLAT OF LOTS SEVEN THROUGH SEVENTEEN (7-17), BLOCK ONE (1), MACGREGOR PARK ESTATES, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 32, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5259

FILED 10/10/2024 9:18:43 AM

4231 FERNWOOD DRIVE
HOUSTON, TX 77021

00000010199776

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 05, 2021 and recorded in Document CLERK'S FILE NO. RP-2021-647971 real property records of HARRIS County, Texas, with UNIL INVESTMENT LLC AND ANDRE KELSICK AND CHRISTY SKINNER, grantor(s) and PARK PLACE FINANCE, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by UNIL INVESTMENT LLC AND ANDRE KELSICK AND CHRISTY SKINNER, securing the payment of the indebtednesses in the original principal amount of \$1,140,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF ALPHAFLOW TRANSITIONAL MORTGAGE TRUST 2021-WL1 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. AlphaFlow Transitional Mortgage, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AlphaFlow Transitional Mortgage
8180 E, KAISER BLVD.
ANAHEIM, CA 92808



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5260
FILED 10/10/2024 9:18:43 AM

4231 FERNWOOD DRIVE
HOUSTON, TX 77021

00000010199776

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5260
FILED 10/10/2024 9:18:43 AM

COPY

4231 FERNWOOD DRIVE
HOUSTON, TX 77021

00000010199776

00000010199776

HARRIS

EXHIBIT "A"

LOT THIRTEEN (13), IN BLOCK SIXTY-FOUR (64), OF RIVERSIDE TERRACE, SEVENTEENTH SECTION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 26, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
A.P.N.: 061-137-064-0013

UNOFFICIAL COPY

FILED 10/10/2024 9:18:43 AM
FRCL-2024-5260
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/10/2024 9:18:43 AM FRCL-2024-5261 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

2639 OLEANDER DR
PASADENA, TX 77503

00000010253656

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 09, 2002 and recorded in Document CLERK'S FILE NO. W011807; REFILED UNDER CLERK'S FILE NO. W057071 real property records of HARRIS County, Texas, with HECTOR ESTRADA AND CELIA ESTRADA HUSBAND AND WIFE, grantor(s) and NATIONAL CITY MORTGAGE CO DBA COMMONWEALTH UNITED MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HECTOR ESTRADA AND CELIA ESTRADA HUSBAND AND WIFE, securing the payment of the indebtednesses 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. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



2639 OLEANDER DR
PASADENA, TX 77503

00000010253656

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5261
FILED 10/10/2024 9:18:43 AM

2639 OLEANDER DR
PASADENA, TX 77503

00000010253656

00000010253656

HARRIS

EXHIBIT "A"

LOT TWENTY-ONE (21) IN BLOCK THIRTEEN (13) OF GOLDEN ACRES, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5261

FILED 10/10/2024 9:18:43 AM

10923 LOCH BEND CT
HOUSTON, TX 77086

00000010097194

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: November 05, 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 17, 2007 and recorded in Document CLERK'S FILE NO. 20070494644 real property records of HARRIS County, Texas, with FELIPE VALADEZ, SR. AND SPOUSE, ANA E. VALADEZ, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FELIPE VALADEZ, SR. AND SPOUSE, ANA E. VALADEZ, securing the payment of the indebtednesses in the original principal amount of \$75,145.00, 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 RCAF ACQUISITION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o SELENE FINANCE
3501 OLYMPUS BLVD
5TH FLOOR, SUITE 500
DALLAS, TX 75019



10923 LOCH BEND CT
HOUSTON, TX 77086

00000010097194

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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-2024-5262
FILED 10/10/2024 9:18:43 AM

10923 LOCH BEND CT
HOUSTON, TX 77086

00000010097194

00000010097194

HARRIS

EXHIBIT "A"

LOT SIX (6), IN BLOCK TWO (2), OF NORTHWEST GREEN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 268, PAGE 33, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED TO FELIPE VALADEZ, SR. BY DEED FROM JOHN H. MCILHENNY, JR. AND SUSAN G. MCILHENNY RECORDED 06/02/2005 IN DOCUMENT NO. Y510297, IN THE REGISTER'S OFFICE OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5262

FILED 10/10/2024 9:18:43 AM

UNOFFICIAL COPY

2331 HALDANE DR
HOUSTON, TX 77055

00000009641341

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: November 05, 2024

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

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 29, 2006 and recorded in Document INSTRUMENT NO. 20070039497 real property records of HARRIS County, Texas, with HECTOR O. DIAZ AND MARIA G. DIAZ, grantor(s) and WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HECTOR O. DIAZ AND MARIA G. DIAZ, securing the payment of the indebtednesses in the original principal amount of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



NTSS00000009641341

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5263
FILED 10/10/2024 9:18:43 AM

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

FILED 10/10/2024 9:18:43 AM
FRCL-2024-5263
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

2331 HALDANE DR
HOUSTON, TX 77055

00000009641341

00000009641341

HARRIS

EXHIBIT "A"

LOT THIRTY-ONE (31) AND THE ADJOINING SOUTHWEST FIVE FEET (5') OF LOT THIRTY (30), IN BLOCK 'D' OF REPLAT OF HARWOOD TERRACE, SECTION TWO (2) RECORDED IN VOLUME 39, PAGE 35 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 10/10/2024 9:18:43 AM
FRCL-2024-5263
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

839 VOYAGER DR
HOUSTON, TX 77062

00000009616384

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 16, 2005 and recorded in Document CLERK'S FILE NO. Y598546 real property records of HARRIS County, Texas, with JIMMY W FULLBRIGHT AND CAROL FULLBRIGHT, grantor(s) and AMERIQUEST MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JIMMY W FULLBRIGHT AND CAROL FULLBRIGHT, securing the payment of the indebtednesses in the original principal amount of \$106,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o SELENE FINANCE
3501 OLYMPUS BLVD
5TH FLOOR, SUITE 500
DALLAS, TX 75019



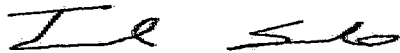
COPY

839 VOYAGER DR
HOUSTON, TX 77062

00000009616384

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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-2024-5264
FILED 10/10/2024 9:18:43 AM

839 VOYAGER DR
HOUSTON, TX 77062

00000009616384

00000009616384

HARRIS

EXHIBIT "A"

LOT 27, IN BLOCK 39 OF CAMINO SOUTH, SECTION FOUR (4) A SUBDIVISION IN CORE "D" CLEAR LAKE CITY, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 168, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5264

FILED 10/10/2024 9:18:43 AM

COPY
UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5265
FILED 10/10/2024 9:18:43 AM

4115 CARMEL RIDGE WAY
PASADENA, TX 77503

00000010258689

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 23, 2005 and recorded in Document INSTRUMENT NO. Y574055 real property records of HARRIS County, Texas, with TERI COLBURN AND CHARLES COLBURN WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TERI COLBURN AND CHARLES COLBURN WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$87,596.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust Company, National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2022-RPL1, Mortgage-Backed Securities, Series 2022-RPL1 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



4115 CARMEL RIDGE WAY
PASADENA, TX 77503

00000010258689

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5265
FILED 10/10/2024 9:18:43 AM

UNOFFICIAL

4115 CARMEL RIDGE WAY
PASADENA, TX 77503

00000010258689

00000010258689

HARRIS

EXHIBIT "A"

LOT 47, IN BLOCK 1, DEER CREEK, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 557006 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5265

FILED 10/10/2024 9:18:43 AM

UNOFFICIAL COPY

914 ROYAL GEORGE LANE
HOUSTON, TX 77047

00000010264711

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: November 05, 2024

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

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 14, 2022 and recorded in Document INSTRUMENT NO. RP-2022-36699 real property records of HARRIS County, Texas, with ANTONIO ENAMORADO, A MARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANTONIO ENAMORADO, A MARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$191,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



NTSS00000010264711

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



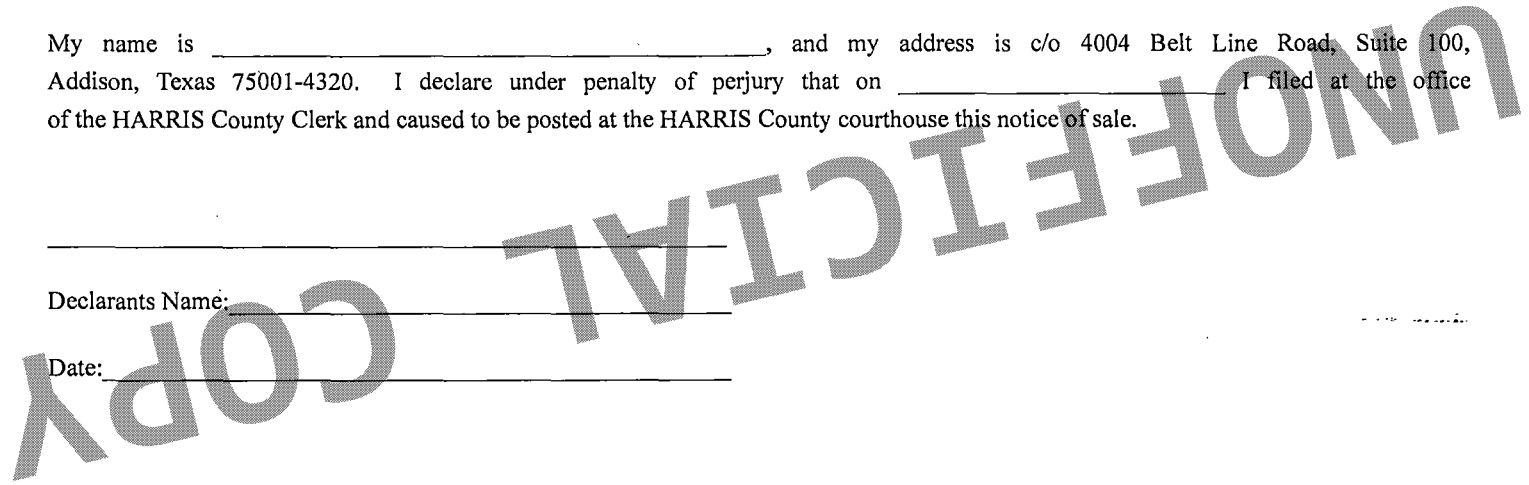
Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5266
FILED 10/10/2024 9:18:43 AM

914 ROYAL GEORGE LANE
HOUSTON, TX 77047

00000010264711

00000010264711

HARRIS

EXHIBIT "A"

LOT 50, IN BLOCK 3, OF REGAL OAKS, SEC. 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 582066 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS

FILED 10/10/2024 9:18:43 AM
FRCL-2024-5266
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

16626 STRATHMORE MANOR LN
HOUSTON, TX 77090-3810

00000009867623

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 13, 2020 and recorded in Document CLERK'S FILE NO. RP-2020-78630 real property records of HARRIS County, Texas, with LORRETTA JONES, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LORRETTA JONES, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$131,965.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5267
FILED 10/10/2024 9:18:43 AM

16626 STRATHMORE MANOR LN
HOUSTON, TX 77090-3810

0000009867623

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5267
FILED 10/10/2024 9:18:43 AM

16626 STRATHMORE MANOR LN
HOUSTON, TX 77090-3810

00000009867623

00000009867623

HARRIS

EXHIBIT "A"

LAND SITUATED IN THE CITY OF HOUSTON IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT NINETEEN (19) BLOCK TWO (2) OF ELLA CROSSING SEC. 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 583137 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

FRCL-2024-5267
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 10/10/2024 9:18:43 AM

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 07, 2018 and recorded in Document CLERK'S FILE NO. RP-2018-549814 real property records of HARRIS County, Texas, with ROXANNE STAHL, SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROXANNE STAHL, SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$127,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5268
FILED 10/10/2024 9:18:43 AM

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5268
FILED 10/10/2024 9:18:43 AM

2222 PR FRST TRL
SPRING, TX 77373

00000009933995

00000009933995

HARRIS

EXHIBIT "A"

LOT 6, BLOCK 4, IN SPRING CROSSING SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 560181 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5268
FILED 10/10/2024 9:18:43 AM

Notice of Trustee's Sale

Notice is hereby given of a public non-judicial foreclosure sale.

1. *Property to Be Sold.* The property to be sold is described as follows:

Lots(s) 1, 2 and 3, in Block 1, of TAMPA ENCLAVE, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 689197, of the Map Records of Harris County, Texas (0 Tampa Street, Houston, Texas 77021)

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under Clerk's File No. RP-2024-48083 of the Real Property Records of Harris County, Texas, dated on February 12, 2024 and recorded on February 12, 2024.

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

Date: November 5, 2024

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

Place: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045.

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

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by BGF Consulting dba for "FT. DO IT" ENTERPRISES, LLC as Borrower to CHKM Investments, LLC, as Lender and Beneficiary.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$50,000.00, executed by BGF Consulting dba for "FT. DO IT" ENTERPRISES, LLC, as Borrower, and payable to the order of CHKM Investments, LLC. CHKM Investments, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of October 10, 2024, there was owed \$58,529.25 on the note.

Questions concerning the sale may be directed to the undersigned at 713.443.6744.

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

Dated: Thursday, October 10, 2024.



Kevin S. Steinberg (KSS LAW, PLLC), Trustee
P.O. Box 6567
Houston, Texas 77265
Phone: 713.443.6744
kevinsteinberg@gmail.com

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5240
FILED 10/10/2024 9:13:14 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

WHEREAS, **Piney Point 2023 LLC** (the "**Borrower**") executed and delivered a certain *Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing* (the "**Deed of Trust**") dated as of June 8, 2023, conveying to **Gavriel Toso**, as Trustee, the real and personal property described in that Deed of Trust, which is recorded in the Official Public Records of Harris County, Texas, as follows:

DATE RECORDED DOCUMENT NO.
9/25/2020 20200226826

Whereas the undersigned has been appointed as a Substitute Trustee under this Deed of Trust; and

WHEREAS, the indebtedness secured by this Deed of Trust has matured (by acceleration or otherwise) and remains outstanding and delinquent (after demand for payment in full therefore having been made and unperformed), and **FANNIE MAE**, the owner and holder of the indebtedness secured by this Deed of Trust and the due and lawful Beneficiary thereunder (by assignment and as successor in interest thereto), has requested the Substitute Trustees exercise the power to sell this Property (as defined below).

NOW, THEREFORE, notice is hereby given that at **10:00 a.m.** (or within three hours thereafter) on **Tuesday, November 5, 2024**, I will sell:

- The real property described on the attached Exhibit "A" (the "**Real Property**"), and
- The other property (whether real property, personal property, fixtures or otherwise) which is (i) described in the Deed of Trust and (ii) located on, affixed to or otherwise appurtenant to that Real Property (collectively, the "**Property**")

UNOFFICIAL COPY

The Property described above shall be sold to the highest bidder. The sale shall be conducted in accordance with the Deed of Trust and the Texas Property Code in the area designated by the Commissioners Court of Harris County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted) at the date and time of the sale indicated herein above.

FANNIE MAE, the owner and holder of the indebtedness secured by the Deed of Trust, reserves the right to credit-bid at this sale. Except for any such credit-bid, the purchase price set forth in the final bid accepted by the Substitute Trustee is due and payable in cash (or cashier's checks) without delay upon acceptance of the bid.

In accordance with TEX. BUS. & COMM. CODE §22.004, the winning bidder at the foreclosure sale, other than the owner and holder of the indebtedness, shall provide the following information to the Substitute Trustee at the time the Substitute Trustee completes the sale:

1. the name, address, telephone number, and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
2. if the bidder is acting on behalf of another individual or organization, the name, address, telephone number, and e-mail address of the individual or organization and the name of a contact person for the organization;
3. the name and address of any person to be identified as the grantee in the Trustee's Deed;
4. the purchaser's tax identification number;
5. a government-issued photo identification to confirm the identity of each individual tendering funds for the winning bid; and
6. any other information reasonably needed to complete the Substitute Trustee's duties and functions concerning the sale.

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

Executed this 10th day of October, 2024.

By: *Sandy Dasigenis*
Substitute Trustee

Sandy Dasigenis, Jeff Leva, Steve Leva and David Garvin

Attn: Clay M. Taylor
Dentons, US LLP
100 Crescent Court, Suite 900
Dallas, Texas 75201-2347
214 647-2496
Clay.Taylor@Dentons.com

UNRECORDED COPY

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT 1:

3.071 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 1" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "X" MARKING THE NORTHWEST CORNER OF SAID "TRACT 1" AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 422.16 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET;

THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.79 FEET TO A SET "X";

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.071 ACRES (133,776 SQUARE FEET) OF LAND.

UNOFFICIAL COPY

TRACT 2:

3.068 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 2" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND "X" MARKING THE NORTHWEST CORNER OF SAID "TRACT 1" OF SAID WEST POINT, SECTION 1, AND FURTHER BEING IN THE EASTERLY RIGHT -OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH), AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAZY HOLLOW DRIVE TO A SET "X" FOR THE POINT OF BEGINNING;

THENCE, EAST, A DISTANCE OF 421.79 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.42 FEET TO A FOUND NAIL;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.068 ACRES (133,652 SQUARE FEET) OF LAND.

TRACT 3:

3.064 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF

"TRACT 3" OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING MARKING THE SOUTHWEST CORNER OF SAID WEST POINT, SECTION 1;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A FOUND 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 421.09 FEET TO A FOUND "X";

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO A FOUND NAIL IN SHINER;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.064 ACRES (133,486 SQUARE FEET) OF LAND.

TRACT 4:

3.064 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 4" OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "X" MARKING THE NORTHEAST CORNER OF SAID "TRACT 4" AND BEING IN THE WESTERLY RIGHT -OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH), AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO A SET "X";

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.09 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 421.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.064 ACRES (133,486 SQUARE FEET) OF LAND.

TRACT 5:

3.044 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN "X" FOUND FOR THE INTERSECTION OF THE WEST RIGHT -OF WAY UNE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS, WITH THE NORTHERLY LINE OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS:

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.09 FEET, ALONG THE SAID NORTHERLY LINE OF WEST POINT, SECTION I, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH, A DISTANCE OF 287.67 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING IN THE SOUTHERLY RIGHT -OF-WAY LINE OF WOODWAY DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

UNOFFICIAL COPY

THENCE, ALONG THE SOUTHERLY RIGHT -OF-WAY LINE OF SAID WOODWAY DRIVE AND THE WESTERLY RIGHT -OF-WAY LINE OF SAID LAZY HOLLOW DRIVE THE FOLLOWING COURSES: NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 964.58 FEET, A CENTRAL ANGLE OF 23 DEGREES 05 MINUTES 56 SECONDS AND AN ARC DISTANCE OF 388.87 FEET TO A FOUND 5/8 INCH IRON ROD;

SOUTH 70 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR POINT OF CURVATURE;

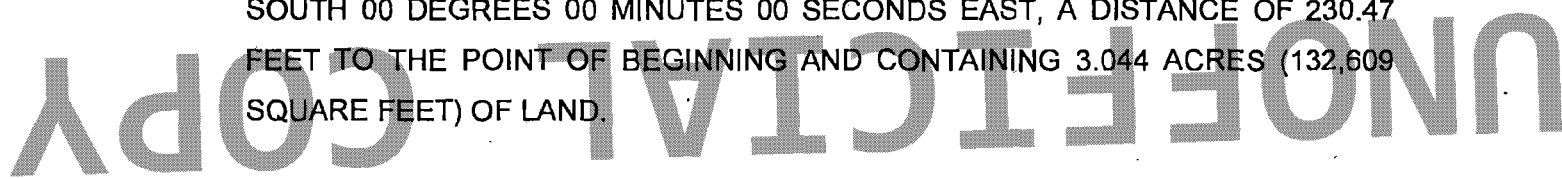
SOUTHEASTERLY, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 301.79 FEET, A CENTRAL ANGLE OF 25 DEGREES 28 MINUTES 30 SECONDS AND AN ARC DISTANCE OF 134.18 FEET TO A SET "X" FOR POINT OF TANGENCY;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 230.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.044 ACRES (132,609 SQUARE FEET) OF LAND.

TRACT 6:

4.8343 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN "X" FOUND FOR THE INTERSECTION OF THE NORTHERLY LINE OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS WITH THE EAST RIGHT -OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, ALONG THE EAST RIGHT -OF-WAY LINE OF SAID LAZY HOLLOW DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODWAY DRIVE (60-FOOT



WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 230.47 FEET TO AN "X" SET FOR POINT-OF-CURVATURE;

NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 361.79 FEET, A CENTRAL ANGLE OF 25 DEGREES 28 MINUTES 30 SECONDS AND AN ARC OF LENGTH OF 160.86 FEET TO A FOUND "X"; NORTH 19 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A FOUND "X";

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 964.58 FEET, A CENTRAL ANGLE OF 02 DEGREES 05 MINUTES 15 SECONDS AND AN ARC LENGTH OF 35.14 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE POINT-OF-REVERSE-CURVATURE;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 844.58 FEET, A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 14 SECONDS AND AN ARC LENGTH OF 442.28 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET;

THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 529.10 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHEAST CORNER OF SAID WEST POINT, SECTION 1;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID WEST POINT, SECTION 1, A DISTANCE OF 422.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.8343 ACRES (210,583 SQUARE FEET) OF LAND.

TRACT 7:

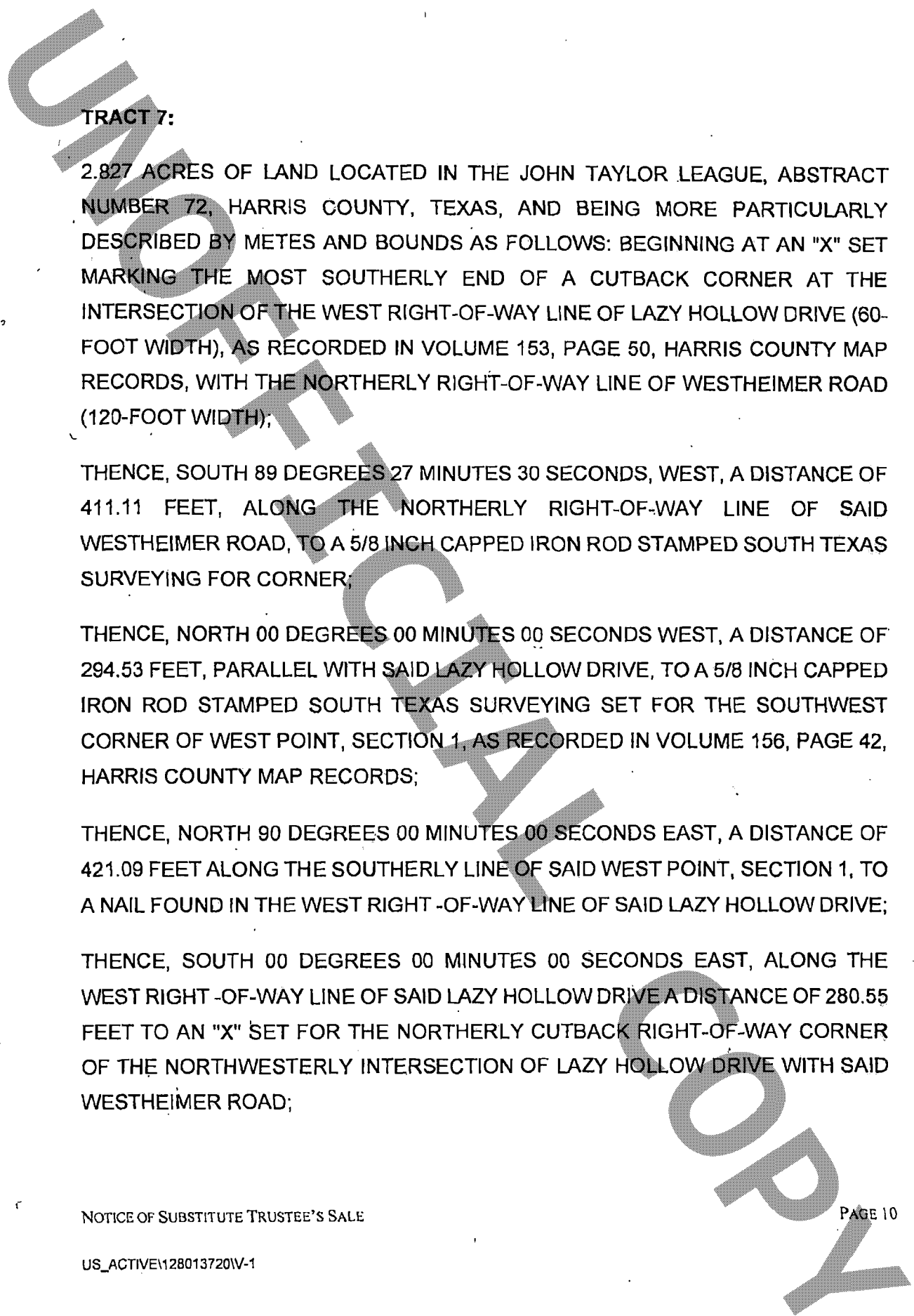
2.827 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN "X" SET MARKING THE MOST SOUTHERLY END OF A CUTBACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH), AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WESTHEIMER ROAD (120-FOOT WIDTH);

THENCE, SOUTH 89 DEGREES 27 MINUTES 30 SECONDS, WEST, A DISTANCE OF 411.11 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WESTHEIMER ROAD, TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR CORNER;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 294.53 FEET, PARALLEL WITH SAID LAZY HOLLOW DRIVE, TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 421.09 FEET ALONG THE SOUTHERLY LINE OF SAID WEST POINT, SECTION 1, TO A NAIL FOUND IN THE WEST RIGHT -OF-WAY LINE OF SAID LAZY HOLLOW DRIVE;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST RIGHT -OF-WAY LINE OF SAID LAZY HOLLOW DRIVE A DISTANCE OF 280.55 FEET TO AN "X" SET FOR THE NORTHERLY CUTBACK RIGHT-OF-WAY CORNER OF THE NORTHWESTERLY INTERSECTION OF LAZY HOLLOW DRIVE WITH SAID WESTHEIMER ROAD;



THENCE, SOUTH 44 DEGREES 43 MINUTES 50 SECONDS WEST, ALONG SAID CUTBACK RIGHT-OF-WAY LINE A DISTANCE OF 14.21 FEET TO A POINT OF BEGINNING AND CONTAINING 2.827 ACRES (123,139 SQUARE FEET) OF LAND.

TRACT 8:

2.784 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A NAIL FOUND FOR THE INTERSECTION OF THE EAST RIGHT -OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS WITH THE SOUTHERLY LINE OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE OF WEST POINT, SECTION 1, A DISTANCE OF 421.42 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 286.00 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF WESTHEIMER ROAD (120-FOOT WIDTH);

THENCE, SOUTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 411.11 FEET TO AN "X" SET FOR THE EASTERLY CUTBACK RIGHT-OF-WAY CORNER OF THE NORTHEASTERLY INTERSECTION CORNER OF SAID WESTHEIMER ROAD WITH SAID LAZY HOLLOW DRIVE;

THENCE, NORTH 45 DEGREES 16 MINUTES 20 SECONDS WEST, ALONG SAID CUTBACK RIGHT-OF-WAY LINE, A DISTANCE OF 14.08 FEET TO AN "X" SET FOR THE NORTH END OF SAID CUTBACK IN THE EASTERLY RIGHT -OF-WAY LINE OF SAID LAZY HOLLOW DRIVE;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE
EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 279.98 FEET TO THE POINT OF
BEGINNING AND CONTAINING 2.784 ACRES (121,268 SQUARE FEET) OF LAND.

TRACT 9:

4.4226 ACRES BEING UNRESTRICTED RESERVE "A", BLOCK 1 OF CREEKSIDE
APARTMENTS, REPLAT NO. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO A MAP OR PLAT THEREOF UNDER HARRIS COUNTY FILM CODE
NO, 669224 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE

THE STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

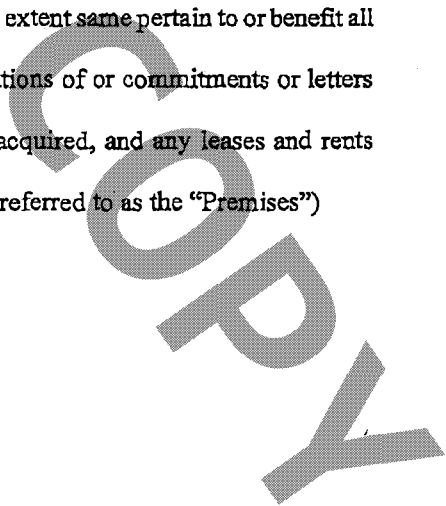
KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, FUTECH MARITIME CAPITAL PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY (“Borrower”) became indebted to KELLER BAY FUNDING, LLC (“Lender”), as evidenced by that certain real estate lien note (the “Note”), dated January 12, 2022, in the original principal amount of TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00), executed and delivered by Borrower to the order of KELLER BAY FUNDING, LLC, as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the “Indebtedness”) is secured by, among other items, that certain Deed of Trust (the “Deed of Trust”) dated of even date with the Note, executed by Borrower, to SARA E. DYSART, Trustee, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk’s Document No. RP-2022-32800, of the Official Public Records of Harris County, Texas, covering the Real Property described as follows, to-wit:

Being a tract of land containing 4.063 acres (176,986 square feet), situated in the Martin K. Snell Survey, Abstract 688, Harris County, Texas, being part of a tract of land conveyed unto Met Holding Group LLC by deed as recorded under County Clerk File No. 20070061412 of the Official Public Records of Harris County, Texas, being out of and a part of Lot 39, of W. L. Hill Subdivision, a subdivision in Harris County, as recorded in Volume 7, Page 4, of the Map Records of Harris County, Texas. Said 4.063-acre tract being more particularly described by metes and bounds on Exhibit “A” attached hereto and made a part hereof.

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the “Premises”)



WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, **KELLER BAY FUNDING, LLC** ("Beneficiary") is the current holder and owner of the Deed of Trust and the note secured thereby;

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matters") covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness or such notices to such other necessary parties have been waived;

COPY

WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed **SANDY DASIGENIS, JEFF LEVA, STEVE LEVA AND DAVID GARVIN**, to act jointly or separately as Substitute Trustee along with **SARA E. DYSART**, Trustee, under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned Trustee and/or Substitute Trustee, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.


NOW, THEREFORE, I, the undersigned, SARA E. DYSART and/or SANDY DASIGENIS, JEFF LEVA, STEVE LEVA AND DAVID GARVIN, acting jointly or separately as Trustee or Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 10:00a.m. and not later than 1:00p.m. on the first Tuesday in November next, the same being November 5, 2024 at the County Courthouse in Harris County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.

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

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE
FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE ADDRESS OF SARA E. DYSART, TRUSTEE AND SANDY DASIGENIS, JEFF LEVA,
STEVE LEVA AND DAVID GARVIN, SUBSTITUTE TRUSTEE, IS 206 PRIMERA DRIVE, SAN
ANTONIO, TEXAS 78212. ALL INQUIRIES SHOULD BE SENT TO THIS ADDRESS.

EXECUTED on this the 10th day of October 2024.


Substitute Trustee: Sandy Dasigenis
Jeff Leva
Steve Leva
David Garvin

COPY OFFICIAL

AFTER FILING RETURN TO:
SARA E. DYSART
Attorney at Law
206 Primera Drive
San Antonio, Texas 78212

EXHIBIT "A"

Being a tract of land containing 4.063 acres (176,986 square feet), situated in the Martin K. Snell Survey, Abstract 688, Harris County, Texas, being part of a tract of land conveyed unto Met Holding Group LLC by deed as recorded under County Clerk File No. 20070061412 of the Official Public Records of Harris County, Texas, being out of and a part of Lot 39, of W. L. Hill Subdivision, a subdivision in Harris County, as recorded in Volume 7, Page 4, of the Map Records of Harris County, Texas. Said 4.063-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron pipe at the northwest corner of said Lot 39, in the south right-of-way line of Hill Road (50.00 feet wide);

THENCE East, along the south right-of-way line of said Hill Road, a distance of 95.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE East, continuing along the south right-of-way line of said Hill Road, a distance of 144.39 feet to a found 1/2-inch iron pipe for the northeast corner of said tract herein described;

THENCE South, at 775.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" for reference on the high bank of Falls Bayou, and continue for a total distance of 829.84 feet to a point in the centerline of said Falls Bayou for the southeast corner of said tract herein described;

THENCE in a westerly direction along the centerline of said Falls Bayou the following courses;

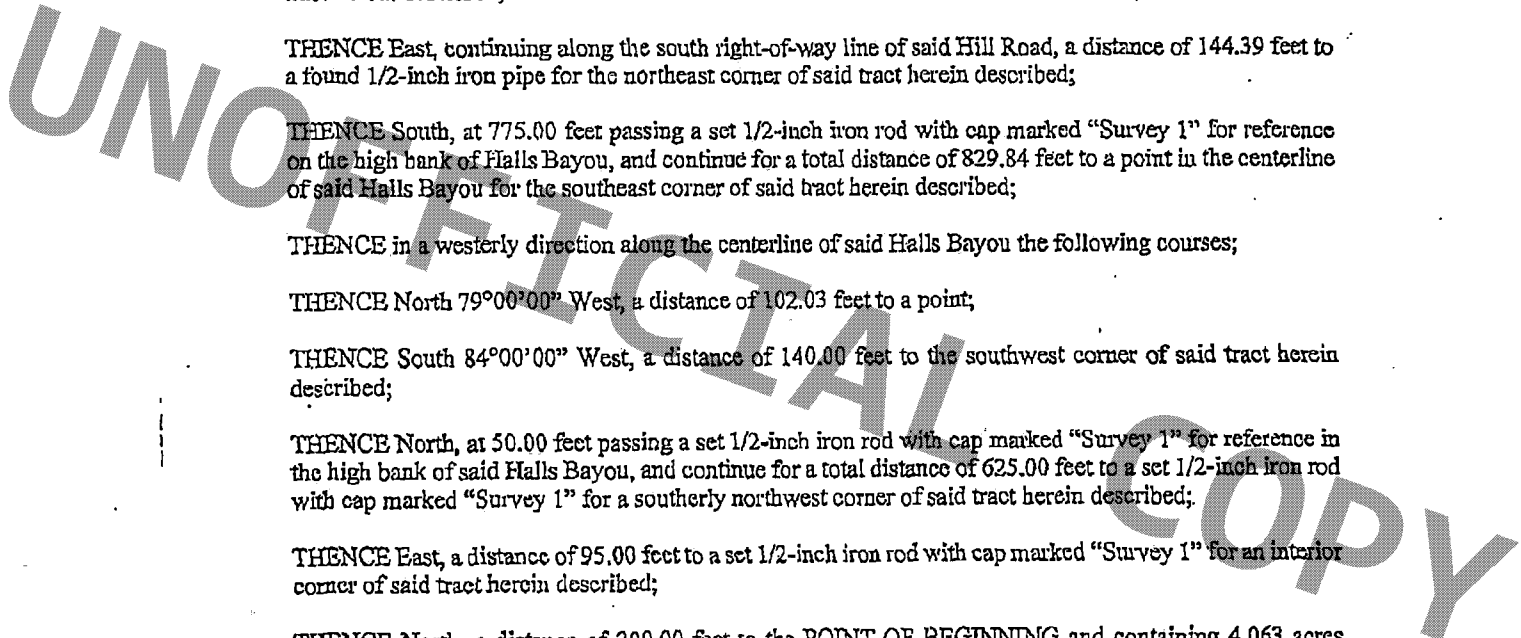
THENCE North 79°00'00" West, a distance of 102.03 feet to a point;

THENCE South 84°00'00" West, a distance of 140.00 feet to the southwest corner of said tract herein described;

THENCE North, at 50.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" for reference in the high bank of said Falls Bayou, and continue for a total distance of 625.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for a southerly northwest corner of said tract herein described;

THENCE East, a distance of 95.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for an interior corner of said tract herein described;

THENCE North, a distance of 200.00 feet to the POINT OF BEGINNING and containing 4.063 acres (176,986 square feet), more or less



Substitute Trustees: Mark Patterson, Cameron J. Asby, Kristi Bracey, Corey Weideman, P.C., James Billingsley, Sandy Dasigenis, Jeff Leva, and Steve Leva, each of whom is an individual and may act alone or together (each a "Substitute Trustee")

Substitute Trustees' Address: c/o Duane Morris LLP
100 Crescent Court, Suite 1200
Dallas, Texas 75201
Attn: Mark L. Patterson, Esq.

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

Date: February 20, 2015

Grantor and Original Borrower: Riverway Holdings, L.P., South Post Oak Holdings, L.P. and Overland Riverway, L.P., each a Texas limited partnership, as tenants-in-common

Original Lender: German American Capital Corporation, a Maryland corporation

Original Trustee: James A. Johnson, an individual (who has been replaced)

Secures: Obligations under that certain Promissory Note (the "Note"), dated February 20, 2015, in the original principal amount of \$80,000,000.00 (Eighty Million and 00/100 Dollars), executed by Original Borrower, payable to the order of Original Lender and currently held by Holder, and all other indebtedness described in the Deed of Trust.

Recording: Recorded February 23, 2015, as Instrument No. 20150071706, in the Official Public Records of Harris County, Texas (the "Records"). The Deed of Trust was: (i) assigned by Original Lender to Wilmington Trust, National Association, as Trustee, for the Benefit of the Holders of COMM 2015-CCRE22 Mortgage Trust Commercial Mortgage Pass-Through Certificates ("Assignee #1"), pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement, executed and effective as of March 25, 2015 and recorded April 28, 2015, as Instrument No. 20150175216, in the Records; (ii) modified and affirmed pursuant to that certain Memorandum of Reaffirmation Agreement, executed by and among Assignor, Original Borrower and other parties, dated to be effective as of January 14, 2020 and recorded January 15, 2020, as Instrument No. RP-2020-19461, in the Records; and (iii) assigned by Assignee #1 to Holder,

pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement and Other Loan Documents, executed as of April 2, 2024 and recorded April 5, 2024, as Instrument No. RP-2024-121383, in the Records.

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described in **Exhibit A**, attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale (as defined below) will cover all property, real, personal, tangible and intangible, and all rights and appurtenances thereto, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, November 5, 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 one 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 conducting the Foreclosure Sale may, at his 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 by no later than 3:45 p.m. local time on the Date of Sale. If Holder postpones 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]

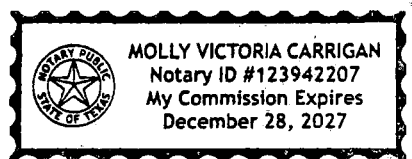
Mark Patterson

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 9th day of October, 2024.



Molly Victoria Carrigan
Notary Public, State of Texas
Print Name: Molly Victoria Carrigan
My Commission Expires: 12/28/27

[AFFIX NOTARY STAMP ABOVE]

After filing return to:

DUANE MORRIS LLP
100 Crescent Court, Suite 1200
Dallas, Texas 75201
Attn: Mark Patterson, Esq.
Office: (214) 257-7200
Fax: (214) 257-7201

EXHIBIT A

Real Property Legal Description

Tract I

Description of a 4.7545 acre (207,106 square feet) tract of land, out of the William White Survey, Abstract Number 836, situated in Harris County, Texas. Also being a portion of Lots 5 and 6, Block "d" of the M.M. Levy corrected subdivision of the R.B. Gaut Subdivision, as recorded in Volume 1, Page 29 of the Map Records of Harris County, Texas; and being all of a called 4.7545 acre tract conveyed to Riverway Holdings, L.P., South Post Oak Holdings, L.P. and Overland Riverway, L.P. as recorded in Harris County Clerk's File Number (H.C.C.F. No. Y277550), (with all bearings referenced to the west line of said 4.7545 acre tract)

BEGINNING, at a 5/8 inch iron rod Miller Survey Group cap set on the easterly right-of-way line of South Post Oak Lane (called 60 foot wide right-of-way) for the northwest corner of said 4.7545 acre tract and being the southwest corner of a called 5.2891 acre tract conveyed to Two Riverway Holding, LLC, as recorded in H.C.C.F. No. 20080523710;

THENCE, N 83°32'33" E, along the line common to said 4.7545 acre tract and said 5.2891 acre tract, for a distance of 191.61 feet to a found 5/8 inch iron rod for the northeast corner of the herein described tract;

THENCE, S 06°27'27" E, along the easterly line of said 4.7545 acre tract, for a distance of 129.46 feet to a found 5/8 inch iron rod at the westerly corner of a called 0.7993 acre tract conveyed to Five Riverway, Ltd., as recorded in H.C.C.F. No. 20110436544, for an angle point;

THENCE, along the lines common to said 4.7545 acre tract and said 0.7993 acre tract the following three (3) courses:

1. S 51°27'27" E, for a distance of 122.11 feet to a found 5/8 inch iron rod for an angle point;
2. S 06°27'27" E, for a distance of 93.59 feet to a found 5/8 inch iron rod for corner;
3. N 83°32'33" E, for a distance of 242.85 feet to an "X" cut found in concrete for a southwesterly interior corner of a called 4.3597 acre tract, conveyed to DAR 3 Riverway, L.P., Rivercan, L.P., Overland 3 Riverway, L.P. and CFT 3 Riverway, L.P., as recorded in H.C.C.F. No. 20080268172;

THENCE, S 06°23'05" E, along the line common to said 4.7545 acre tract and said 4.3597 acre tract, for a distance of 230.36 feet to a corner (unable to set due to construction) on the northerly line of a tract conveyed to South Post Oak Lane, Ltd. As recorded in Harris County Clerk's File No. R893946 (Vol.82, Pg. 19 of Harris County Map Records) and along the southerly line of the aforementioned Lot 5, Block "D" of the

R.B. Gaut Subdivision, for the southwest corner of said 4.3597 acre tract and being the southeast corner of the herein described tract;

THENCE, S 83°32'33" W, along the northerly line of the said South Post Oak Lane tract and the southerly line of the aforementioned Lot 5, Block "D" of the R.B. Gaut Subdivision, also being the south line of said 4.7545 acre tract, for a distance of 580.18 feet to a corner (unable to set due to construction) on the easterly right-of-way line of said South Post Oak Lane

THENCE, N 00°08'54" W, along the line common to said 4.7545 acre tract and the easterly right-of-way line of said South Post Oak Lane, for a distance of 543.00 feet the POINT OF BEGINNING of the herein described tract and containing 4.7545 acres (207,106 square feet) of land, more or less.

Tract II:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in (i) Instrument captioned "Private Street Agreement", filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F623211 and (ii) Instrument captioned "Second Access Easement Agreement", filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. G320629 and supplemented by Clerk's File No. J823999, same amended by instrument filed under Clerk's File No. K255305; also as supplemented by Supplemental Easement Agreement Number Two filed under Clerk's File No. J989642; also as supplemented by Supplemental Easement Agreement Number Three filed under Clerk's File No. J989643 of the Real Property Records of Harris County, Texas.

Tract III:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Instrument captioned "Access Easement Agreement", filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F900720; and recorded in the Official Public Records of Real Property of Harris County, Texas under Film Code No. 115-92-0102, as amended by instrument captioned "First Amendment to Access Easement Agreement", dated as of November 1, 1979, filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. G320627 and recorded in the Official Public Records of Real Property of Harris County, Texas, under Film Code No. 144-82-0575, and supplemented by Clerk's File No. J823999, amended under Clerk's File Nos. K255305, J989642 and J989643 of the Real Property Records of Harris County, Texas.

Tract IV:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Second Access Easement Agreement filed for record in the Office of the County Clerk of Harris

County, Texas, under County Clerk's File No. G320629 and supplemented by Supplemental Easement Agreement Number One filed for record under Harris County Clerk's File No. J823999 and amended by First Amendment thereto filed for record under Harris County Clerk's File No. K255305; also supplemented by Supplemental Easement Agreement Number Two filed for record under Harris County Clerk's File No. J989642 and by Supplemental Easement Agreement Number Three filed for record under Harris County Clerk's File No. J989643.

Tract V:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Declaration of Covenants, Restrictions and Easements filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. K274934.

Tract VI:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Easement Grant filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F623543.

Tract VII:

The Non-Exclusive Easement Estate (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Garage Common Operating Agreement filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. 20110181384

TRACT VIII:

The Non-exclusive Easement Estate (and all of the Rights, Title and Interests Appurtenant Thereto), insofar as such easements inure to the benefit of and pertain to Tract I, created in Drainage and Easement Agreement filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. 20130596776.

Being the same property as described in that certain Deed executed February 15, 2005 from Connecticut General Life Insurance Company to Riverway Holdings, L.P., South Post Oak Holdings, L.P., and Overland Riverway, L.P., as tenants in common, recorded under County Clerk's File No. Y277550 in the Office of the County Clerk of Harris County, Texas.

For Information Purposes Only: 1 Riverway, Houston, TX 77056 (aka 777 S. Post Oak Lane, Houston, TX 77056) - Tax Acct# 045-140-005-0115

Dallas, Texas 75201
Attn: Mark L. Patterson, Esq.

Deed of Trust:

Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: May 14, 2021

Grantor and Borrower: Redford Square, LLC,
a Texas limited liability company

Original Lender: CBRE Capital Markets, Inc., a Texas corporation

Original Trustee: Michael B. Allen, Esq., an individual
(who has been replaced)

Secures: Obligations under that certain Note Fixed Rate (the "**Note**"), dated May 14, 2021, in the original principal amount of \$2,704,000.00 (Two Million Seven Hundred Four Thousand and 00/100 Dollars), executed by 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 May 14, 2021, as Instrument No. RP-2021-267932, in the Official Public Records of Harris County, Texas (the "**Records**"). The Deed of Trust was: (i) assigned by Original Lender to Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States ("**Assignee #1**"), pursuant to that certain Assignment of Security Instrument, executed on May 14, 2021 to be effective as of May 14, 2021, and recorded May 14, 2021, as Instrument No. RP-2021-267933, in the Records; (ii) assigned by Assignee #1 to U.S. Bank National Association, as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2021-SB91 ("**Assignee #2**"), pursuant to that certain Assignment of Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, executed on September 24, 2021 to be effective as of October 22, 2021, and recorded October 28, 2021, as Instrument No. RP-2021-622742, in the Records; and (iii) assigned by Assignee #2 to Holder, pursuant to that certain Assignment of Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing and Other Loan Documents, executed as of September 24, 2024 and recorded October 1, 2024, as Instrument No. RP-2024-361254, 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, November 5, 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 one 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 conducting the Foreclosure Sale may, at his 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 by no later than 3:45 p.m. local time on the Date of Sale. If Holder postpones 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. Eduardo Descalzo 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]

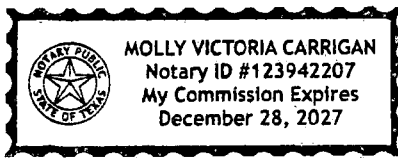
Mark Patterson

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 9th day of October, 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

FILED 10/10/2024 9:59:30 AM
FRCL-2024-5295
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Real Property Legal Description

A TRACT OF LAND CONTAINING 1.8558 ACRES (80,838 SQUARE FEET), BEING A PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 194 OF FAIRLEIGH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 855, PAGE 12 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SITUATED IN THE T. TOBY SURVEY, ABSTRACT NO. 815, IN HARRIS COUNTY, TEXAS. SAID 1.8558 ACRE TRACT ALSO BEING THAT SAME TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) 20080446803 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS ARE BASED IN H.C.C.F. NO. 20080446803):

BEGINNING at the intersection of the south right-of-way (R.O.W.) line of Redford Street (60 feet R.O.W.) with the east R.O.W. line of Easthaven Boulevard (60 feet R.O.W.) for the northwest corner of the herein described tract from which a 5/8 inch iron rod found at North 58°13' East, a distance of 1.78 feet, said corner also being in the west line of said Lot 1, Block 194;

THENCE, EAST, along the south right-of-way line of said Redford Street, a distance of 299.40 feet to a 5/8 inch iron rod found in the common line of the east line of said Lot 4 with the west line of Lot 5, Block 194 marking the northeast corner of the herein described tract and the northwest corner of a certain called 2.0234 acre tract recorded in H.C.C.F. No. 0197166;

THENCE, South 00°06'58" West, along the common line of the east line of said Lot 4 and the herein described tract with the west line of said Lot 5 and 2.0234 acre tract, a distance of 270.00 feet to a 5/8 inch iron rod found marking the southeast corner of said Lot 4 and the herein described tract and the southwest corner of said Lot 5 and 2.0234 acre tract;

THENCE, West, along the south line of said Lots 1, 2, 3, 4 and the herein described tract, a distance of 299.40 feet to a 1 inch iron pipe found in the east right-of-way line of aforementioned Easthaven Boulevard marking the southwest corner of said Lot 1 and the herein described tract;

THENCE, North 00°06'58" East, along the east right-of-way line of said Easthaven Boulevard and the west line of said Lot 1 and the herein described tract, a distance of 270.00 feet to the POINT OF BEGINNING containing 1.8558 acres of land.

Street address (Per Title Policy): 9406 Redford Street, Houston, Texas 77075

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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: October 9, 2024

Borrower: **PNPS, LLC,**
a Texas limited liability company

Borrower's Address: 3801 Fox Street
Houston, Texas 77003
Attn: Victor Salcedo

Holder: **FRESB 2018-SB48 ALDERSON STREET, 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 company¹

Special Servicer's Address: 2340 Collins Avenue, Suite 700
Miami Beach, Florida 33139

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

¹ 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. Eduardo Descalzo - telephone: (305) 695-5543 (telephone); email: EDescalzo@LNRpartners.com.

Dallas, Texas 75201
Attn: Mark L. Patterson, Esq.

Deed of Trust:

Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: December 19, 2017

Grantor and Borrower: PNPS, LLC,
a Texas limited liability company

Original Lender: CBRE Capital Markets, INC., a Texas corporation

Original Trustee: Beth Gliedman, an individual
(who has been replaced)

Secures: Obligations under that certain Note Fixed Rate (the "**Note**"), dated December 19, 2017, in the original principal amount of \$2,760,000.00 (Two Million Seven Hundred Sixty Thousand and 00/100 Dollars), executed by 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 December 20, 2017, as Instrument No. RP-2017-557984, in the Official Public Records of Harris County, Texas (the "**Records**"), and re-recorded December 20, 2017, as Instrument No. RP-2017-559108, in the Records. The Deed of Trust was: (i) assigned by Original Lender to Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States ("**Assignee #1**"), pursuant to that certain Assignment of Security Instrument, dated December 19, 2017 and recorded December 20, 2017, as Instrument No. RP-2017-557985, in the Records; (ii) assigned by Assignee #1 to Citibank, N.A., as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2018-SB48 ("**Assignee #2**"), pursuant to that certain Assignment of Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, executed as of April 5, 2018, to be effective as of April 24, 2018, and recorded April 26, 2018, as Instrument No. RP-2018-179145, in the Records; and (iii) assigned by Assignee #2 to Holder, pursuant to that certain Assignment of Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing and Other Loan Documents, executed as of August 19, 2024 and recorded October 1, 2024, as Instrument No. RP-2024-361260, 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, November 5, 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 one 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 conducting the Foreclosure Sale may, at his 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 by no later than 3:45 p.m. local time on the Date of Sale. If Holder postpones 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. Eduardo Descalzo 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]

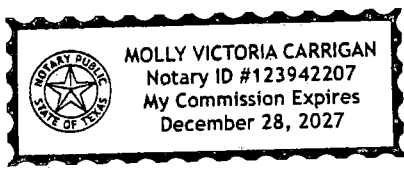
UNOFFICIAL COPY

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 9th day of October, 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

Lots 3 through 12, in Block 96 of Clover Leaf Addition, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 12, Page 83 of the Map Records of Harris County, Texas.

Street address (Per Title Policy): 14415 Alderson Street, Houston, Texas 77015

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5288
FILED 10/10/2024 9:36:25 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/27/2013	Grantor(s)/Mortgagor(s): BOBBY GENE ALFORD, AND JOAN E. ALFORD, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: ER 052-95 Page: 0235 Instrument No: 20140005839	Property County: HARRIS
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10am
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.	

Legal Description: LOT SEVENTEEN (17), IN BLOCK EIGHT (8), OF SUNDOWN SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 289, PAGE 2 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, 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 their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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


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

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


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

Dated: 10/7/2024

Dated: 10/10/24



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

SANDY DASIGENIS
Printed Name:


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

MH File Number: TX-22-80557-POS
Loan Type: VA

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5289
FILED 10/10/2024 9:36:25 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/4/2008	Grantor(s)/Mortgagor(s): HUGH SHANNONHOUSE A SINGLE PERSON
Original Beneficiary/Mortgagee: MARKET AMERICA MORTGAGE CORP.	Current Beneficiary/Mortgagee: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II
Recorded in: Volume: RP 053-20 Page: 2246 Instrument No: 20080012416	Property County: HARRIS
Mortgage Servicer: Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1600 LBJ Freeway, Farmers Branch, TX 75234
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: 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 TWENTY-FIVE (25), IN BLOCK ONE (1), OF FEAGAN STREET CASITAS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 588263 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, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva or Nicole Durrett, 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: 10/7/2024

Dated: 10/10/24

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

MH File Number: TX-22-81508-POS
Loan Type: Conventional Residential

COPY

FILED 10/10/2024 9:36:25 AM FRCL-2024-5290 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/12/2021	Grantor(s)/Mortgagor(s): JADON CARPY, A SINGLE MAN AND HAYDEE CARPY, A MARRIED WOMAN NOT JOINED BY HER SPOUSE AS THIS IS NOT HER HOMESTEAD
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: JPMorgan Chase Bank, National Association
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2021-394924	Property County: HARRIS
Mortgage Servicer: JPMorgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1111 Polaris Parkway, Columbus, OH 43240
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: 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: 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, 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, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva or Nicole Durrett, 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: 10/8/2024

Dated: 10/10/24

SANDY DASIGENIS

Printed Name:

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

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

MH File Number: TX-24-102196-POS
Loan Type: Conventional Residential

TX-24-102196-POS

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A TRACT OF LAND OUT OF BLOCK EIGHTEEN ACCORDING TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COURTYARD-WESTWAY HOMEOWNERS' ASSOCIATION", AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS; FILM CODE 104-95-1365 TO 1380, SAID BLOCK EIGHTEEN BEING OUT OF THE UNRESTRICTED RESERVE "C" OF THE WESTWAY SECTION ONE SUBDIVISION AS RECORDED IN VOLUME 206, PAGE 127, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. ABOVE FILM CODE IS RECORDED UNDER CLERK'S FILE NO. F/743864; LOT ELEVEN WITHIN SAID BLOCK EIGHTEEN BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK EIGHTEEN;

THENCE ALONG THE EAST LINE OF SAID BLOCK EIGHTEEN AS FOLLOWS:

**S 02° 00' 30" E, PASS A FOUND 4-INCH WOOD POST ON LINE AT A DISTANCE OF 28.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 35.00 FEET TO A POINT FOR CORNER;
S 87° 59' 30" W, A DISTANCE OF 3.50 FEET TO A POINT IN A BUILDING WALL FOR CORNER;
S 02° 00' 30" E, A DISTANCE OF 40.00 FEET TO A BUILDING CORNER FOUND FOR CORNER;**

THENCE S 87° 59' 30" W, A DISTANCE OF 19.10 FEET (CALLED 13.10 FEET) TO A POINT IN A BUILDING WALL FOR CORNER;

THENCE S 02° 00' 30" E, A DISTANCE OF 14.34 FEET TO A BUILDING CORNER;

THENCE S 87° 59' 30" W, A DISTANCE OF 12.40 FEET (CALLED 19.40 FEET) TO A BUILDING CORNER FOUND FOR CORNER;

THENCE N 02° 00' 30" W, A DISTANCE OF 54.17 FEET (CALLED 54.24 FEET) TO A BUILDING CORNER FOUND FOR CORNER;

THENCE N 87° 59' 30" E, A DISTANCE OF 6.00 FEET TO A POINT IN A BUILDING WALL FOR CORNER;

THENCE N 02° 00' 30" W, A DISTANCE OF 35.17 FEET TO A SET "X" IN CONCRETE ON THE NORTH LINE OF SAID BLOCK EIGHTEEN FOR CORNER;

THENCE N 87° 59' 30" E, ALONG THE NORTH LINE OF SAID BLOCK EIGHTEEN, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5291
FILED 10/10/2024 9:36:25 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/31/2022	Grantor(s)/Mortgagor(s): JERLEEN ANDERSON-PERRY
Original Beneficiary/Mortgagee: BPL MORTGAGE TRUST, LLC	Current Beneficiary/Mortgagee: Metropolitan Life Insurance Company
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2022-449178	Property County: HARRIS
Mortgage Servicer: Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1600 LBJ Freeway, Farmers Branch, TX 75234
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10am
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.	

Legal Description: LOT FOUR (4), AND ADJOINING SOUTH 15 FEET OF LOT THREE (3), IN BLOCK TWENTY-TWO (22), OF FULLERTON PLACE, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 28, 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, 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: 10/8/2024

Dated: 10/10/24

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-24-103282-POS
Loan Type: Business Purpose Loan

FILED 10/10/2024 9:35:57 AM
FRCL-2024-5277
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 TWENTY-ONE (21), IN BLOCK ONE (1), OF PARTIAL REPLAT OF COPPERFIELD SOUTHPOINT, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 342, PAGE 102 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/29/2006 and recorded in Document 20070025338 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: 11/05/2024

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 SIMONE SWENSON, provides that it secures the payment of the indebtedness in the original principal amount of \$146,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

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

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 21 AND LOT 22 IN BLOCK 10 OF EAST SUNNYSIDE COURT, SECTION THREE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/25/2007 and recorded in Document 20070077916 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: 11/05/2024

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.

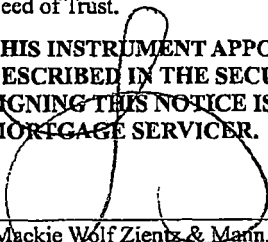
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 KELLY L. WASHINGTON, provides that it secures the payment of the indebtedness in the original principal amount of \$255,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC 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. Order to Foreclose. Mortgage Assets Management, LLC obtained a Order from the 157th District Court of Harris County on 03/24/2021 under Cause No. 201985725. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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


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

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

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 SEVENTY-SEVEN (77), OF BLOCK FOUR (4), OF SHADOWGLEN, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 45, PAGE 72, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/14/2010 and recorded in Document 20100235890 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: 11/05/2024

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 IONIA LATOUR, 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. TIKVA 2024 LLC is the current mortgagee of the note and deed of trust and SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES is mortgage servicer. A servicing agreement between the mortgagee, whose address is TIKVA 2024 LLC c/o SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES, 4200 Regent Blvd, Suite B200, Irving, TX 75063 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

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



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 July 25, 2005, a certain Deed of Trust was executed by Erma Massey as mortgagor in favor of Wells Fargo Bank, N.A. as beneficiary and Robert K. Fowler as trustee, and was recorded on, August 2, 2005, as Instrument No. Y657918 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 22, 2015, and recorded on January 5, 2016, as Instrument No. 20160004285 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 Commission, recorded on June 21, 2024 as Instrument No RP-2024-226579 notice is hereby given that on November 05, 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.

SEE EXHIBIT "A"

Commonly known as: 12227 West Village Dr. Unit D, Houston, TX 77039

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 \$76,087.90.



4826347

24TX941-0013

UNOFFICIAL COPY

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 \$7,608.79 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 \$7,608.79 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 send of this notice immediately.

Date: October 7, 2024



By: Dustin George
Miller, George & Suggs, PLLC
Foreclosure Commissioner
6080 Tennyson Parkway, Suite 100
Plano, TX 75024
972-532-0128 Phone
214-291-5507 Fax

UNOFFICIAL COPY

289-33-8395

COPY

EXHIBIT "A"

Legal Description

Building Site "D", containing 2,413.4 square feet in unrecorded Block Eight (8), Pine Village North, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 205, Page 70, of the Map Records and being more particularly described by metes and bounds as follows:

D

COMMENCING at a point in the South right-of-way line of Pine Park Drive (60.00 feet in width), marking the Northwest corner of said Reserve "B";

THENCE, call South 00 deg. 46 min. 35 sec. West, a distance of 336.90 feet to a point;

THENCE, call South 89 deg. 13 min. 25 sec. East, a distance of 158.92 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, South 00 deg. 46 min. 35 sec. West, a distance of 10.50 feet to a point for corner;

THENCE, North 89 deg. 13 min. 25 sec. West, a distance of 6.67 feet to a point for corner;

THENCE, South 00 deg. 46 min. 35 sec. West, a distance of 10.33 feet to a point for corner;

THENCE, South 89 deg. 13 min. 25 sec. East, a distance of 6.42 feet to a point for corner;

THENCE, South 00 deg. 46 min. 35 sec. West, a distance of 54.17 feet to a point for corner;

THENCE, South 89 deg. 13 min. 25 sec. East, a distance of 31.33 feet to a point for corner;

THENCE, North 00 deg. 46 min. 35 sec. East, a distance of 75.00 feet to a point for corner;

THENCE, North 89 deg. 13 min. 25 sec. West, a distance of 31.08 feet to the POINT OF BEGINNING and containing 2,413.4 square feet of land.

RECORDER'S MEMORANDUM.

At the time of recordation, this instrument was found to be inadequate for the best photograph reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW THE STATE OF TEXAS COUNTY OF HARRIS I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

AUG - 2 2005



Dorely L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

E.M.
449391
Return to
Fidelity National Title
808 Travis, Suite 1520
Houston, TX 77002

JW

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 25, 2019 and recorded under Clerk's File No. RP-2019-120067, in the real property records of HARRIS County Texas, with Bert Cruickshank and Ann Marie Richardson, husband and wife. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for KBHS Home Loans, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Bert Cruickshank and Ann Marie Richardson, husband and wife. securing payment of the indebtedness in the original principal amount of \$270,396.00 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 Bert Cruickshank. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT 28, BLOCK 3, LAKEWOOD PINES SECTION 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 628290 AND AMENDED IN FILM CODE NO. 680290 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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-2024-5245
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 10/10/2024 9:13:39 AM

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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or 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 October 8, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

COPY UNOFFICIAL

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-00952

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 29, 2005 and recorded under Vol. RP 016-43, Page 0067, or Clerk's File No. Z015930, in the real property records of HARRIS County Texas, with Humberto Rodriguez, a single man & Sonia Lopez, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for MILA, Inc., D/B/A Mortgage Investment Lending Associates, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Humberto Rodriguez, a single man & Sonia Lopez, a single woman securing payment of the indebtedness in the original principal amount of \$20,600.00 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 Humberto Rodriguez, Sonia Lopez. U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:
LOT THIRTY (30), IN BLOCK THREE (3), OF GREENFIELD VILLAGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 292, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5246
FILED 10/10/2024 9:13:39 AM

FRCL-2024-5246 FILED 10/10/2024 9:13:39 AM 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, 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 10/08/2024.

/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. 44-24-02136

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 02, 2002 and recorded under Vol. 551-80, Page 0786, or Clerk's File No. V786903, in the real property records of HARRIS County Texas, with Maria D. Martinez and spouse, Jose Luis Martinez as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Preference Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Maria D. Martinez and spouse, Jose Luis Martinez securing payment of the indebtedness in the original principal amount of \$91,650.00 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 Maria D. Martinez. J.P. Morgan Mortgage Acquisition Corp. 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 ELEVEN (11), IN BLOCK THREE (3), OF AMENDING PLAT OF BRAES PARK SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 387008, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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-2024-5247

FILED 10/10/2024 9:13:39 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, 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 October 4, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-24-02544

COPY

C&M No. 44-24-02099/ 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 December 11, 2020 and recorded under Clerk's File No. RP-2020-610631, in the real property records of HARRIS County Texas, with Rebecca Guerra a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for InterLinc Mortgage Services LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Rebecca Guerra a single woman 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 Rebecca Guerra. MSR Asset Vehicle LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

LOT 5, IN BLOCK 9, OF FREEWAY MANOR, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 33, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 11/05/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

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

44-24-02099
HARRIS



4826304

“WHERE 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

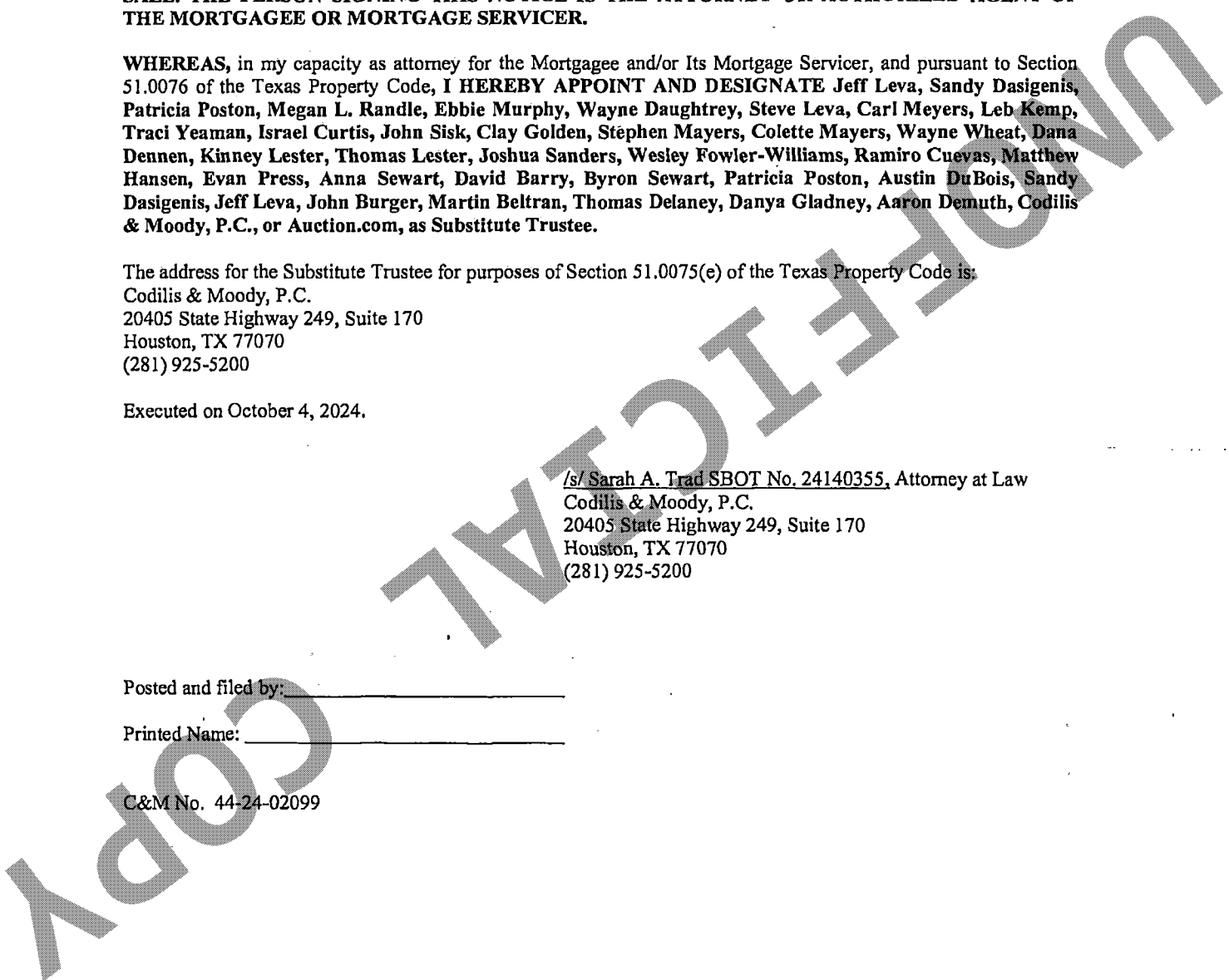
Executed on October 4, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-24-02099



NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 07, 2003 and recorded under Vol. 578-55, Page 0795, or Clerk's File No. X203335, in the real property records of HARRIS County Texas, with Lathanel Allen and Katina Allen, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Compufund Mortgage Company, Ltd., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Lathanel Allen and Katina Allen, Husband and Wife securing payment of the indebtedness in the original principal amount of \$77,600.00 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 Lathanel Allen. 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 FOURTEEN (14), IN BLOCK TWO (2), OF GREENFIELD VILLAGE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 292, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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-2024-5249
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 10/10/2024 9:13:39 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

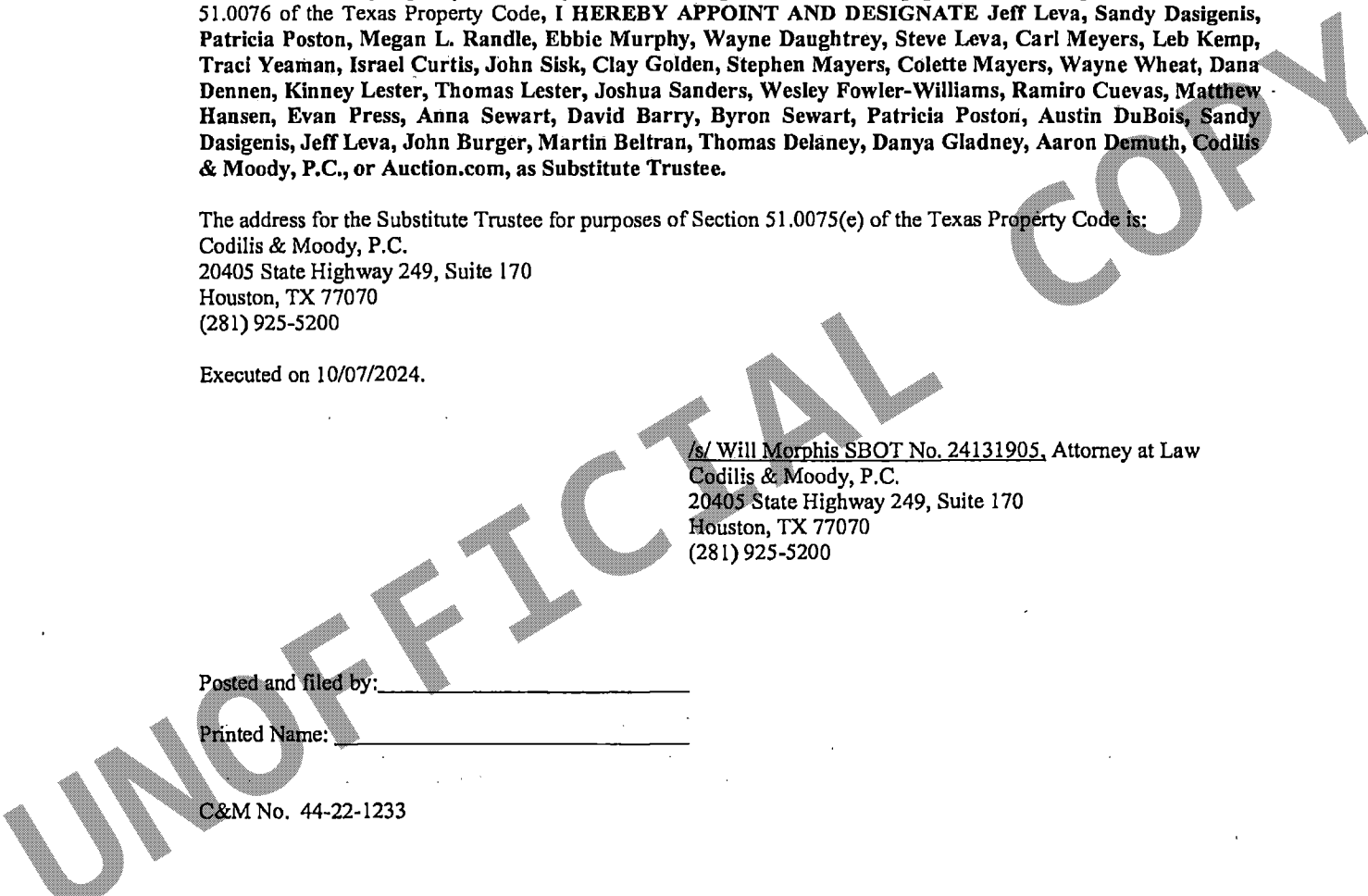
Executed on 10/07/2024.

/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. 44-22-1233





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 November 18, 2005, a certain Deed of Trust was executed by Claudie Dickson and Roversia Dickson as mortgagor in favor of First Continental Mortgage, Ltd as beneficiary and Robert K. Fowler as trustee, and was recorded on December 12, 2005, as Instrument No. Y956834 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 2, 2020, and recorded on December 16, 2020, as Instrument No. RP-2020-617888, 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 November 05, 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:

LOT 16, IN BLOCK 1 OF CRESTMONT ADDITION, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 51, PAGE 17, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Commonly known as: 5619 Rue Street, Houston, TX 77033

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.



4826259

24TX941-0008

The Secretary of Housing and Urban Development will bid \$87,043.73.

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 \$8,704.37 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 \$8,704.37 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.

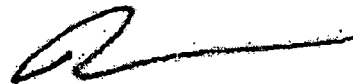
There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance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

24TX123-0020
1110 VERDE TRAILS DRIVE, HOUSTON, TX 77073

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT FIVE (5), BLOCK FIVE (5) OF REMINGTON RANCH SEC. 12 AMENDING PLAT NO. 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 608234, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 24, 2019 and recorded on October 29, 2019 as Instrument Number RP-2019-479398 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: November 05, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by V & V INTERESTS LLC secures the repayment of a Note dated October 24, 2019 in the amount of \$110,250.00. CENTER STREET LENDING VIII SPE, LLC, whose address is c/o Center Street Lending Corporation, 18201 Von Karman Avenue, Suite 400, Irvine, CA 92612, is the current mortgagee of the Deed of Trust and Note and Center Street Lending Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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



4826184

UNOFFICIAL COPY

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 4, 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;



4826168

UNOFFICIAL COPY

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: November 5, 2024
Time: To commence at 10:00 a.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

NOTICE

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

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One,

the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of October 4, 2024.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve
Leva, Nicole Durrett

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5253
FILED 10/10/2024 9:13:39 AM

3934 Zephyr Street, Houston, TX 77021

24-007358

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: 11/05/2024

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 6, 2006 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. 20060073250 with Donna Glover (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 Donna Glover, securing the payment of the indebtedness in the original amount of \$57,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WF2, Asset-Backed Certificates, Series 2006-WF2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT NINE (9), IN BLOCK SIX (6), OF SCOTS TERRACE, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



4826415

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:

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WF2, Asset-Backed Certificates, Series 2006-WF2
11625 N Community House Rd
Charlotte, NC 28277

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 Carson Emmons Esq., or AWEST OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva 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.

October 8, 2024

Executed on _____

/s/ Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

October 10, 2024

Executed on _____

Sandy Dasigenis

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

CERTIFICATE OF POSTING

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

Declarants Name: _____

Date: _____

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 Personality.
 - 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 Personality 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, November 5, 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.** RESERVE 63, LLC, a Delaware limited liability company ("**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.

FILED 10/10/2024 10:29:05 AM FRCL-2024-5297 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

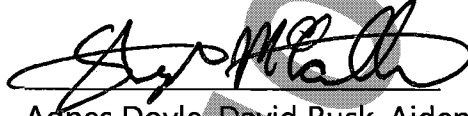
**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

UNOFFICIAL COPY

FILED 10/10/2024 10:29:05 AM FRCL-2024-5297 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXECUTED on the 10th day of October, 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 October 10, 2024, by Stephen McCallister, who is personally known to me.



Notary Public, State of Texas
Print Name: Debra Jo Lee
My Commission
Expires: 10-21-2026

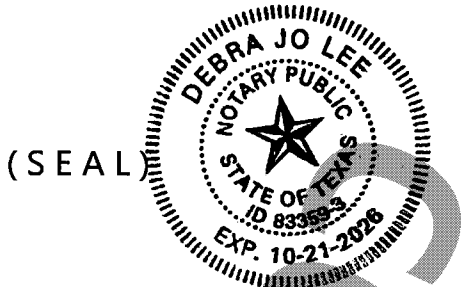


EXHIBIT A**(Description of Land)**

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 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: 08/02/2006
Grantor(s): JUAN R. PARADA & JOHANNA ALVAREZ PARADA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WMC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$124,000.00
Recording Information: Book 026-06 Page 0898 Instrument Z519795
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 4507 LAURELDALE ROAD, HOUSTON, TX 77041

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-HE2, Mortgage Pass-Through Certificates, Series 2006-HE2
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-HE2, Mortgage Pass-Through Certificates, Series 2006-HE2
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 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, Wesley Fowler-Williams, 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, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED 10/10/2024 10:31:49 AM FRCL-2024-5298 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNO

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, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

Certificate of Posting

I am Chris Boston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Oct. 10, 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 Boston

Exhibit "A"

LOT FORTY-FOUR (44), IN BLOCK TWELVE (12), OF WESTBRANCH SECTION ONE, AN SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 263, PAGE 88, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

FILED 10/10/2024 10:31:49 AM FRCL-2024-5298 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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: 02/07/2006
Grantor(s): IMELDA P. MONTELONGO AND RAUL MONTELONGO, JR., WIFE AND HUSBAND
Original Mortgagee: BENEFICIAL TEXAS INC.
Original Principal: \$67,000.04
Recording Information: Book 017-82 Page 0001 Instrument Z088565
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 9607 COAHUILA, HOUSTON, TX 77013

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, not in its individual capacity but solely as Trustee of the NRZ Pass-Through Trust XI

Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity but solely as Trustee of the NRZ Pass-Through Trust XI

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

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 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, Wesley Fowler-Williams, 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, Wesley Fowler-Williams, 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.

OPRY

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, Wesley Fowler-Williams, 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 Oct. 10, 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 THIRTY-THREE (33), IN BLOCK SIX (6), OF ELDORADO ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 41, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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: 02/07/2006
Grantor(s): IMELDA P. MONTELONGO AND RAUL MONTELONGO, JR., WIFE AND HUSBAND
Original Mortgagee: BENEFICIAL TEXAS INC.
Original Principal: \$67,000.04
Recording Information: Book 017-82 Page 0001 Instrument Z088565
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 9607 COAHUILA, HOUSTON, TX 77013

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: U.S. Bank National Association, not in its individual capacity but solely as Trustee of the NRZ Pass-Through Trust XI
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity but solely as Trustee of the NRZ Pass-Through Trust XI
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 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, Wesley Fowler-Williams, 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, Wesley Fowler-Williams, 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, Wesley Fowler-Williams, 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 Oct. 10, 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.

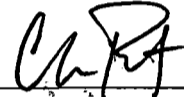
By: 

Exhibit "A"

LOT THIRTY-THREE (33), IN BLOCK SIX (6), OF ELDORADO ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 41, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5299
FILED 10/10/2024 10:31:50 AM

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

Date: October 7, 2024

Substitute Trustee: Patricia Poston, David Poston, Nick Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Rossina Ortega, William Smith, Geoff Henley

Substitute Trustee's Address: 14800 Landmark Blvd., Ste 850, Dallas, Texas 75254

Mortgagee: Douglas Denboer

Note: Promissory Note dated October 20, 2023, in the amount of \$1,760,000.00

Deed of Trust

Date: October 20, 2023

Grantor: Willowbrook Real Estate LLC

Mortgagee: Douglas Denboer

Recording information: Recorded in the Official Public Records of Harris County, Texas under instrument number RP-2023-408963 on October 25, 2023

Property:

Being Property described in the **Exhibit "A"** attached hereto, and incorporated for all purposes herein.

Being more commonly known as 17200 SH 249, Houston, Texas 77064.

County: Harris

Date of Sale (first Tuesday of month): November 5, 2024

Time of Sale: 10:00 A.M. - 1:00 P.M.


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 UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 accordance with Tex. Prop. Code § 51.0076 and the Deed of Trust referenced above, the undersigned as attorney for the Mortgagee does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Patricia Poston, David Poston, Nick Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Rossina Ortega, William Smith, Geoff Henley, Henley & Henley, P.C. 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.

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

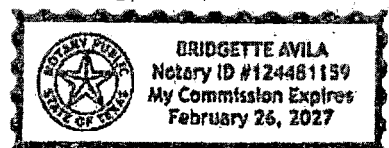
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

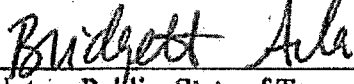


Rossina Ortega, Attorney
Henley & Henley, P.C.
2520 Fairmount St., Suite 200
Dallas, Texas 75201
Attorney for Douglas Denboer

STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me on October 7, 2024, by Rossina Ortega.





Notary Public, State of Texas
My commission expires: February 26, 2027

Dated: October 10, 2024

Chris Poston

PRINTED NAME

Chris Poston

Substitute Trustee

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

c/o Henley & Henley, P.C.
2520 Fairmount St., Suite 200
Dallas, Texas 75201

UNOFFICIAL

FILED 10/10/2024 10:31:51 AM
FRCL-2024-5300
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT "A"

Fieldnotes for a 1.3021 acres of land out of Willowbrook Mall, a subdivision out of the G.W. Childress Survey, Abstract No. 217, in Harris County, Texas, according to the map or plat thereof recorded in Volume 321, Page 17, of the Map Records of Harris County, Texas, and being the residue of that certain 1.3774 acre tract of land conveyed to Cornerstone Savings Association by deed recorded under County Clerk's File No. L-710474 of the Real Property Records Harris County, Texas, and being that same 1.3021 acre tract of land conveyed to Willowbrook Center, Ltd. as described in deed recorded under County Clerk's File No. W-479207 of the said Real Property Records, said 1.3021 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch galvanized iron pipe found marking the most Southerly corner of said Willowbrook Mall, said point being in the most Northeasterly line of State Highway No. 249 (formerly F.M. 149), based on a 180.00 foot right-of-way;

THENCE, North 49 deg. 31 min. 47 sec. West 2508.38 feet with the Southwesterly line of said Willowbrook Mall and the said Northeasterly line of State Highway 249 to a 5/8 inch iron rod found marking the Northwest corner of that certain 0.075 acre tract of land conveyed to the State of Texas by deed recorded under Harris County Clerk's File No. N-468421 of the said Real Property Records, said point being the common Northwest corner of the aforesaid 1.3774 acre tract;

THENCE North 40 deg. 28 min. 13 sec. East 8.24 feet (called 8.32 feet) with the North line of the said State of Texas 0.075 acre tract and the said 1.3774 acre tract to a 5/8 inch steel rod set for the most Westerly corner and PLACE OF BEGINNING of the herein described tract of land, said point being in the Northeasterly line of the revised right-of-way for State Highway 249;

THENCE, continuing with the North line of the said 1.3774 acre tract, North 40 deg. 28 min. 13 sec. East 210.73 feet to a 5/8 inch steel rod found marking the most Northerly corner of the said 1.3774 acre tract and the herein described tract, said point being in the Southwesterly line of a Willowbrook Mall Access road known as Ring Road, said point also being in a non-tangent curve to the left, having a radius of 2026.00 feet and a central angle of 03 deg. 55 min. 46 sec.;

THENCE, in a Southeasterly direction with the Northeasterly line of the said 1.3774 acre tract and with the common Southwesterly line of said Ring Road and with the said curve to the left having a radius of 2026.00 feet (chord bearing South 46 deg. 50 min. 04 sec. East, 138.92 feet), an arc distance of 138.95 feet to an "X" found in concrete marking a point of compound curve to the left having a radius of 691.00 feet and a central angle of 07 deg. 21 min. 09 sec.;

THENCE continuing in a Southeasterly direction with the Northeasterly line of the said 1.3774 acre tract and the common Southwesterly line of said Ring Road with the said curve to the left having a radius of 691.00 feet (chord bearing South 52 deg. 28 min. 31 sec. East 88.61 feet) an arc distance of 88.67 feet to a 5/8 inch steel rod found marking a point of reverse curve to the right having a radius of 49.00 feet and a central angle of 96 deg. 37 min. 19 sec.;

FILED 10/10/2024 10:31:51 AM FRCL-2024-5300 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

THENCE Southerly direction with a Westerly line of a Willowbrook Mail Access road and the common Easterly line of the said 1.3774 acre tract and along the said curve to the right having a radius of 49.00 feet (chord bearing South 07 deg. 50 min. 26 sec. East 73.18 feet) an arc distance of 82.63 feet to a 5/8 inch steel rod found at a Point of Tangency;

THENCE South 40 deg. 28 min. 13 sec. West, 127.31 feet with the Northwesternly line of the said Access road and with the Southeasterly line of the said 1.3774 acre tract to a point (presently covered by a sanitary sewer manhole) for the most Southeasterly corner of the herein described tract, said point being the common most Southeasterly corner of the aforementioned State of Texas 0.075 acre tract;

THENCE, North 49 deg. 31 min. 47 sec. West 10.00 feet with the Easterly line of the said 0.075 acre tract and the revised Easterly line of State Highway No. 249, to a 3/4 inch steel rod set at an angle point;

THENCE, continuing with the line of the said 0.075 acre tract and said State Highway No. 249, South 85 deg. 00 min. 04 sec. West, 42.78 feet to a 5/8 inch steel rod set for a second angle point, said point being at the beginning of a non tangent curve to the right having a radius of 16,988.73 feet and a central angle of 00 deg. 48 min. 57 sec.;

THENCE continuing in a Northwesternly direction with the Northeasterly line of the said 0.075 acre tract and said Highway No. 249, and with the said curve to the right having a radius of 16,988.73 feet (chord bearing North 50 deg. 04 min. 04 sec. West, 241.92 feet) an arc distance of 241.92 feet to the PLACE OF BEGINNING and containing 1.3021 acres or 56,718 square feet of land, more or less.

Being more commonly known as 17200 SH 249, Houston, TX 77064.

UNRECORDED COPY

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS on November 20, 2003, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Deed of Trust") was executed by DORIS FORD, A SINGLE PERSON, as mortgagors to ROBERT K. FOWLER, as Trustee, for the benefit of WELLS FARGO HOME MORTGAGE, INC. and was recorded on December 8, 2003 in the Official Public Records of Real Property of HARRIS County Texas under Document No. Document No. X242989; 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 January 15, 2015, recorded in the Official Public Records of Real Property of HARRIS County Texas under Document No. 20150070712; and

WHEREAS a default has been made in the covenants and conditions of the Deed of Trust in that a Borrower is deceased and the Property is not the residence of at least one surviving borrower; and

WHEREAS the entire amount delinquent as of August 17, 2024, is \$104,371.99; 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 dated July 13, 2022, and recorded on March 28, 2023 under Harris County Clerk's Instrument No. RP-2023-107743, on **November 5, 2024**, between the hours of 10:00 AM and 1:00 PM Central Standard 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:

LOT FOUR (4), IN BLOCK FOURTEEN (14), OF SOUTH ACRE ESTATES, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 52 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Commonly known as 4818 HOLLOWAY DR, HOUSTON, TX 77048

The sale will be held between the hours of 10:00 AM and 1:00 PM 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 this Notice of Default and Foreclosure Sale was posted.

FILED 10/10/2024 10:31:52 AM FRCL-2024-5301 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

The earliest time the sale will occur is 10:00 AM Central Standard Time.

The Secretary of Housing and Urban Development will bid \$56,382.19.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his 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 \$5,638.21 [10% of the Secretary's bid] 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 \$5,638.21 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.

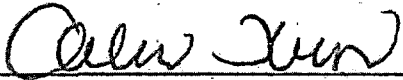
The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not 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.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$104,371.99 as of August 17, 2024, plus per diem interest thereon from and after such date until paid in full, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, 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: October 3, 2024

Foreclosure Commissioner



Carolyn A. Taylor
Hughes, Watters & Askanase, LLP
1201 Louisiana Street, 28th Floor
Houston, Texas 77002
(713) 590-4200

COPY UNOFFICIAL

Notice of Substitute Trustee Sale

T.S. #: 24-10429

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024

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 HARRIS, 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-EIGHT (38), IN BLOCK THREE (3), OF LAKES OF BRIDGEWATER, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 357025 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 11/24/1998 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No T419920, recorded on 12/4/1998, of the Real Property Records of Harris County, Texas.
Property Address: 3619 LAKEARIES LANE KATY TX 77449

Trustor(s):	CEDRIC JOHNSON and CARDELIA DAVIDSON	Original Beneficiary:	WORLD SAVINGS BANK, A FEDERAL SAVINGS BANK
Current Beneficiary:	U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust	Loan Servicer:	SN Servicing Corporation
Current Substituted Trustees:	Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoko, Wayne Daughtrey, Prestige Default Services, LLC		

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

T.S. #: 24-10429

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 CEDRIC JOHNSON, AN UNMARRIED MAN AND CARDELIA DAVIDSON, AN UNMARRIED WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

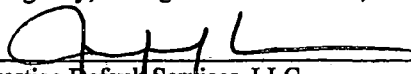
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$96,101.00, executed by CEDRIC JOHNSON, AN UNMARRIED MAN AND CARDELIA DAVIDSON, AN UNMARRIED WOMAN, and payable to the order of WORLD SAVINGS BANK, A FEDERAL SAVINGS BANK ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CEDRIC JOHNSON, AN UNMARRIED MAN AND CARDELIA DAVIDSON, AN UNMARRIED WOMAN to CEDRIC JOHNSON and CARDELIA DAVIDSON. U.S. Bank Trust National Association, as Trustee of Dwelling 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 Dwelling Series IV Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

Dated: 10-10-24

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. #: 24-10429

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 Sale

T.S. #: 24-10608

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024
- 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 13, IN BLOCK 9 OF WILLOWBROOK, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 4/12/2023 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No RP-2023-129599 recorded on 4/12/2023 in Book Page of the Real Property Records of Harris County, Texas.

4713 KINGLET ST
HOUSTON TEXAS 77035

Trustor(s):	JOSE GARCIA	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for NEXERA HOLDING, LLC DBA NEWFI LENDING, its successors and assigns
-------------	-------------	-----------------------	---

Current Beneficiary:	Athene Annuity and Life Company	Loan Servicer:	Planet Home Lending, LLC
----------------------	---------------------------------	----------------	--------------------------

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

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

T.S. #: 24-10608

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 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 by not limited to (1) the promissory note in the original principal amount of \$285,000.00, executed by JOSE DAMIAN GARCIA, A MARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for NEXERA HOLDING, LLC DBA NEWFI LENDING, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOSE DAMIAN GARCIA, A MARRIED MAN to JOSE GARCIA. Athene Annuity and Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

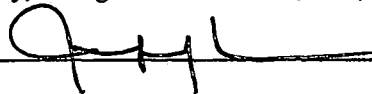
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

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

Dated: 10 - 10 - 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,



T.S. #: 24-10608


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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5273

FILED 10/10/2024 9:29:36 AM

UNOFFICIAL COPY

Notice of Substitute Trustee Sale

T.S. #: 24-11746

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024

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-One (21), Block Two (2), of Yaupon Ranch Sec. 6, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film code No. 591022 of the map Records of Harris County, Texas.

Instrument to be Foreclosed -- The instrument to be foreclosed is the Deed of Trust is dated 6/9/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No RP-2022-452342 recorded on 9/7/2022 in Book Page of the Real Property Records of Harris County, Texas.

8127 TERRA CANYON LANE
CYPRESS, TX 77433

Trustor(s): DESMOND CLOPHUS **Original Beneficiary:** RUSHMYFILE, INC.

Current Beneficiary: WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust **Loan Servicer:** Aspen Income Trust

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.

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

FILED 10/10/2024 9:29:36 AM FRCL-2024-5274 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

T.S. #: 24-11746

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.

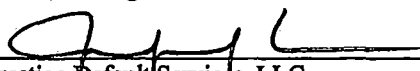
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$179,000.00, executed by DESMOND CLOPHUS, AN UNMARRIED MAN, and payable to the order of RUSHMYFILE, INC. ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DESMOND CLOPHUS, AN UNMARRIED MAN to DESMOND CLOPHUS. WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory 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 Owner Trustee of the Aspen Income Trust, a Delaware statutory trust
c/o Aspen Income Trust
1221 W 103rd St #108
Kansas City , MO 64114
800-326-5799

Dated: 10-10-24

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

COPY

FILED 10/10/2024 9:29:36 AM
FRCL-2024-5275
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Substitute Trustee Sale

T.S. #: 24-12115

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024
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 TWENTY-SIX (26), OF SCENIC WOODS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Instrument to be Foreclosed -- The instrument to be foreclosed is the Deed of Trust is dated 10/16/2009 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No 20100020349, recorded on 1/19/2010, of the Real Property Records of Harris County, Texas.

Property Address: 7617 FEROL RD, HOUSTON TX 77016

Trustor(s): BERNICE GRIGGS
Original Beneficiary: WELLS FARGO BANK, N.A.

Current Beneficiary: PCN 2023-1 LLC
Loan Servicer: BSI Financial Services, Inc.

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 Dautrey, Nicole Durrett, Prestige Default Services, LLC

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary

T.S. #: 24-12115

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 BERNICE GRIGGS, A SINGLE PERSON. 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 \$150,969.51, executed by BERNICE GRIGGS, A SINGLE PERSON, and payable to the order of WELLS FARGO BANK, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BERNICE GRIGGS, A SINGLE PERSON to BERNICE GRIGGS. PCN 2023-1 LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

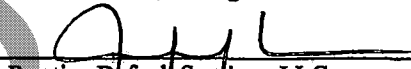
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

PCN 2023-1 LLC
c/o BSI Financial Services, Inc.
4200 Regent Blvd, Ste B200
Irving TX 75063
800.327.7861

Dated: 10-10-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Dautrey, 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

COPY

T.S. #: 24-12115

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-2024-5275

FILED 10/10/2024 9:29:36 AM

NOTICE OF TRUSTEE'S SALE

Pursuant to the authority conferred upon BRIARGROVE TOWNHOUSE CONDOMINIUM ASSOCIATION, INC., by that certain instrument entitled "Condominium Declaration for Briargrove Townhouses" applicable to all properties in the residential condominium regime known as Briargrove Townhouses, (hereinafter referred to as the "Declaration"), which instrument was filed of record in the Official Public Condominium Records of Harris County, Texas, on September 23, 1964, under County Clerk's File No. B962089, Vol. 1, Page 48 et seq., and all amendments thereto, reference to which instrument is hereby made and referred to as the "Declaration", and by that certain lien duly created and recorded therein in favor of BRIARGROVE TOWNHOUSE CONDOMINIUM ASSOCIATION, INC., and against the hereinafter described property, and further, pursuant to the General Warranty Deed conveying the hereinafter described property to AMIE TYLER, recorded in the Official Public Records of Real Property of Harris County, Texas, under Clerk's File No. RP-2019-573401, and Correction Affidavit recorded under Clerk's File No. RP-2019-575559, Michael J. Treece or Vivian Tomlinson, 1020 Bay Area Blvd., Suite 200, Houston, Texas, 77058, will as agent and Trustee of BRIARGROVE TOWNHOUSE CONDOMINIUM ASSOCIATION, INC., the beneficiary of the power of sale contained in the said Declaration, in order to satisfy the indebtedness of the said AMIE TYLER, for the assessments therein provided for and required at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **November 5, 2024** (that being the first Tuesday of said month), at public auction to the highest bidder, for cash, subject to any first lien mortgage, at the area designated by the Harris County Commissioners Court as the area where sales, pursuant to the Texas Property Code, Section 51.002, are to take place, that being at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, at 10:30 a.m. of that day, and no earlier than that time, nor later than three (3) hours after that time, the following described property, to-wit:

Unit 2, Building A, of BRAIRGROVE TOWNHOUSES, a Condominium Project situated in Harris County, Texas, according to the Declaration of Condominium and Plat and Exhibits attached thereto of record in Volume 1, Page 48 and in Volume 1, Page 70, 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.

Which property is more correctly identified as Unit 2, Building A, of BRIARGROVE TOWNHOUSES, a Condominium Project situated in Harris County, Texas.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5307
FILED 10/10/2024 11:55:55 AM

2403 Briar Ridge Drive (Unit #2, Bldg. A), Houston, TX 77057
HCAD# 0970580000002
AMIE TYLER

The property being more commonly known as 2403 Briar Ridge Drive (Unit #2, Bldg A) Houston, Texas, 77057, with the Harris County Appraisal District Account Number: 0970580000002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXECUTED this 10th day of October, 2024.



MICHAEL J. TREECE, Trustee For
Briargrove Townhouse Condominium Association, Inc.



VIVIAN TOMLINSON, Trustee For
Briargrove Townhouse Condominium Association, Inc.

UNOFFICIAL COPY

FILED 10/10/2024 11:55:55 AM
FRCL-2024-5307
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Substitute Trustee's Sale

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

Table with 2 columns and 4 rows containing details: Deed of Trust Date: March 17, 2008; Original Mortgagor/Grantor: SOFRONIA J. BRADLEY; Original Beneficiary / Mortgagee: JAMES B. NUTTER & COMPANY., ITS SUCCESSORS AND ASSIGNS; Current Beneficiary / Mortgagee: CELINK; Recorded in: Volume: N/A, Page: N/A, Instrument No: 20080144794; Property County: HARRIS; Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK; Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, 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 \$217,500.00, executed by OFRONIA J. BRADLEY and payable to the order of Lender.

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

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

Table with 2 columns: Date of Sale: November 05, 2024; Earliest time Sale will begin: 10:00 AM

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, CELINK, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole 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.



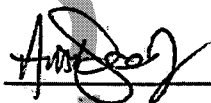
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5310
FILED 10/10/2024 1:59:41 PM

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 *CELINK* 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

COPY

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: March 19, 2003	Original Mortgagor/Grantor: LISA M. WEEKS
Original Beneficiary / Mortgagee: WASHINGTON MUTUAL BANK, FA., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: GSMPS MORTGAGE LOAN TRUST 2005-RP3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE
Recorded in: Volume: N/A Page: N/A Instrument No: W533973	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 \$111,244.00, executed by LISA M. WEEKS and payable to the order of Lender.

Property Address/Mailing Address: 22627 WILLHANNA DRIVE, KATY, TX 77449

Legal Description of Property to be Sold: LOT ONE (1), IN BLOCK TWO (2), OF WILLIAMCHASE, SECTION TWO (2), A PARTIAL REPLAT AND EXTENSION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED OF RECORD UNDER FILM CODE. NO. 351026 OF THE MAP OR PLAT THEREOF FILED FOR RECORD UNDER FILME CODE NO. 351026 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: November 05, 2024	Earliest time Sale will begin: 10:00 AM
--	--

Place of sale of Property: Bayou City Event Center 9401 Knight Road, 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, *GSMPS MORTGAGE LOAN TRUST 2005-RP3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE*, 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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5311
FILED 10/10/2024 1:59:41 PM

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 *GSMPS MORTGAGE LOAN TRUST 2005-RP3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE* 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, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

NOTICE OF FORECLOSURE SALE

October 10, 2024

DEED OF TRUST ("DEED OF TRUST"):

Dated: January 19, 2023

Grantor: Logan-Leigh-Langford, Inc.

Trustee: Matt L. Janner

Lender: SCF Jake, LP

Recorded in: Document Number RP-2023-26203 of the real property records of Harris County, Texas

Legal Description: Lot 7, Block 6, of WESTLAKE, SECTION 1, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 197, Page 32, Map Records of Harris County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$236,000.00, executed by Logan-Leigh-Lankford, Inc. ("Borrower") and payable to the order of the Lender

Guaranty: The Note is guaranteed by a Guaranty Agreement dated January 11, 2023, and executed by Jerry Basson and Eric Hornbeck in favor of Lender

Substitute Trustees and Address: Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett c/o Stibbs & Co., P.C., 831 Crossbridge Drive, Spring, Texas 77373

FORECLOSURE SALE:

Date: November 5, 2024

Time: 10am-1pm

Place: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioner's Office

Terms of Sale: The sale will be conducted at a public auction to the highest bidder for cash. Pursuant to the deed of trust, the Mortgagee has 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.

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 the Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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


SUBSTITUTE TRUSTEE

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett c/o Stibbs & Co., P.C., 831 Crossbridge Drive, Spring, Texas 77373

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Dolores Angelica Fragoso	Deed of Trust Date	September 30, 2020
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$126,000.00
Recording Information	Instrument #: RP-2020-474189 in Harris County, Texas	Original Trustee	David Zalman
Property Address	7346 Calais, Houston, TX 77033	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	11/05/2024
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 20, BLOCK 7, OF SOUTH PARK SECTION 1, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGES 16-17, MAP RECORDS, HARRIS COUNTY, TEXAS.

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

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

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

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00869

PAGE 1

NOTICE OF TRUSTEE'S SALE

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

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

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

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be 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 October 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5320
FILED 10/10/2024 2:06:01 PM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2240917136

DATE: October 9, 2024

NOTE: Promissory Note described as follows:

Date: 6/26/2023
Debtor(s): SNG Investments and Properties, LLC, a Texas limited liability company
Original Creditor: ReProp Investments, Inc., a California corporation
Original Principal Amount: \$1,800,000.00
Current Holder: ReProp Investments, Inc., a California corporation

DEED OF TRUST: Deed of Trust described as follows:

Date: 6/26/2023
Grantor: SNG Investments and Properties, LLC, a Texas limited liability company
Trustee: Tolesoaz Corp. d/b/a Total Lender Solutions
Current Beneficiary: ReProp Investments, Inc., a California corporation
Recorded: 7/12/2023, as Instrument No.: 2023-260608, In the County of Harris, State of Texas

LENDER: ReProp Investments, Inc., a California corporation

BORROWER: SNG Investments and Properties, LLC, a Texas limited liability company

PROPERTY: The real property described as follows:

Lots Five (5), and Six (6), in Block Three (3), of JAMES S. HOLMAN OUTLOT 65 (sometimes called Third Ward Place Subdivision), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 40, Page 521A, of the Deed Records of Harris County, Texas.

4210 Emancipation Avenue, Houston, TX 77044

SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262

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

11/5/2024, 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:

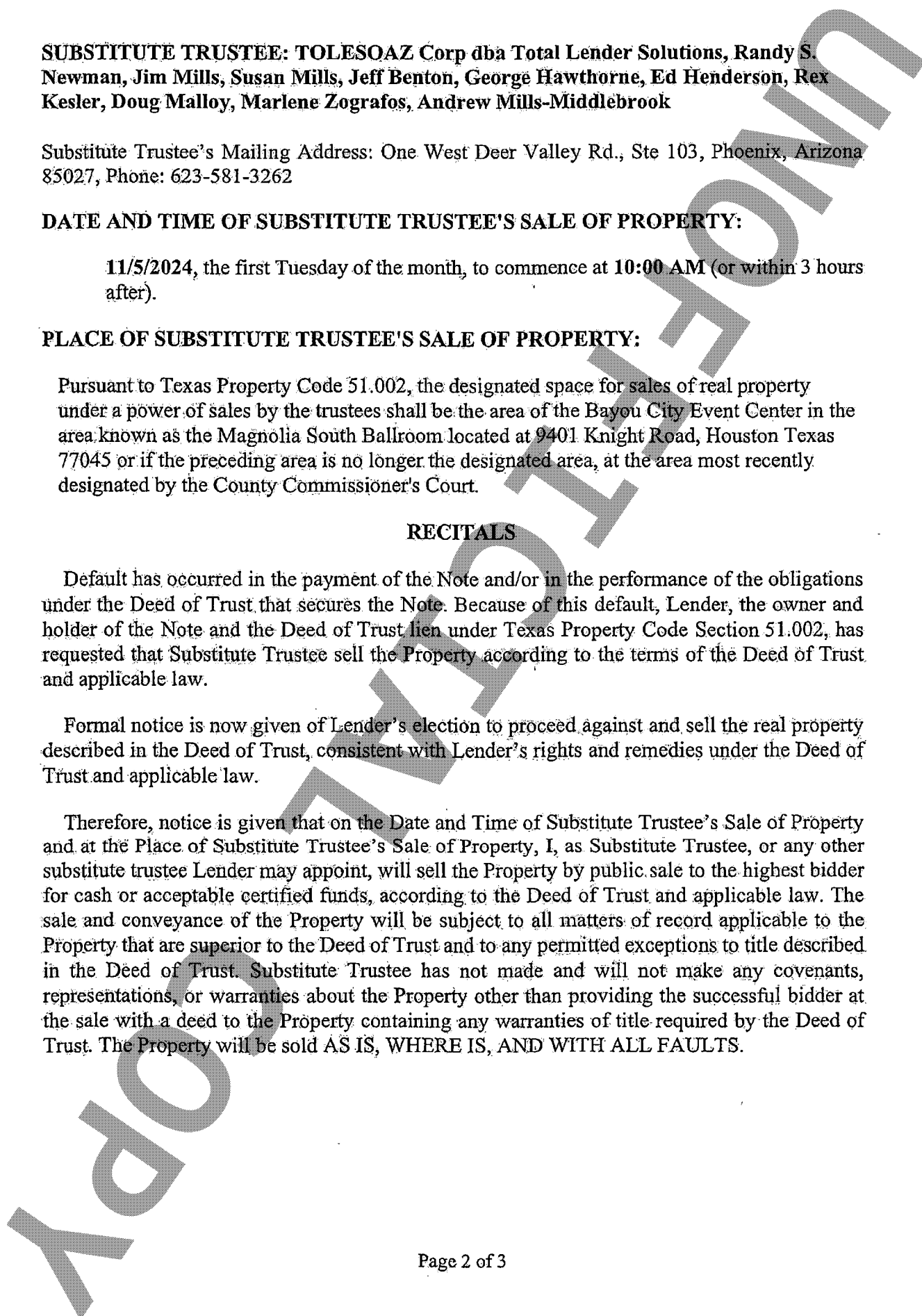
Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the area of the Bayou City Event Center in the area known as the Magnolia South Ballroom located at 9401 Knight Road, Houston Texas 77045 or if the preceding area is 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.

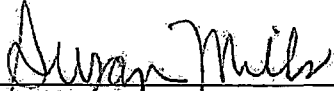
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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:



TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Trustee

UNOFFICIAL COPY

Notice of Foreclosure Sale

October 2, 2024

Deed of Trust ("Deed of Trust"):

Dated: January 12, 2024

Grantor: Hidalgo Properties, LLC

Trustee: Law Office of Zain W Mohammad, PLLC, Trustee

Lender: Matrix Document Imaging, Inc.

Recorded in: RP-2024-17843 of the real property records of Harris County, Texas

Legal Description: The South One Half (S. ½) of Lots Forty (40), Forty One (41), Forty Two (42), and Forty Three (43), Block One Hundred Fifty (150) of MAGNOLIA PARK SUBDIVISION, and addition to the City of Houston, Texas, according to the map or plat thereof recorded in Volume 4, page 69, of the Map Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$54,600.00, executed by Hidalgo Properties, LLC ("Borrower") and payable to the order of Lender

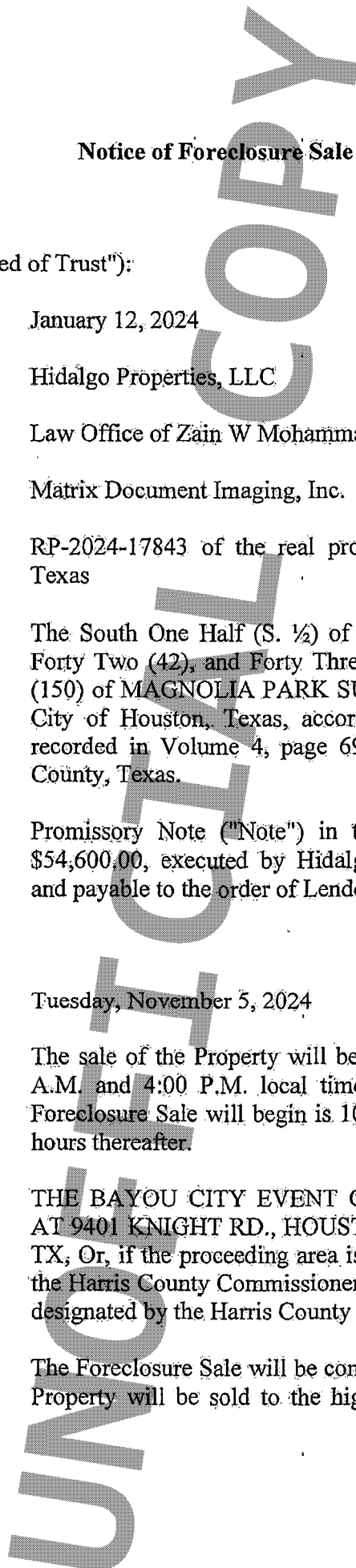
Foreclosure Sale:

Date: Tuesday, November 5, 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 PAVILION LOCATED AT 9401 KNIGHT RD., HOUSTON, TX 77045 in Harris County, TX, Or, if the proceeding area is no longer the area designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that



Thomas Smith'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, Matrix Document Imaging, Inc./Thomas Smith, 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 Thomas Smith'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 Noteholder'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

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

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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5321
FILED 10/10/2024 2:07:19 PM

UNOFFICIAL

COPY

Substitute Trustee

Sugar Mills

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

30101 Agoura Court, Suite 203
Agoura Hills, California 91301

Trustee Sale No. 2024-100722
Loan Number: xxxx1154
Order No. 150-2406168-05

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/2/2020, **MODERN AUTOMATED PHARMACY, PLLC**, a Texas Professional Limited Liability Company, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of **LAW OFFICE OF T. ALAN CESHKER**, as Trustee, **HARVEST SMALL BUSINESS FINANCE, LLC**, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$1,818,700.00, payable to the order of **HARVEST SMALL BUSINESS FINANCE, LLC**, which Deed of Trust is Recorded on 7/15/2020 as Instrument No. 2020-313212, 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;

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

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

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Beacon Default Management, Inc., Selina I. Parelskin, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlène Zografos, Andrew Mills-Middlebrook corporation** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

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

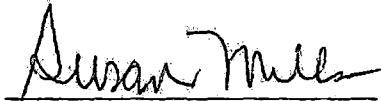
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Harvest Small Business Finance, LLC**, the legal holder of such indebtedness and the liens securing same has requested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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 11/5/2024** at **10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such

month, of Harris County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the area of the Bayou City Event Center in the area known as the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045, or if the designated area is no longer the designated area, at the area most recently designated by the County Commissioner's Court..

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

WITNESS, my hand this 10/ 10 /2024



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

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

COPY
UNOFFICIAL

EXHIBIT "A"
Legal Description

Being a tract or parcel of land containing 0.6198 of one acre (27,1000 square feet) of land, more or less, situated in the Joel Wheaton Survey, Abstract Number 80, Harris County, Texas; being part of and out of Unrestricted Reserve "E" Block 4, CORRECTION PLAT OF WESTHOLLOW, a plat of subdivision recorded in Volume 274, Page 85, Map Records of Harris County, Texas; being all of that certain called 0.5739 acres, described in deed to Palm Casual Furniture of San Antonio, Inc., as recorded under Harris County Clerk's File (HCCF) Number R692502, Official Public Records of Real Property of Harris County, Texas; and being part of and out of the remainder of that certain called 9.848 acres, described in deed to RBI Liquidated Assets, II, Ltd., as recorded under HCCF Number P341902, said 0.6198 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected on said CORRECTION PLAT OF WESTHOLLOW):

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

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

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

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

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

Our Case No. 22-04424-FC-3

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

THE STATE OF TEXAS
COUNTY OF HARRIS

Deed of Trust Date:
December 12, 2018

Property address:
14519 ELLA GATE COURT
HUMBLE, TX 77396

Grantor(s)/Mortgagor(s):
VENITA REESE, JOINED HEREIN PRO FORMA BY MY
SPOUSE, DERRICK REESE AND ROBERT SMITH, A
MARRIED MAN

LEGAL DESCRIPTION: Lot Six (6), in Block Two (2), of FALL CREEK, SECTION 44, an addition in Harris County, Texas, according to the map or plat thereof recorded in/under Film Code No. 677786 of the Map Records of Harris County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR
FIRST CHOICE LOAN SERVICING, INC., ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: NOVEMBER 5, 2024

Property County: HARRIS

Original Trustee: ALLAN B. POLUNSKY

Recorded on: December 14, 2018
As Clerk's File No.: RP-2018-558495
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers



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 October 28, 2009, a certain Deed of Trust was executed by Ilya D. Bley as mortgagor in favor of Urban Financial Group as beneficiary and Alan E. South, Attorney at Law as trustee, and was recorded on, December 3, 2009, as Instrument No. 20090547335 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 October 18, 2018, and recorded on October 19, 2018, as Instrument No. RP-2018-477949 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 November 05, 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:

BEING APARTMENT-HOME UNIT 39, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, LOCATED IN BUILDING D, OF NOTTINGHAM FOREST TOWNHOMES, CONDOMINIUM APARTMENT-TYPE PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE ENABLING DECLARATION THEREOF, AND THE SURVEY PLATS AND BY-LAWS ATTACHED AS EXHIBITS TO SUCH DECLARATION, AS PART THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, AND RECORDED IN VOLUME 41, PAGE 94, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS; TOGETHER WITH AN UNDIVIDED PERCENT OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS.



4826581

24TX941-0010

Commonly known as: 14333 Memorial Drive Unit 39, Houston, TX 77079

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 \$117,287.65.

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 \$11,728.76 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 \$11,728.76 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 send of this notice immediately.

Date: October 10, 2024



By: Dustin George
Miller, George & Suggs, PLLC
Foreclosure Commissioner
6080 Tennyson Parkway, Suite 100
Plano, TX 75024
972-532-0128 Phone
214-291-5507 Fax

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust:

Date: June 24, 2016
 Grantor: ESN Houston Properties, LLC
 Grantor County: Harris County
 Beneficiary: Truist Bank, formerly Branch Banking and Trust Company, a North Carolina banking corporation
 Trustee: Brant Standridge, Lisa M. Tragemann, Frank Caple, as Original Trustees, or their successors or substitutes

Recording Information:

The Deed of Trust and Security Agreement executed on or about June 24, 2016, and filed of record on, and filed of record on June 28, 2016, as Document No. 2016277593 in the Official Public Records of Harris County, Texas, executed by ESN Houston Properties, LLC, a Texas limited liability company, for the benefit of Branch Banking and Trust Company, a North Carolina banking corporation, together with its predecessors, successors, and assigns, as beneficiary (the "Deed of Trust").

Commercial Promissory Note:

Date: June 24, 2016, and all amendments thereto
 Amount: \$454,750
 Borrower: ESN Houston Properties, LLC and Advanced Cardiovascular Care Center, P.A.
 Payee/Holder: Truist Bank, formerly Branch Banking and Trust Company, a North Carolina banking corporation

Obligations Secured:

The Deed of Trust executed by Grantor provides that it secures the payment of the indebtedness in the original principal amount of \$454,750.00, the principal of, interest on, and all other amounts due at any time thereon on the obligations therein described in (a) the Promissory Note (the "Note"); (b) and any other Loan Document, including the Deed of Trust; and (c) all renewals, modifications, and extensions of the Note and any other Loan Document. Because of default in the performance of the obligations of the Deed of Trust, Truist Bank, the current owner and holder of the Promissory Note and Deed of Trust, has authorized the Substitute Trustee(s) to sell the Property to collect the debt.

Property to be Sold:

The property to be sold is secured by the Deed of Trust that creates liens on, among other things, that certain real property situated in Houston County, Texas, as more particularly described on Exhibit A attached hereto (the "Property"). To the extent that any of the Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such Property, and such Property will not be part of the Property conveyed to the purchaser hereunder.

Date of Sale: Tuesday, November 5, 2024

Time of Sale: 10:00 a.m., or no later than three hours after that time

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

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, except the bid of Truist Bank may be by credit against 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 full 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 encouraged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, Truist Bank has the right 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. Purchasers will buy the property at the purchaser's own risk and no representation is made concerning the quality of title to be acquired. The Property will be purchased subject to any and all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.


Substitute Trustees Appointed to Conduct Sale:

In accordance with Section 51.00176 of the Texas Property Code, Truist Bank hereby removes the Original Trustee and appoints Kenneth C. Johnston, David M. Clem, Robert W. Gifford, Gordon W. Green, Megan Altobelli, or Kenna S. Lemon, as Substitute Trustee to succeed to all of the rights, powers, duties and estates granted and delegated in the Deed of Trust to the Original Trustee. The Substitute Trustee's address is JOHNSTON CLEM GIFFORD PLLC, 1717 Main Street, Suite 3000, Dallas, Texas 75201.

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

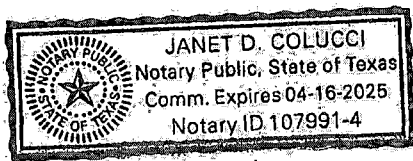
EXECUTED: October 10, 2024
Notice Pursuant to Tex. Prop. Code § 51.002(i):


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


[] Kenneth C. Johnston
[] David M. Clem
[] Robert W. Gifford
[X] Gordon W. Green
[] Megan Altobelli
[] Kenna S. Lemon
JOHNSTON CLEM GIFFORD PLLC
1717 Main Street, Suite 3000
Dallas, Texas 75201
(214) 974-8000

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public, on October 10, 2024, personally appeared Gordon W. Green, as Substitute Trustee, 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 expressed therein.




Notary Public, State of Texas

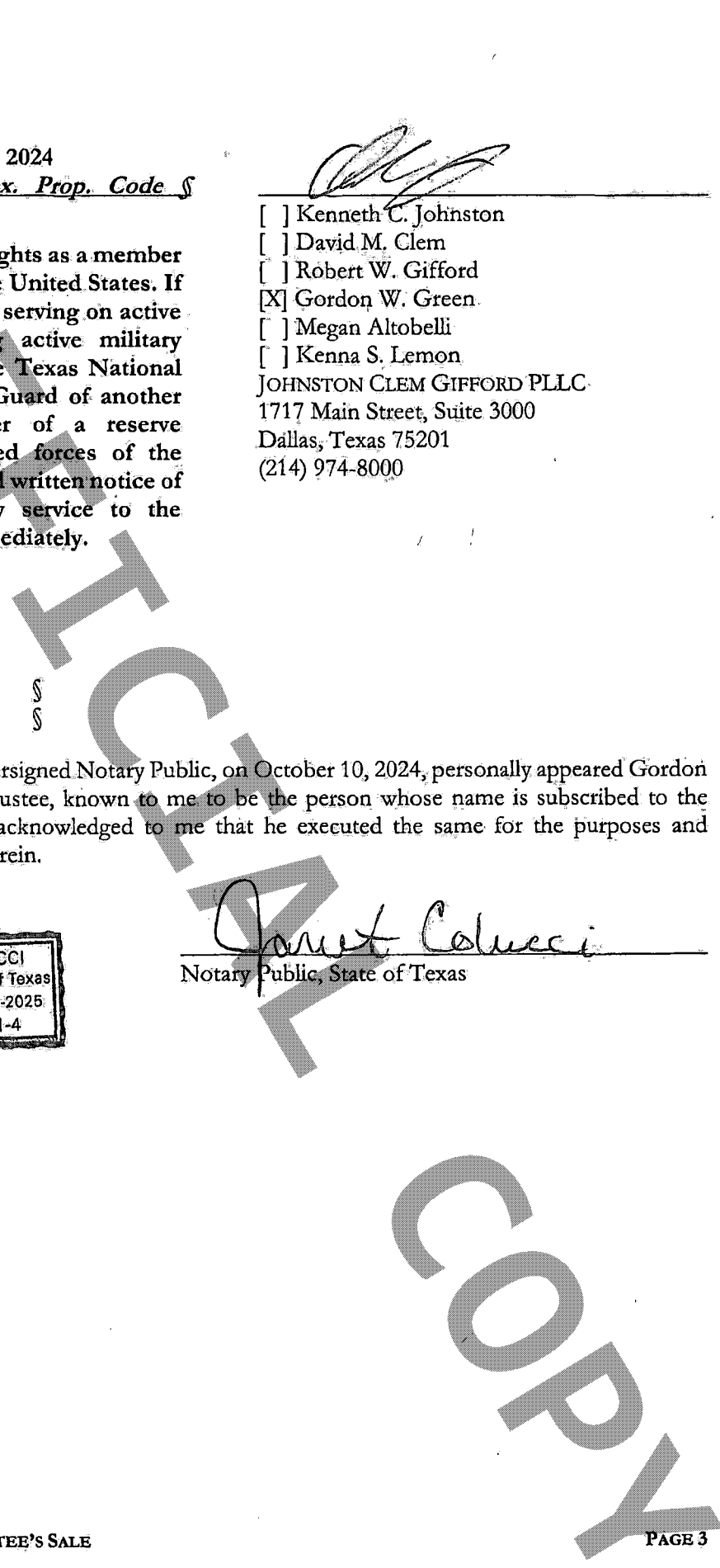


Exhibit A
LEGAL DESCRIPTION

Tract 1:

Condominium Unit No. 26, Building H, and the space encompassed by the boundaries thereof, the Common Elements appurtenant thereto, together with an undivided 3.448% interest in the Common Elements located in and being a part of CYPRESS STATION OFFICE CONDOMINIUMS, a Condominium Project in Harris County, Texas, as fully described in and as located, delineated and as defined in the Declaration of Condominium for CYPRESS STATION OFFICE CONDOMINIUMS, together with the survey plat, by-laws and exhibits attached thereto, recorded in Film Code No. 196278 of the Condominium Records of Harris County, Texas amended by First Amendment to CYPRESS STATION OFFICE CONDOMINIUMS Declaration of Condominium recorded in Film Code No. 197136 of the Condominium Records of Harris County, Texas.

Tract 2:

Condominium Unit No. 27, Building H, and the space encompassed by the boundaries thereof, the Common Elements appurtenant thereto, together with an undivided 3.448% interest in the Common Elements located in and being a part of CYPRESS STATION OFFICE CONDOMINIUMS, a Condominium Project in Harris County, Texas, as fully described in and as located, delineated and as defined in the Declaration of Condominium for CYPRESS STATION OFFICE CONDOMINIUMS, together with the survey plat, by-laws and exhibits attached thereto, recorded in Film Code No. 196278 of the Condominium Records of Harris County, Texas amended by First Amendment to CYPRESS STATION OFFICE CONDOMINIUMS Declaration of Condominium recorded in Film Code No. 197136 of the Condominium Records of Harris County, Texas.

COPY

UNRECORDED

FILED 10/11/2024 9:42:44 AM FRCL-2024-5327 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

10-
TR SALE
G

RP-2024-377255
10/11/2024 RP1 \$61.00

NOTICE OF FORECLOSURE SALE

November 5, 2024

Deed of Trust and Assignment of Rents dated October 11, 2013 ("Deed of Trust) and UCC Financing Statement TXSOS 13-0032754671, Continuation Statement TXSOS 18-00288498, and refileing Statement TXSOS 24-5555485003:

Grantor/Debtor/Borrower: CenterPointe Hotels @ Texas II, LP

Substitute Trustee: THOMAS L. HUNT

Lender/Owner/Holder: ZSBNP, LLC

Deed of Trust Recorded in: Clerk's File # 20130531187 of the real property records of Harris County, Texas as modified, renewed and extended by a series of written agreements, with the final Fifth Note and Lien Modification, Renewal and Extension Agreement recorded in the Harris County real property records at RP-2020-635702.

Property to be Sold: The Real Property and all associated improvements commonly known as The Hampton Inn Houston I-10 located at 10505 I-10 East Freeway, Houston, Texas and more particularly described in metes and bounds in Exhibit A to this notice together with all rights, title interests and privileges of Grantor, whether now owned or hereafter acquired in and to: (i) the real property described herein together with all streets, ways, roads, alleys, easements, rights of way, licenses, rights of ingress and egress, vehicle parking rights and public ways, existing or proposed, abutting, adjacent, used in connection with or pertaining to such real property or the improvements thereon; (ii) any strips or gores of real property between such real property and abutting or adjacent property; (iii) all water and utility rights and capacity, including, without limitation, all reimbursement rights related to any utilities, timber and crop rights, minerals and mineral rights pertaining to such real property; (iv) all appurtenant rights and reversion interests and remainder rights in or to such real property (Real Property); and, all fixtures, equipment and associated personal property described in that UCC Financing Statement recorded with the Texas Secretary of State in original financing statement file number 13-0032754671, continuation statement file number 18-00288498, refileing statement file number 24-0055485003 and Harris County Clerk original fixture filing at clerk file # 20130526037 and continuation filing at RP-2018-379170, which describes the property as all furniture, fixtures and equipment purchased with the proceeds of the Amegy Bank loan facility to debtor CenterPointe Hotels @ Texas II, LP and all replacements, substitutions, products and proceeds

COPY

lee
(2) 10R

pertaining thereto pursuant to Amegy Bank's purchase money security interest.

Secures: that certain promissory note in the original principal amount of \$4,500,000.00, as increased and modified to \$4,657,400.00 by a series of written Note and Lien Modification, Renewal and Extension Agreements, executed by CenterPointe Hotels @ Texas II, LP ("BORROWER") and payable to the order of Lender/Owner/Holder pursuant to a written assignment recorded in the Harris County real property records at RP-2022-557650.

Modifications

And Renewals: See First Modification Agreement recorded at Harris County clerk's file # 20150112723; Second Modification Agreement recorded at Harris County clerk's file # 20150383420; and, a Fifth Modification Agreement recorded at Harris County clerk file # 2020-635702.

Substitute

Trustee: Thomas L. Hunt, by appointment in the instrument recorded in the real property records of Harris County, Texas at RP-2022-574772.

Substitute

Trustee Address and telephone number: 4635 Southwest Frwy., Ste. 900, Houston Texas, 77027, 713-977-3447

Foreclosure

Sale: Tuesday November 5, 2024

Time: The sale of the Property will be held between the hours of 10:00 am and 4:00 pm local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045 per commissioners' Court Order dated October 27, 2015, County Clerk's File No. 20150492828, or as further designated by County Commissioners Court as the area for foreclosures to take place.

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 and/or first party payee cashier's check, except that ZSBNP, LLC's bid may be by credit against all indebtedness secured by Deeds of Trust liens on the Property.

Additional Obligors/Guarantors: James Guillory, Sr., Lou Anna Guillory, James Guillory, Jr., CenterPointe Partners @ Texas, LLC, CenterPointe Operators @ Alabama I, LLC and CenterPointe Partners SPE, LLC.

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, ZSBNP, LLC the owner and holder of the Note and all associated Liens, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of ZSBNP, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust and the Texas UCC financing statements which are identified above as the Property to be Sold, in accordance with ZSBNP, 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, The Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, Deed of Trust, and applicable Texas Law.

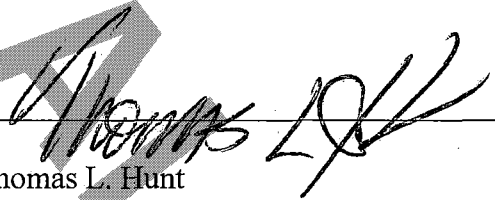
If ZSBNP, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust, the Texas Business and Commerce Code and the Texas Property Code.

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 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 the Owner and Holder of the debt or its predecessor in interest. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to sections 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 strongly 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 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.



Thomas L. Hunt

4635 Southwest Frwy., Ste. 900
Houston, Texas 77027

COPY

FILED 10/11/2024 9:42:44 AM FRCL-2024-5327 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this day by Thomas L. Hunt, Substitute Trustee in the above referenced matter.

10R

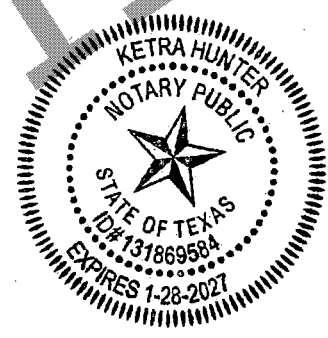
Given under my hand and seal of office this 11th day of October 2024.

(SEAL)

Ketra Hunter

NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires on 1/28/2027



✓
✓

PLEASE RETURN AFTER FILING TO:

ZSBNP, LLC
C/O Thomas L. Hunt & Associates
4635 Southwest Freeway, Ste. 900
Houston, Texas, 77027

Exhibit A

Tract I:

BEGINNING at a nail found for the Northwest corner of a 1.3675 acre Harris County Flood Control District Drainage Easement recorded in Harris County Clerk's File No. 20100492591 and said point lying in the West line of Unrestricted Reserve "A", Block 1, of City East Hotels Subdivision Plat, same being the East line of Songwood, a subdivision recorded in Volume 52, Page 44 of the Harris County Map Records;

D

THENCE along the West line of said Unrestricted Reserve "A," same being the East line of said Songwood Subdivision, North 02° 09' 33" West a distance of 533.69 feet to the Northwest corner of the herein described 2.0333 acre tract of land;

THENCE across and through said Unrestricted Reserve "A," South 73° 35' 31" East a distance of 302.90 feet to the Northeast corner of the herein described 2.0333 acre tract of land, said point also lying in the centerline of a 26.50 feet wide fire lane I access easement;

THENCE along the centerline of said 26.50 feet wide fire lane I access easement, the following courses;

along a curve to the right having a radius of 427.03 feet, a central angle of 03° 56' 40", an arc length of 29.40 feet and a chord of South 11° 15' 36" West-29.40 feet to a point on the end of the curve;

along a curve to the right having a radius of 523.95 feet, a central angle of 23° 00' 52", an arc length of 210.46 feet and a chord of South 24° 08' 00" West -209.05 feet to a point on the end of the curve;

South 34° 49' 28" West a distance of 63.27 feet to a point of curvature;

along a curve to the right having a radius of 50.50 feet, a central angle of 11° 24' 36", an arc length of 10.06 feet and a chord of South 41° 18' 17" West-10.04 feet to a point on the end of the curve;

South 46° 23' 01" West a distance of 100.08 feet to a point of curvature;

along a curve to the left having a radius of 37.11 feet, a central angle of 56° 36' 45", an arc length of 34.72 feet and a chord of South 23° 24' 14" West-33.47 feet to a point on the end of the curve;

South 03° 29' 36" East a distance of 43.23 feet to the Southeast corner of the herein described 2.0333 acre tract of land, said point also lying in the North line of said 1.3675 acre Harris County Flood Control District Drainage Easement recorded in Harris County Clerk's File No. 20100492591;

THENCE along the North line of said 1.3675 acre Harris County Flood Control District Drainage Easement recorded in Harris County Clerk's File No. 20100492591, South 64° 14' 36" West a distance of 59.26 feet to the POINT OF BEGINNING and containing 2.0333 acres of land.

UNOFFICIAL COPY

Tract II: Bridge Easement

ALL THAT CERTAIN 0.0994 ACRE TRACT OF LAND BEING OUT OF AND PART OF UNRESTRICTED RESERVE "A", BLOCK 1, OF CITY EAST HOTELS, A SUBDIVISION PLAT RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20190131663 AND BEING OUT OF AND PART OF A 1.3675 ACRE, HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20100462591, SAID 0.0994 ACRE TRACT ALSO BEING OUT OF THE CONCEPCION MARTINEZ SURVEY, ABSTRACT NO. 345, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Data for bearings: Record: plat.

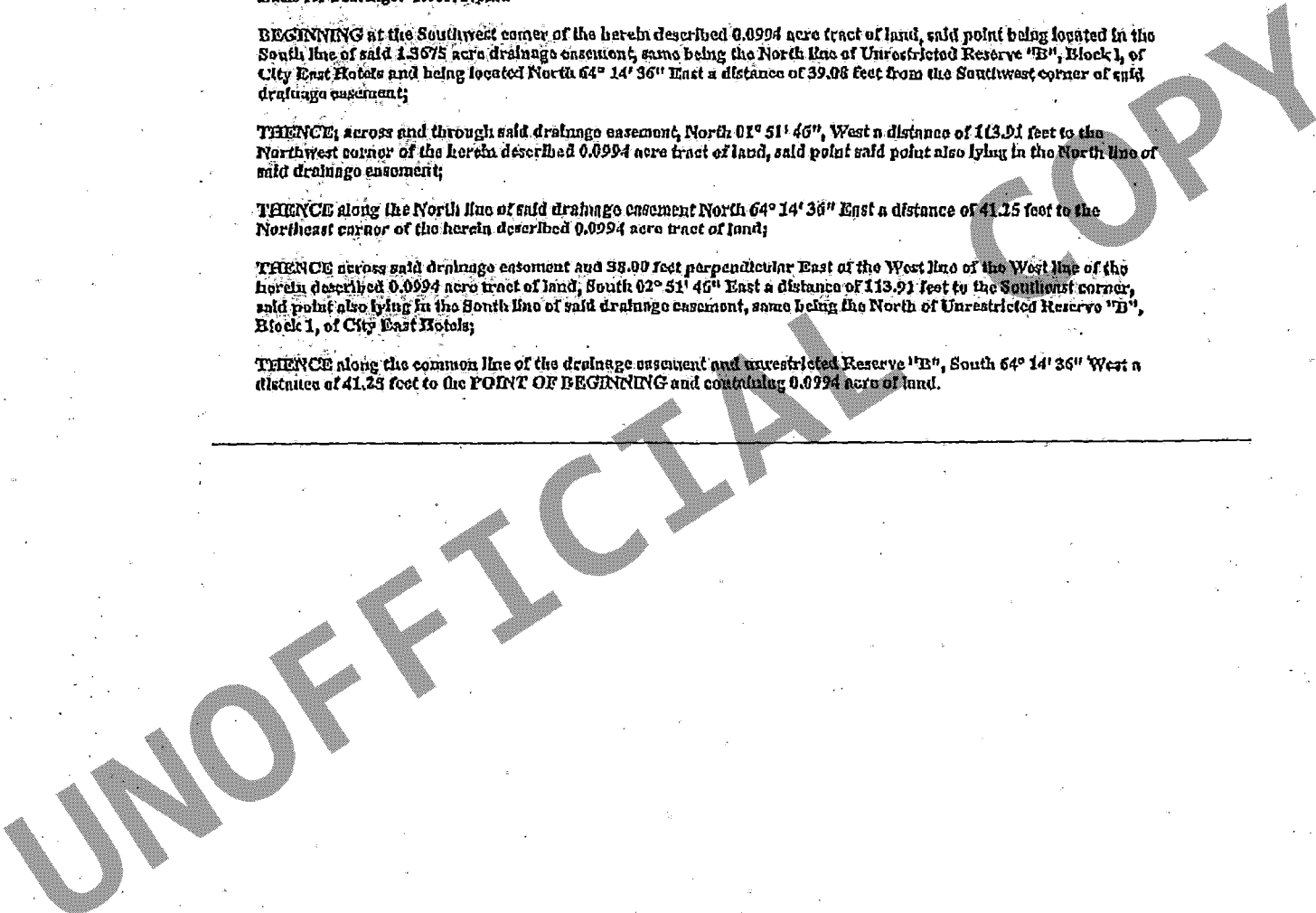
BEGINNING at the Southwest corner of the herein described 0.0994 acre tract of land, said point being located in the South line of said 1.3675 acre drainage easement, same being the North line of Unrestricted Reserve "B", Block 1, of City East Hotels and being located North 64° 14' 36" East a distance of 39.08 feet from the Southwest corner of said drainage easement;

TRENCES, across and through said drainage easement, North 01° 51' 46", West a distance of 113.91 feet to the Northwest corner of the herein described 0.0994 acre tract of land, said point said point also lying in the North line of said drainage easement;

TRENCES along the North line of said drainage easement North 64° 14' 36" East a distance of 41.25 feet to the Northeast corner of the herein described 0.0994 acre tract of land;

TRENCES across said drainage easement and 58.00 feet perpendicular East of the West line of the West line of the herein described 0.0994 acre tract of land, South 02° 51' 46" East a distance of 113.91 feet to the Southeast corner, said point also lying in the South line of said drainage easement, same being the North of Unrestricted Reserve "B", Block 1, of City East Hotels;

TRENCES along the common line of the drainage easement and unrestricted Reserve "B", South 64° 14' 36" West a distance of 41.25 feet to the POINT OF BEGINNING and containing 0.0994 acre of land.



Tract III: Fire Lane/ Access Easement

ALL THAT CERTAIN 0.5006 ACRE TRACT OF LAND BEING OUT OF AND PART OF UNRESTRICTED RESERVE "A", BLOCK 1, OF CITY EAST HOTELS, A SUBDIVISION PLAT RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20130131665, SAID 0.5006 ACRE TRACT ALSO BEING OUT OF THE CONCEPTION MARTINEZ SURVEY, ABSTRACT NO. 545, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Base for bearings: Record plat.

COMMENCING at a steel axle found for the Northwest of said Unrestricted Reserve "A", Block 1, of City East Hotels Subdivision Plat; furthermore said plat being located in the South R.O.W. line of Fleming Drive (60 feet R.O.W.) and being the Northeast corner of Lot 33, Block 1, of Songwood Addition, a subdivision recorded in Volume 52, Page 44 of the Harris County Map Records;

THENCE along the North line of said Unrestricted Reserve "A" same being the South R.O.W. line of Fleming Drive, along a curve to the right having a radius of 1402.48 feet, a central angle of $09^{\circ} 36' 09''$, an arc length of 235.63 and a chord of South $87^{\circ} 30' 35''$ East-234.76 to a axle found for a point of tangency;

THENCE continuing along the North line of said unrestricted Reserve "A" same being the South R.O.W. line of Fleming Drive, South $82^{\circ} 34' 35''$ East a distance of 37.76 feet to a axle found for a point of curvature;

THENCE continuing along the North line of said Unrestricted Reserve "A", same being the South R.O.W. of Fleming Drive, along a curve to the left having a radius of 1462.40 feet, a central angle of $01^{\circ} 07' 36''$, an arc length of 26.76 feet and a chord of South $83^{\circ} 19' 12''$ East-28.76 feet to the POINT OF BEGINNING, of the herein described 26.50 feet wide fire lane/access easement;

THENCE continuing along the North line of Unrestricted Reserve "A", same being the South R.O.W. of Fleming Drive, with a curve to the left having a radius of 1462.40 feet, a central angle of $01^{\circ} 02' 47''$, an arc length of 26.70 feet and a chord of South $84^{\circ} 24' 24''$ East-26.70 feet to the Northeast corner of the herein described 0.5006 acre fire lane/access easement;

THENCE along the East boundary of the herein described 0.5006 acre tract of land, the following courses:

with a curve to the left having a radius of 456.64 feet, a central angle of $09^{\circ} 35' 44''$, an arc length of 76.48 feet and a chord of South $08^{\circ} 05' 35''$ West-76.39 feet to a point in the end of the curve;

with a curve to the left having a radius of 973.79 feet, a central angle of $06^{\circ} 36' 39''$, an arc length of 112.35 feet and a chord of South $01^{\circ} 33' 10''$ West-112.29 feet to a point on the end of the curve;

South $02^{\circ} 51' 54''$ East a distance of 101.79 feet to a point of curvature;

with a curve to the right having a radius of 440.33 feet, a central angle of $09^{\circ} 23' 41''$, an arc length of 72.20 feet and a chord of South $08^{\circ} 31' 02''$ West 72.12 feet to a point on the end of the curve;

with a curve to the right having a radius of 537.21 feet, a central angle of $23^{\circ} 00' 52''$, an arc length of 215.78 feet and a chord of South $24^{\circ} 08' 00''$ West- 214.34 feet to a point on the end of the curve;

South $34^{\circ} 49' 21''$ West a distance of 63.26 feet to a point of curvature;

with a curve to the right having a radius of 63.15 feet a central angle of $11^{\circ} 24' 36''$, an arc length of 12.70 feet and a chord of South $41^{\circ} 18' 17''$ West-12.67 feet to a point on the end of the curve;

South $46^{\circ} 23' 01''$ West a distance. of 100.44 feet to a point of curvature;

with a curve to the left having a radius of 23.86 feet, a central angle of $54^{\circ} 32' 09''$, an arc length of 22.71 feet and a chord of South $23^{\circ} 51' 56''$ West-22.66 feet to a point on the end of the curve;

South $03^{\circ} 29' 36''$ East a distance of 37.78 feet to the Southeast corner of the herein described 0.5006 acre fire lane/ access easement, said point also lying in the North line of a 105 feet wide Harris County Flood Control Drainage

Tract IV: Access Easement

0.0832 ACRE TRACT OF LAND OUT OF THE CONCEPCION MARTINEZ SURVEY, ABSTRACT NO. 545, HARRIS COUNTY, TEXAS, SAID 0.0832 ACRE TRACT OF LAND BEING OUT OF A 0.7243 ACRE TRACT 2, AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 20070288106 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point marking the Southeast corner of the herein described 0.0832 acre tract of land, said point being located in the East line of a 70 foot wide Harris County Flood Control District Drainage Easement recorded in Volume 1841, Page 223 of the Harris County Deed Records and lying in the South line of said Tract 2, said point also lying in the North R.O.W. line of East Freeway Feeder Road - Interstate Highway No. 10 (called 300 foot R.O.W.) and from said point of beginning the Southwest corner of said 0.7243 acre tract bears North 84° 08' 46" West a distance of 70.35 feet;

THENCE along the North R.O.W. line of the East Freeway Feeder Road, same being the South line of the herein described 0.0832 acre tract of land, North 84° 08' 46" West a distance of 30.15 feet, (South line of said 0.7243 acre tract called North 83° 51' 08" West) to a point for the Southwest corner of the herein described 0.0832 acre tract of land;

THENCE parallel to and 40.00 feet perpendicular to the West line of said 0.7243 acre tract, same being the East line of a 0.7929 acre tract of land described in Harris County Clerks File No. 8266957, North 00° 06' 24" East a distance of 68.52 feet, (said West line of 0.7243 acre tract called North 00° 01' 15" East) to an angle point in the West line of the herein described 0.0832 acre tract;

THENCE across said 0.7243 acre Tract 2, North 44° 53' 36" West a distance of 5.66 feet to a point for an angle point in the West line of the herein described 0.0832 acre tract of land;

THENCE parallel to and 36.00 feet perpendicular to the West line of said 0.7243 acre tract, same being the East line of a 0.7929 acre tract of land described in Harris County Clerks File No. 8266957, North 00° 06' 24" East a distance of 30.00 feet, (said West line of 0.7243 acre tract called North 00° 01' 15" East) to the Northwest corner of the herein described 0.0832 acre tract, said point lying in the North line of said 0.7243 acre Tract 2, same being the South line of a 105 feet wide Harris County Flood Control District Drainage Ditch recorded in Harris County Clerks File No. 8523394 and said Northwest corner being located North 67° 07' 24" East - 39.10 feet from the Northwest corner of said 0.7243 acre Tract 2;

THENCE along the North line of said 0.7243 acre tract, same being the South line of said 105 feet wide Harris County Flood Control District Drainage Ditch, North 67° 07' 24" East a distance of 41.28 feet to a point for the Northeast corner of the herein described 0.0832 acre tract;

THENCE parallel to and 74.00 feet perpendicular to the West line of said 0.7243 acre tract, same being the East line of a 0.7929 acre tract of land described in Harris County Clerks File No. 8266957, South 00° 06' 24" West a distance of 39.00 feet, (said West line of 0.7243 acre tract called North 00° 01' 15" East) to an angle point in the East line of the herein described 0.0832 acre tract of land, said point also lying in the East line of said 70 foot wide Harris County Flood Control Drainage Easement;

THENCE across said 0.7243 acre Tract 2, South 45° 06' 24" West a distance of 3.66 feet to an angle point in the East line of the herein described 0.0832 Access Easement;

THENCE across said 0.7243 acre Tract 2, same being the East line of said 70 foot wide Harris County Flood Control Drainage Easement, South 00° 06' 24" West a distance of 88.96 feet **POINT OF BEGINNING** and containing 0.0832 acre of land.

District, 1.3675 acre drainage easement as recorded in Harris County Clerk's File No. 20100492591;

BEGINNING along the North line of said drainage easement, South 64° 14' 36" West a distance of 28.63 feet to the Southwest corner of the herein described 0.5006 acre, fire line/access easement;

PROCEED along the West boundary of the herein described 0.5006 acre tract of land, the following courses:

North 03° 29' 36" West a distance of 48.67 feet to a point of curvature;

with a curve to the right having a radius of 50.36 feet, a central angle of 53° 03' 10", an arc length of 46.66 feet and a chord of North 23° 08' 27" East-45.01 feet to a point on the end of the curve;

North 46° 23' 01" East a distance of 99.81 feet to a point of curvature;

with a curve to the left having a radius of 37.25 feet, a central angle of 11° 24' 36", an arc length of 7.42 feet and a chord of North 41° 18' 17" East-7.41 feet to a point on the end of the curve;

North 34° 49' 27" East a distance of 63.28 feet to a point of curvature;

with a curve to the left having a radius of 510.71 feet, a central angle of 23° 00' 52", an arc length of 205.14 feet and a chord of North 24° 08' 00" East-203.76 feet to a point on the end of the curve;

with a curve to the left having a radius of 413.83 feet, a central angle of 09° 13' 38", an arc length of 66.64 feet and a chord of North 08° 38' 15" East-66.57 feet to a point on the end of the curve;

North 02° 51' 54" West a distance of 100.69 feet to a point on the end of the curve;

with a curve to the right having a radius of 1000.29 feet, a central angle of 06° 36' 39", an arc length of 115.41 feet and a chord of North 01° 33' 10" East-115.35 feet to a point on the end of the curve;

with a curve to the right having a radius of 483.14 feet, a central angle of 09° 06' 27", an arc length of 76.80 feet and a chord of North 07° 55' 41" East-76.72 feet to the POINT OF BEGINNING and containing 0.5006 acres of land.

UNRECORDED
TAX
COPY

FILED FOR RECORD

9:33:56 AM

Friday, October 11, 2024

Tenesia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, October 11, 2024

Tenesia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



FILED 10/11/2024 10:16:49 AM
FRCL-2024-5328
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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: November 5, 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.

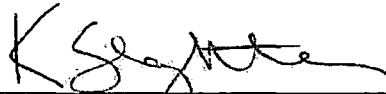
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are 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 11th day of October, 2024.


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

NOTICE OF TRUSTEE'S SALE

Owner: VARUT WUDTHIVASUTRON

Association: The Barclay Owners' Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **THE BARCLAY CONDOMINIUM RESIDENCES, PHASE I**" recorded in Volume 50, Page 12 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Unit A-303, Building "E" of **THE BARCLAY CONDOMINIUM RESIDENCES**, a Condominium Regime according to the Declaration recorded in Volume 50, Page 12, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: November 5, 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 11th day of October, 2024.


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

NOTICE OF TRUSTEE'S SALE

Owner: RYAN IZZARD

Association: The Creekmont Forest Apartment Home Condominium Association, a Texas non-profit corporation

Declaration: "Condominium Declaration for **CREEKMONT FOREST APARTMENT HOMES**" recorded in Volume 14, Page 45 and "Condominium Declaration for **CREEKMONT FOREST APARTMENT HOMES, SECTION TWO**" recorded in Volume 51, Page 3 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Unit No. "B" {aka 5640B}, in Building "14" {aka 14.01} of **CREEKMONT FOREST APARTMENT HOMES, SECTION 1**, a Condominium Regime according to the Declaration recorded in Volume 51, Page 3, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: November 5, 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 11th day of October, 2024.


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

NOTICE OF TRUSTEE'S SALE

Owner: ROYAL INVESTMENTS AND ACQUISITION, LLC a/k/a ROYAL INVESTMENTS AND ACQUISITIONS LLC

Association: Doma Chase Condominium Owners Association, a Texas non-profit corporation

Declaration: "Condominium Declaration for **DOMA CHASE CONDOMINIUM**" recorded in Volume 88, 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 97, in Building "J" of **DOMA CHASE CONDOMINIUM**, a condominium regime according to the Declaration recorded in Volume 88, Page 82, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: November 5, 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 11th day of October, 2024.


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

NOTICE OF TRUSTEE'S SALE

Owner: LIBIA SUAZO MORENO

Association: Inverness at Westador Owners' Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **INVERNESS AT WESTADOR**" recorded in Volume 119, Page 87 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit, Number 108, in Building "L" of **INVERNESS AT WESTADOR**, a Condominium Regime according to the Declaration recorded in Volume 119, Page 87, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: November 5, 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.

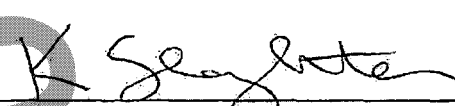
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are 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 11th day of October, 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 MARY BUTLER, DECEASED

Association: Regency Townhome Condominiums Property Owners Association, a Texas non-profit corporation

Declaration: "Condominium Declaration for **REGENCY TOWNHOME CONDOMINIUMS**" recorded under Film Code No. 180013 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit Number 1103, in Building "11" of **REGENCY TOWNHOME CONDOMINIUMS, PHASE II**, a Condominium Regime according to the Declaration recorded in Film Code 180013, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: November 5, 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 Mary Butler, 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 11th day of October, 2024.


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

FILED 10/11/2024 10:16:49 AM
FRCL-2024-5334
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: BABAK SHAHROODI
Association: Waterman Crossing Condominium Association, a Texas non-profit corporation
Declaration: "Condominium Declaration for **WATERMAN CROSSING CONDOMINIUM**" recorded in Volume 121, Page 1 of the Condominium Records of Harris County, Texas and all amendments thereto.
Trustee: Richard C. Lievens or Kristi A. Slaughter
Property: Condominium Unit No. 1105, in Building "K" of **WATERMAN CROSSING CONDOMINIUM, PHASE I**, a Condominium Regime according to the Declaration recorded in Volume 121, Page 1, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.
Date of Sale: November 5, 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.

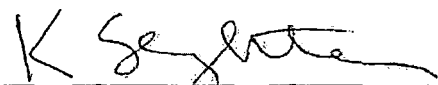
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are 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 11th day of October, 2024.


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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF HARRIS

WHEREAS, on APRIL 26, 2024, 651BERING203 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-2024-152838 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 dba Eagle Point Lending ("**Creditor**"), said note being in the original principal amount of TWO HUNDRED EIGHTY THOUSAND AND NO/100 (\$280,000.00) 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 NOVEMBER 5, 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.

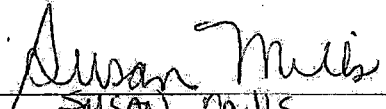
The sale noticed herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5335
FILED 10/11/2024 10:27:23 AM

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 11 day of OCTOBER, 2024.


By: Susan Mills
Title: Substitute Trustee

ATTACHMENT

Exhibit "A" - Property Description

UNOFFICIAL COPY

EXHIBIT "A"

UNIT 203, BUILDING FLOOR 2, OF WOODWAY PLACE II, A CONDOMINIUM PROJECT SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORD IN VOLUME 125, PAGE 34, AMENDED IN VOLUME 157, PAGE 32, VOLUME 157, PAGE 42, VOLUME 157, PAGE 46, AND UNDER FILM CODE NO(S). 161144, 161145, 161146, 166025, 166029, 166142, 169082, 170036, 170117, 171008, 171129 AND 172012, OF THE CONDOMINIUM OF HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO

COPY
UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5336
FILED 10/11/2024 10:27:23 AM

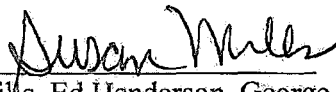
**NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)**

WHEREAS, by a Deed of Trust, (herein "Deed of Trust") dated , JAIME MACIEL AS MANAGER OF JCM&RC VENTURES, LLC, A TEXAS LILMITED LIABILITY COMPANY and JAMIE MACIEL, BOROWER as Grantor(s), conveyed to JULIE PETTIT, as Trustee, the property described to secure a Deed of Trust Note in the payment of a debt therein described; said Deed of Trust being recorded at RP-2022-328007of the Real Property Records of Harris County, Texas.

LOT TWENTY-SEVEN (27), IN BLOCK ONE (1), OF THE FINAL PLAT OF OAKS OF SEABROOK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILM CODE NO. 389089 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the Fifth (5th) day of November, 2024 between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Harris County, Texas, in the area of the Courthouse of said county designated by the Commissioner's 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 Commissioner's Court of said county, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 10 day of October, 2024.



Jim Mills, Ed Henderson, George Hawthorne, Andrew Mills-Middlebrook or Susan Mills, as Successor Substitute Trustee, any to act under and by virtue of said Deed of Trust.

Questions should be directed to: Foreclosure Department
(512)340-0331

FILED 10/11/2024 10:27:23 AM FRCL-2024-5337 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, on NOVEMBER 30, 2023, ARKS VENTURES, 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-2023-459752 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 dba Eagle Point Lending ("Creditor"), said note being in the original principal amount of EIGHT HUNDRED SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$806,250.00) 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;

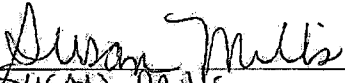
NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may 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 NOVEMBER 5, 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 11 day of OCTOBER, 2024.


By: SUSAN MILLS
Title: Substitute Trustee

ATTACHMENT

Exhibit "A"- Property Description

UNOFFICIAL COPY

EXHIBIT "A"

LOT THREE (3) IN BLOCK TWO (2) OF TANGLEY TERRACE, AN ADDITION TO THE CITY OF WEST UNIVERSITY PLACE IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 17, PAGE 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

copy

UNOFFICIAL

FILED 10/11/2024 10:27:23 AM FRCL-2024-5338 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

After Recording, Please Return To:

Jackson Walker L.L.P.
1401 McKinney, Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 10, 2024

NOTE: Promissory Note described as follows:

Date: October 7, 2013
Borrower: GROVER C. SHAUNTY
Lender: 505 SUL ROSS MANAGEMENT, LLC
Original Principal Amount: \$530,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: October 7, 2013
Grantor: GROVER C. SHAUNTY
Trustee: CALVIN MARTIN, CPA
Beneficiary: 505 SUL ROSS MANAGEMENT, LLC
Recorded in: Document Number 20130545897 of the Real Property Records of Harris County, Texas.
Vendor's Lien: Vendor's Lien contained in that certain General Warranty Deed dated October 7, 2013, executed by 505 Sul Ross Management, LLC, a Texas limited liability company in favor of Grover C. Shaunty, an individual and recorded as Document No. 20130545896 in the Official Public Records of Harris County, Texas.

LENDER: THE MONARCH COMMUNITY, INC., successor in interest to 505 Sul Ross Management, LLC

BORROWER: GROVER C. SHAUNTY, predecessor in interest to 501 Sul Ross LLC

PROPERTY: The real and personal property described in the Deed of Trust, the Vendor's Lien and other loan documents related to and securing the Note and further described on Exhibit "A" attached hereto.

SUBSTITUTE TRUSTEE: Any of Rob Harlow, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Marlene Amzografos, Andrew Mills-Middlebrook

Substitute Trustee's Mailing Address:

c/o Jackson Walker L.L.P.
1401 McKinney, Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

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

November 5, 2024, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Grand Ballroom of the Bayou City Event Center located at 9401 Knight Road in the City of Houston, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Harris County, Texas, in instrument(s) recorded in the real property records of Harris County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the holder of the Note, the Deed of Trust lien and Vendor's Lien securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust and other loan documents related to the same, 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 (Texas UCC).

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, a Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust, the Vendor's Lien, and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust, the Vendor's Lien, and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

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

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

Pursuant to section 51.009 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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. The address for the sender of this notice is Jackson Walker L.L.P., 1401 McKinney, Suite 1900, Houston, Texas 77010, Attn: Rob Harlow.



Substitute Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5338
FILED 10/11/2024 10:27:23 AM

FILED 10/11/2024 10:27:23 AM FRCL-2024-5338 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Legal Description of the Property

Property (including any improvements)

The West Eight feet (8') of Lot Four (4), in Block Twenty-one (21) of BUTE ADDITION, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 19 of the Map Records of Harris County, Texas, and the adjoining East Fifty-two feet (52') of Lots One (1) and Two (2) and the East Fifty-two feet (52') of the North One-half of Lot Three (3), in Block Two (2), of LOCKARD, CONNOR AND BARZIZA ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 1, Page 42 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 FORECLOSURE SALE

1. *Property to Be Sold.* The property to be sold is described as follows:

Any real estate, or other interest therein described on **Exhibit "A"** attached hereto, together with all right, title, interest, and privileges of Grantor in and to (a) all streets, ways, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to such real property or the improvements thereon; (b) any strips of real property between such real property and abutting or adjacent properties; (c) all water and water rights, timber, crops, pertaining to such real estate; and (d) all appurtenances and all reversions and remainders in or to such real property (the "Property").

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust, Security Agreement, and Financing Statement ("Deed of Trust")

Dated: September 16, 2022

Grantor: Midtown Scouts Square Property, LP

Lender: GUARANTY BANK & TRUST, N.A.

Recording Information: Recorded on September 19, 2022, as Document Number RP-2022-469070 in the Official Public Records of Harris County, Texas.

Secures: Real Estate Lien Note ("Note") dated September 16, 2022, in the original principal amount of \$11,400,000.00, executed by Midtown Scouts Square Property, LP ("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: November 5, 2024

FILED 10/11/2024 10:40:40 AM FRCL-2024-5339 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 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, 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 Midtown Scouts Square Property, LP.

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.

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.

Questions concerning the sale may be directed to the undersigned.

Dated: October 11, 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

Exhibit "A"

Tract 1:

Being a 0.3587 acre tract of land located in the Obedience Smith Survey, Abstract No. 696, Harris County, Texas; said 0.3587 acre tract being the residue of Unrestricted Reserve "A" of Edge Sec. 1 recorded in Film Code No. 565203 of the Map Records of Harris County (M.R.H.C.); said 0.3587 acre tract also being all of that certain called 0.3587 acre tract conveyed to Advanced Diagnostics Management, L.L.P. as recorded in Clerk's File No. 20080030710 of the Official Public Records of Real Property, Harris County, Texas (O.P.R.R.P.H.C.T.); said 0.3587 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the southeast line of Edge Section 1 Replat No. 1, a subdivision recorded in Film Code No. 592287 of the M.R.H.C.):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for the most southerly corner of Unrestricted Reserve "A" of said Edge Section 1 Replat No. 1, said iron rod also being on the northeast Right-of-Way (R.O.W.) line of Pierce Avenue (80-foot wide);

1. Thence, with an interior south line of said Unrestricted Reserve "A" of Edge Section 1 Replat No. 1, North 32 degrees 55 minutes 42 seconds East, at a distance of 103.00 feet passing a 1/2-inch iron rod with cap stamped "RPLS 1445" found for a witness corner, continuing in all a total distance of 125.00 feet to an interior corner on the southerly line of said Edge Section 1 Replat No. 1;
2. Thence, continuing with said interior south line, South 57 degrees 04 minutes 18 seconds East, at a distance of 22.00 feet passing a 1/2-inch iron rod with cap stamped "RPLS 1445" found for a witness corner, continuing in all a total distance of 125.00 feet to a 5/8-inch iron rod found for the most easterly southeast corner of said Unrestricted Reserve "A" of Edge Section 1 Replat No. 1, said iron rod also being on the northwest R.O.W. line of Bagby Street (80-foot wide);
3. Thence, with said northwest R.O.W. line and southeast line of aforesaid Unrestricted Reserve "A" of Edge Sec. 1, South 32 degrees 55 minutes 42 seconds West, a distance of 125.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set for the most southerly corner of said Unrestricted Reserve "A" of Edge Sec. 1, said iron rod also being at the north intersection of said Bagby Street and aforesaid Pierce Avenue;

Thence, with the northeast R.O.W. line of said Pierce Avenue and southwest line of said Unrestricted Reserve "A" of Edge Sec. 1, North 57 degrees 04 minutes 18 seconds West, a distance of 125.00 feet to the Point of Beginning and containing 0.3587 acres of land.

Tract 2: All of Unrestricted Reserve A, of Old Scouts Plaza Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in/under Film Code No. 631243 of the Map/Plat Records of Harris County, Texas.

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:

0.6149 ACRE OF LAND BEING CALLED THE SOUTH 267.94 FEET OF LOT 4, BLOCK 5, OF GREENS BAYOU PARK SUBDIVISION, AS RECORDED IN VOLUME 12, PAGE 31 OF THE HARRIS COUNTY MAP RECORDS AND BEING THE SAME TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. P399564; FURTHERMORE, SAID 0.6149 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for bearing: North R.O.W. line of Nimitz Street per Harris County Clerk's file No. P399564.

BEGINNING at a 5/8 inch iron rod found for the Southwest corner of the herein described 0.6149 acre tract of land, said point also being located at the common South corner of Lots 3 and 4, Block 5, of said Greens Bayou Park Subdivision and lying in the North R.O.W. line of Nimitz Street (60 R.O.W. / platted as Elm Street);

THENCE along the common line of Lots 3 and 4, North 01° 31' 00" West a distance of 267.94 feet to the Northwest corner of the herein described 0.6149 acre tract of land, said point also lying in the South R.O.W. line of Interstate Highway 10 / East Freeway;

THENCE along the South R.O.W. line of said East Freeway, North 86° 54' 00" East a distance of 100.00 feet to the Northeast corner, said point also being the Northwest corner of Victory Hospital Properties Reserve, as recorded in Filmcode No. 664156 of the Harris County Map Records;

THENCE along the West line of said Reserve, South 01° 31' 00" East a distance of 267.94 feet to a 5/8 inch iron rod found for the Southeast corner, said point also lying in the North R.O.W. line of Nimitz Street and being

the common South corner of Lots 4 and 5;

THENCE along the North R.O.W. line of Nimitz Street, same being the South line of Lot 4, South 86° 54' 00" West a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.6149 acre of land (the "Property").

The Property or its address is commonly known as 12930 East Freeway, Houston, Texas 77015.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust ("Deed of Trust")

Dated: May 12, 2022

Grantor: 12930 East Freeway, LLC

Lender: GUARANTY BANK & TRUST, N.A.

Recording Information: Recorded on May 16, 2022, as Document Number RP-2022-255882 in the Official Public Records of Harris County, Texas.

Secures: Promissory Note ("Note") dated May 12, 2022, in the original principal amount of \$1,000,000.00, executed by Advance Dallas Hospital & Clinics, LLC ("Borrower") and payable to GUARANTY BANK & TRUST, N.A. ("Lender") as modified or extended.

3. *Senior Lien Not to be Foreclosed.* Following the foreclosure sale scheduled for November 5, 2024, the Property will remain subject to the following Deed of Trust ("Senior Lien")

Dated: May 11, 2022

Grantor: 12930 East Freeway, LLC

Lender: GUARANTY BANK & TRUST, N.A.

Recording Information: Recorded on May 16, 2022, as Document Number RP-2022-255880 in the Official Public Records of Harris County, Texas.

Secures: Promissory Note ("Note") dated May 11, 2022, in the original principal amount of \$895,000.00, executed by 12930 East Freeway, LLC and payable to GUARANTY BANK & TRUST, N.A. as modified or extended.

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

Date: November 5, 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 refiled may be after the date originally scheduled for this sale.

5. *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).

6. *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 12930 East Freeway, 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.

7. *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.

Questions concerning the sale may be directed to the undersigned.

Dated: October 11, 2024

/s/ Melissa S. Koelsch

Melissa Spinn Koelsch, Substitute Trustee
West, Webb, Allbritton & Gentry, P.C.
1012 Rio Grande
Aulin, Texas 78701
Telephone (979) 694-7000
Telecopier (979) 694-8000

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 May 24, 2024, by instrument recorded under County Clerk's File No. **RP-2024-192325** in the Real Property Records of Harris County, Texas, **YASMAR ENTERPRISES INC.**, a Texas corporation, executed a Deed of Trust ("**Security Instrument**") to Dan J. Guarino, Trustee, for the benefit of Frost Bank, 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, Frost Bank assigned and transferred to **AMERANT BANK, NATIONAL ASSOCIATION**, a national banking association, all of its rights, titles and interest in and to the Security Instrument and the indebtedness described in the Security Instrument, pursuant to an Assignment recorded under Clerk's File No. **RP-2024-294146** in the Real Property Records of Harris County, Texas; and

WHEREAS, **AMERANT BANK, NATIONAL ASSOCIATION**, a national banking association ("**Beneficiary**"), as owner and holder of the indebtedness secured by the Security Instrument and beneficiary thereunder, did on the 9th day of October, 2024, appoint the undersigned, Robert R. Wisner, Jolie S. Lenz, or Alex Cohn, 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, 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 for cash at the area designated by the Harris County Commissioner's Court at the Bayou City Event Center Pavilion at 9401 Knight Road, Houston, Harris County, Texas 77045-1205, designated by the Harris County Commissioners Court pursuant to the order recorded in the Real Property Records of Harris County, Texas, at **10:00 am** or not later than three (3) hours after that time on Tuesday, **November 5, 2024**, the property described by the Security Instrument and more particularly described as follows:

Tract 1

1.5878 acres (69,167 square feet) of land, more or less, situated in the Joel Wheaton Survey, Abstract No. 80, Harris County, Texas, being part of and out of Unrestricted Reserve "B", Block Two (2), Correction Plat of WESTHOLLOW, a subdivision in Harris County, Texas, recorded in Volume 274, Page 85, Harris County Map Records and being the residue of a called 2.2313 acre tract of record in Harris County Clerk's File No. K690335, and being that

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5341
FILED 10/11/2024 11:45:23 AM

same certain tract of land conveyed to Transform Saleco LLC, a Delaware limited liability company by Deed recorded in Harris County Clerk's File No. RP-2019-73520, Official Public Records of Real Property in Harris County, Texas, said 1.5878 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes; and

Tract 2

Non-exclusive easement for vehicular and pedestrian ingress and egress created by the certain Easement, recorded under Harris County Clerk's File No(s). N372809, being corrected and re-recorded under Z293002 and N372810, being corrected and re-recorded under Z293005,

together with the interest of Beneficiary in the personal property located on, arising out of or connected directly or indirectly, with said real estate.

The sale will be made subject to all matters which are prior to the Security Instrument, which affect title thereto, and which are a superior interest in and to the above described property. The sale shall not cover any property that has been released from the lien of the Security Instrument. As provided by *Texas Property Code* Section 51.009, the real property is being sold and will be acquired "as is" without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk.

Prior to the foreclosure sale, Beneficiary may appoint another person as Substitute Trustee to conduct the sale. As provided by *Texas Property Code* Section 51.0076(a), the Substitute Trustee may set reasonable conditions for conducting the sale if the conditions are announced before the bidding is opened for the first sale of the day held by the Substitute Trustee.

As provided by *Texas Property Code* Section 51.0076(f), the purchase price for this sale will be due and payable without delay on acceptance of the bid or within such reasonable time as may be agreed upon by the purchaser and the Substitute Trustee if the purchaser makes such request for additional time to deliver the purchase price. In no event, however, will the additional time extend beyond 3:45 pm on the day of the sale. Since the terms of the sale will be for cash, on the day of sale, those desiring to purchase the property will need to demonstrate their ability to pay cash. The only cash equivalent that the Substitute Trustee will accept will be a cashier's check payable to the Beneficiary drawn on a reasonably acceptable federally insured financial institution having a physical presence in Houston or Harris County, Texas.

The Security Instrument permits Beneficiary to postpone, withdraw, or reschedule the sale for another day. In such case, I need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or 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 11th day of October, 2024.



ROBERT R. WISNER

Substitute Trustee

Address:

1401 McKinney Street, 17th Floor
Houston, Texas 77010

EXHIBIT "A"

BEING A TRACT OR PARCEL CONTAINING 1.5878 ACRES (69,167 SQUARE FEET) OF LAND, SITUATED IN THE JOEL WHEATON SURVEY, ABSTRACT NO. 80, HARRIS COUNTY, TEXAS, BEING PART OF AND OUT OF UNRESTRICTED RESERVE "B", BLOCK 2, CORRECTION PLAT OF WESTHOLLOW, A SUBDIVISION IN HARRIS COUNTY, TEXAS, RECORDED IN VOLUME 274, PAGE 85, HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND BEING THE RESIDUE OF A CALLED 2.2313 ACRE TRACT OF RECORD IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. K690335, AND BEING THAT SAME CERTAIN TRACT OF LAND CONVEYED TO TRANSFORM SALECO LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2019-73520, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T.). SAID 1.5878 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS BASED ON THE CORRECTION PLAT OF WESTHOLLOW)

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF SAID RESERVE "B" AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.5878 ACRE TRACT, FROM WHERE A FOUND 5/8 INCH IRON ROD WITH CAP BEARS N 82° 51' W-0.40 FEET, SAME BEING THE NORTHWEST CORNER OF A 24 FEET WIDE NON-EXCLUSIVE ACCESS EASEMENT RECORDED IN H.C.C.F. NO. G673523, AND BEING IN THE EAST RIGHT OF WAY(R.O.W.) LINE OF STATE HIGHWAY 6 (ADDICKS-HOWELL ROAD), AND ALSO BEING THE SOUTHWEST CORNER OF A CALLED 12.0063 ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. N556911, SAME BEING RESERVE "A", WEST OAKS CENTRAL, A SUBDIVISION RECORDED IN VOLUME 333, PAGE 30, H.C.M.R.;

THENCE, EAST, WITH THE NORTH LINE OF SAID RESERVE "B" AND THE HEREIN DESCRIBED 1.5878 ACRE TRACT AND ALSO THE NORTH LINE OF SAID 24 FEET WIDE NON-EXCLUSIVE ACCESS EASEMENT, SAME BEING THE COMMON SOUTH LINE OF SAID RESERVE "A", WEST OAKS CENTRAL SUBDIVISION, A DISTANCE OF 344.25 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE NORTHEAST CORNER, FROM WHERE A FOUND 5/8 INCH IRON ROD WITH CAP BEARS S 00° 24' W-10.00 FEET;

THENCE, SOUTH, WITH THE EAST LINE OF THIS DESCRIBED 1.5878 ACRE TRACT, SAME BEING THE WEST LINE OF A CALLED 1.6070 ACRE TRACT OF LAND CONVEYED TO MLT COMMERCIAL PROPERTIES, LLC. RECORDED IN H.C.C.F. NO. RP-2017-419249, O.P.R.R.P.H.C.T., A DISTANCE OF 201.41 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP FOR THE SOUTHEAST CORNER;

THENCE, N 89° 46' 00" W, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED 1.5878 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF A CALLED 0.6432 ACRE TRACT TO CRESCENT STAR, INC. RECORDED IN H.C.C.F. NO. 20070382224, AND A CALLED RESERVE "A" WESTHOLLOW/MOBIL TRACT RECORDED IN VOLUME 335, PAGE 38, H.C.M.R., A DISTANCE OF 345.07 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE SOUTHWEST CORNER;

THENCE, N 00° 14' 00" E, WITH THE WEST LINE OF THE SAID RESERVE "B", BLOCK 2, CORRECTION PLAT OF WESTHOLLOW, AND THIS DESCRIBED 1.5878 ACRE TRACT, SAME BEING THE COMMON EAST RIGHT OF WAY LINE OF STATE HIGHWAY 6 (180' R.O.W.), A DISTANCE OF 200.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.5878 ACRES (69,167 SQUARE FEET) OF LAND.

NOTICE OF TRUSTEE'S SALE

Date: October 10, 2024

Substitute Trustee: Barbara Jean Dubois

Trustee Address: 630 N Highway 67 #8, Cedar Hill, TX 75104

Borrower: Alberto Gomez III and wife, Sonia Marie Gomez

Borrower's Address: 22815 Williamschase Drive, Katy, TX 77449

Lender: Atlantic Mortgage Corporation

Lender's Address: PO Box 2313, Cedar Hill, TX 75106-2313

Note:

Date: November 6, 2003

Original Principal Amount: \$115,000.00

Maker: Alberto Gomez III and wife, Sonia Marie Gomez

Lender: Atlantic Mortgage Corporation

Property: All property and improvements as described in the Deed of Trust.

Deed of Trust:

Date: November 6, 2003

Grantor: Alberto Gomez III and wife, Sonia Marie Gomez

Lender: Atlantic Mortgage Corporation

Property: Lot Forty-Eight (48), Block Three (3), Williamschase Section Two (2), a partial replat and extension, an addition in Harris County, Texas according to the map or plat thereof recorded in Film code No. 351026 of the map records of Harris County, Texas.

(Commonly Known As: 22815 Williamschase Drive, Katy, TX 77449)

County: Harris

Date of Sale: (first Tuesday of month): November 5, 2024

Time of Sale: 1:00 pm

FILED 10/11/2024 12:38:03 PM FRCL-2024-5342 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

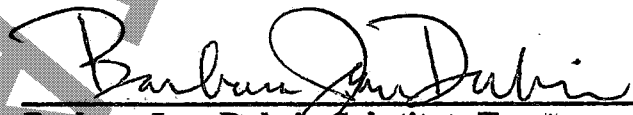
UNOFFICIAL COPY

Place of Sale: The Foreclosure sale will be conducted in the area designated by the Harris County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code at the place where the 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 Trustee's Sale was posted.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 has appointed Barbara Jean Dubois as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by the Substitute Trustee.

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.



Barbara Jean Dubois, Substitute Trustee

Lender Information:
Atlantic Mortgage Corporation
PO Box 2313
Cedar Hill, TX 75106-2313

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 May 18, 1982 and duly recorded under Clerk's File Number 4453924, Condominium Records of Harris County, Texas, I will, as Trustee for SANDSPOINT HOMEOWNERS 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 JOAN C. MCBRIDE sell on Tuesday, November, 5, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE, 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS, LOCATED IN AND BEING A PART OF SANDSPOINT 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 PLATS, BYLAWS AND EXHIBITS, ATTACHED THERETO, RECORDED IN VOLUME 124, PAGE 25 ET SEQ. OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TO WIT: BEING CONDOMINIUM UNIT NO. 603, IN BUILDING "F", 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, ALSO KNOWN AS 6500 SANDSPOINT #603, HOUSTON, TEXAS 77074.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against SANDSPOINT HOMEOWNERS ASSOCIATION, INC., JOAN C. MCBRIDE, or the Trustees.

EXECUTED: October 11, 2024

SANDSPOINT HOMEOWNERS
ASSOCIATION, INC.


By: Casey Jon Lambright, Trustee


By: Shawn R. McKee, Trustee

NOTICE OF LIEN FORECLOSURE SALE

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

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated March 1, 1978 and duly recorded under Clerk's File Number F498606, Condominium Records of Harris County, Texas, I will, as Trustee for **CEDAR MILL CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **SHAUNE BOYLES AND GLENDA BOYLES** sell on Tuesday, November 5, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED FRACTIONAL INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF CEDAR MILL CONDOMINIUMS, PHASE III, 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 CEDAR MILL CONDOMINIUMS, PHASE III, TOGETHER WITH THE SURVEY PLATS, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 64, PAGE 1 ET SEQ., AND VOLUME 68, PAGE 121 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TO-WIT: THAT PART OF CEDAR MILL CONDOMINIUMS, PHASE III, BEING CONDOMINIUM UNIT NO. 1304, IN BUILDING LETTERED "M", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; THAT PART OF THE LIMITED COMMON ELEMENTS OF CEDAR MILL CONDOMINIUMS, PHASE III, BEING PATIO SPACE NO. 1304, TOGETHER WITH THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND, AN UNDIVIDED 1/220TH FRACTIONAL OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS CEDAR MILL CONDOMINIUMS, PHASE III, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO. ALSO KNOWN AS 7200 CLAREWOOD #1304, HOUSTON, TEXAS 77036.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid.

The Purchaser shall have no further recourse against **CEDAR MILL CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC., SHAUNE BOYLES AND GLENDA BOYLES**, or the Trustees.

EXECUTED: October 11, 2024

CEDAR MILL CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.

By:  Casey Jon Lambright, Trustee

By:  Shawn R. McKee, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5344

FILED 10/11/2024 12:51:40 PM

NOTICE OF LIEN FORECLOSURE SALE

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

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated October 13, 1978 and duly recorded under Clerk's File Number F808689, Condominium Records of Harris County, Texas, I will, as Trustee for **ASHWOOD CONDOMINIUMS ASSOCIATION** 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 **PAUL S. OKPUZOR** sell on Tuesday, November 5, 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:

BUILDING "B-6", IN BUILDING "B", OF ASHWOOD CONDOMINIUMS, A CONDOMINIUM AS CREATED BY THAT CERTAIN CONDOMINIUM DECLARATION, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 86, PAGE 117 AND VOLUME 100, PAGE 216, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, ALSO KNOWN AS 10203 FORUM PARK DRIVE #114, HOUSTON, TEXAS 77036

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against **ASHWOOD CONDOMINIUMS ASSOCIATION**, **PAUL S. OKPUZOR**, or the Trustees.

EXECUTED: October 9, 2024

ASHWOOD CONDOMINIUMS ASSOCIATION


By: Casey Jon Lambright, Trustee


By: Shawn R. McKee, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5345

FILED 10/11/2024 12:51:41 PM

UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Date: November 5, 2024
Substitute Trustee: Susan C. Mathews or Melissa Vest
Substitute Trustee's Address: Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1301 McKinney Street, Suite 3700
Houston, Texas 77010
Mortgagee: Nissan Motor Acceptance Company LLC
Note: Promissory Note dated March 4, 2022, executed by A & F USA Properties, LLC in favor of Nissan Motor Acceptance Company LLC in the original principal amount of \$4,008,000.00

Deed of Trust

Date: March 4, 2022
Grantor: A & F USA Properties, LLC
Mortgagee: Nissan Motor Acceptance Company LLC
Recording Information: Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Fixture Filing recorded under Document Number RP-2022-122122 in the Real Property Records of Harris County, Texas

Property:

Unrestricted Reserve "B", Block One (1), JFC Subdivision Section 1 Partial Replat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688094, Map Records, Harris County, Texas.

County: Harris

Date of Sale (first Tuesday of month): November 5, 2024

Time of Sale:

Between 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter

Place of Sale:

Bayou City Event Center
9401 Knight Road
Houston, Texas 77045

The Sale shall be held in the Magnolia South Ballroom as designated by the Harris County Commissioner's Court Order recorded in the Official Public Records of Harris County, Texas under RP 2023-304925 on August 11, 2023.

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

Courtney D. Bristow, Esq. is the Trustee named under the Deed of Trust. Mortgagee has appointed Susan C. Mathews, Esq. or Melissa Vest, Esq. as Substitute Trustee under the Deed of Trust.¹ 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."

¹ An Appointment of Substitute Trustee was filed in the official public records of Harris County, Texas on October 11, 2024, under file number RP-2024-377828.

Susan C. Mathews

Susan C. Mathews
Substitute Trustee
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1301 McKinney Street, Suite 3700
Houston, Texas 77010

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 11, 2024

Substitute Trustee: Daniel L. Valdez

Substitute Trustee's Address: 2339 Commerce Street, Ste 222
Houston, Texas 77002

Beneficiary: Jacob Stein, previously Securenet as Nominee for Jacob Stein

Note: Note dated March 29, 2024, in the amount of Fifty-Five Thousand Eight Hundred Dollars (\$55,800.00)

DEED OF TRUST

Date: March 29, 2024

Grantor: John Meullion and Nicole Harrison

Mortgagee: Securenet as Nominee for Jacob Stein

Recording Information: County Clerk No. RP-2024-135620, public records with Harris County, Texas

Property: Lot Thirty-One (31), in Block Twenty-One (21), of Sunnyside Gardens, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in volume 26, page 71 of the map records of Harris County, Texas, commonly known as 5109 Wilmington Street, Houston, Texas 77033.

Date of Sale: November 05, 2024

Time of Sale: 10:00 a.m.

Place of Sale: Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045

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.

Mortgagee has appointed Daniel L. Valdez as Trustee under the Deed of Trust. Mortgagee has instructed 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, 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.



Daniel L. Valdez
Substitute Trustee
2339 Commerce Street, Ste 222
Houston, Texas 77002

COPY UNOFFICIAL

Notice of Foreclosure Sale

September 30, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 20, 2020

Grantor: Ramiro Pahua Tzintzun and Juana Pahua Tzintzun

Trustee: Kelly B. Croxton

Substitute Trustee: James M. Harrison

Lender: James Byron Anderson and William Thomas Anderson

Recorded in: RP-2020-509623 of the real property records of Harris County, Texas.

Property Address: 8519 Hinman, Houston, TX 77061

Legal Description: Lot Nine (9), in Block Ten (10), of MEADOWBROOK FREEWAY SECTION ONE (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 51, Page 61 of the Map Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$217,400.00, executed by Ramiro Pahua Tzintzun and Juana Pahua Tzintzun ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, November 5, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: Bayou City Event Center Pavilion, 9401 Knight Rd., Houston, Texas in the designated area outlined in the commissioners court order or as designated by the county commissioners.

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 James Byron Anderson and William Thomas Anderson'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, James Byron Anderson and William Thomas Anderson, the owners and holders 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 James Byron Anderson and William Thomas Anderson's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with James Byron Anderson and William Thomas Anderson'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 James Byron Anderson and William Thomas Anderson 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 James Byron Anderson and William Thomas Anderson. 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/ James M. Harrison

James M. Harrison
4008 Vista Rd., Suite A-101

Pasadena, Texas 77504
Telephone (832) 767-6446
Telecopier (832) 767-6325

COPY

UNOFFICIAL

Notice of Foreclosure Sale

September 30, 2024

Deed of Trust ("Deed of Trust"):

Dated: February 18, 2019

Grantor: Samuel Izaguirre and Monica M. Izaguirre

Trustee: James M. Harrison

Lender: Imperial Interest, LTD, a Texas limited partnership

Recorded in: RP-2019-85709 of the real property records of Harris County, Texas.

Property Address: 10110 Branchwood Court, Houston, TX 77040

Legal Description: PARCEL ONE (1), LOT TWENTY-EIGHT (28), BLOCK TWENTY-FOUR (24), WOODLAND TRAILS NORTH, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 229, PAGE 79, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Secures: Promissory Note ("Note") in the original principal amount of \$88,721.00, executed by Samuel Izaguirre and Monica M. Izaguirre ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, November 5th, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: Bayou City Event Center Pavilion, 9401 Knight Rd., Houston, Texas in the designated area outlined in the commissioners court order or as designated by the county commissioners.

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 Imperial Interest, LTD'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, Imperial Interest, LTD, 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 Imperial Interest, LTD's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Imperial Interest, LTD's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Imperial Interest, LTD 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 Imperial Interest, LTD. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

/s/ James M. Harrison

James M. Harrison
4008 Vista Rd., Suite A-101
Pasadena, Texas 77504
Telephone (832) 767-6446
Telecopier (832) 767-6325

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5350
FILED 10/11/2024 3:06:03 PM

Notice of Foreclosure Sale

September 30, 2024

Deed of Trust ("Deed of Trust"):

Dated: April 7, 2021

Grantor: Boris John

Trustee: James M. Harrison

Lender: Imperial Interest, LTD, a Texas limited partnership

Recorded in: RP-2021-186912 of the real property records of Harris County, Texas.

Property Address: 6918 Elmscott, Pasadena, Texas 77505

Legal Description: Lot Twenty-three (23), Block Two (2), of VILLAGE GROVE, SECTION TWO-A (2-A), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 320, Page 99 of the Map Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$261,900.00, executed by Boris John ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, November 5, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: Bayou City Event Center Pavilion, 9401 Knight Rd., Houston, Texas in the designated area outlined in the commissioners court order or as designated by the county commissioners.

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 Imperial Interest, LTD'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, Imperial Interest, LTD, 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 Imperial Interest, LTD's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Imperial Interest, LTD's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Imperial Interest, LTD 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 Imperial Interest, LTD. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

/s/ James M. Harrison

James M. Harrison
4008 Vista Rd., Suite A-101
Pasadena, Texas 77504
Telephone (832) 767-6446
Telecopier (832) 767-6325

AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Date: October 11, 2024
Substitute Trustee: Susan C. Mathews or Melissa Vest
Substitute Trustee's Address: Baker, Donelson, Bearman, Caldwell & Berkowitz,
PC
1301 McKinney Street, Suite 3700
Houston, Texas 77010

Mortgagee: Nissan Motor Acceptance Company LLC

Note: Promissory Note dated March 4, 2022, executed by A & F USA Properties, LLC in favor of Nissan Motor Acceptance Company LLC in the original principal amount of \$4,008,000.00

Deed of Trust

Date: March 4, 2022
Grantor: A & F USA Properties, LLC
Mortgagee: Nissan Motor Acceptance Company LLC

Recording Information: Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Fixture Filing recorded under Document Number RP-2022-122122 in the Real Property Records of Harris County, Texas

Property: Unrestricted Reserve "B", Block One (1), JFC Subdivision Section 1 Partial Replat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688094, Map Records, Harris County, Texas.

County: Harris
Date of Sale (first Tuesday of month): November 5, 2024

Time of Sale: Between 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter

Place of Sale: Bayou City Event Center
9401 Knight Road
Houston, Texas 77045

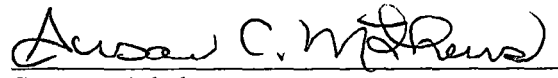
The Sale shall be held in the Magnolia South Ballroom as designated by the Harris County Commissioner's Court Order recorded in the Official Public Records of Harris County, Texas under RP 2023-304925 on August 11, 2023.

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

Courtney D. Bristow, Esq. is the Trustee named under the Deed of Trust. Mortgagee has appointed **Susan C. Mathews, Esq.** or **Melissa Vest, Esq.** as Substitute Trustee under the Deed of Trust.¹ 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."

¹ An Appointment of Substitute Trustee was filed in the official public records of Harris County, Texas on October 11, 2024, under file number RP-2024-377828.



Susan C. Mathews
Substitute Trustee
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1301 McKinney Street, Suite 3700
Houston, Texas 77010

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

11 October 2024

Declaration: VINEYARD TOWNHOMES OWNERS' ASSOCIATION, INC. Condominium Declaration recorded in Volume 95, Page 142, including any amendments, plats, and plans, (collectively, the "Declaration") together with the appurtenant common elements described in the Declaration, recorded in the Condominium Records of Harris County, Texas.

Grantor: Michael A. Williams

Lienholder: VINEYARD TOWNHOMES OWNERS' ASSOCIATION, INC.

Property: 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 VINEYARD TOWNHOMES, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR VINEYARD TOWNHOMES, TOGETHER WITH THE SURVEY PLATS, BY-LAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 95, PAGE 142, ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

BEING CONDOMINIUM UNIT NUMBER 203, IN BUILDING LETTERED "B", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND

THAT PART OF THE LIMITED COMMON ELEMENTS OF VINEYARD TOWNHOMES, BEING PARKING SPACE NO. PG-203, TOGETHER WITH SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND

THAT PART OF THE LIMITED COMMON ELEMENTS OF VINEYARD TOWNHOMES, BEING PATIO/BALCONY SPACE NO. P-203, TOGETHER WITH SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, AND

THAT PART OF THE LIMITED COMMON ELEMENTS OF VINEYARD TOWNHOMES, BEING STORAGE SPACE NO. S203, TOGETHER WITH SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND

AN UNDIVIDED 1.714% OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS VINEYARD TOWNHOMES TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

Address for Reference Only: **9550 Deering Dr. Unit 203, Houston, Texas 77036**

Secures: Dues payable to the order of Lienholder, and all other indebtedness of Grantor to Lienholder.

Foreclosure Sale:

Trustee: CHRISTOPHER M. PHAM LAW GROUP, PLLC

Trustee's Address: 10700 Richmond Avenue, Suite 200, Houston, TX 77042

Date: 05 November 2024

Time: The sale of the Property will be held between the hours of 10:00AM and 1:00PM local time; the earliest time at which the Foreclosure Sale will begin is 10:00AM and not later than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, Harris County, Texas.

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

Default has occurred in the payment of the dues and in the performance of the obligations under the Declaration. Because of that default, Lienholder, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Declaration, and applicable Texas law.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Declaration, 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 Declaration.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties.

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

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

CHRISTOPHER M. PHAM LAW GROUP, PLLC, Trustee

Christopher M. Pham

By: _____
Christopher M. Pham, Attorney

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

11 October 2024

Declaration: VINEYARD TOWNHOMES OWNERS' ASSOCIATION, INC. Condominium Declaration recorded in Volume 95, Page 142, including any amendments, plats, and plans, (collectively, the "Declaration") together with the appurtenant common elements described in the Declaration, recorded in the Condominium Records of Harris County, Texas.

Grantor: Robert L Benson

Lienholder: VINEYARD TOWNHOMES OWNERS' ASSOCIATION, INC.

Property: UNIT NUMBER 310 IN BUILDING "C" OF THE VINEYARD TOWNHOMES, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED 0.01714% OWNERSHIP INTEREST IN THE GENERAL COMMON ELEMENTS, AS SAME IS LOCATED DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR THE VINEYARD TOWNHOMES TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

Secures: Dues payable to the order of Lienholder, and all other indebtedness of Grantor to Lienholder.

Foreclosure Sale:

Trustee: CHRISTOPHER M. PHAM LAW GROUP, PLLC

Trustee's Address: 10700 Richmond Avenue, Suite 200, Houston, TX 77042

Date: Tuesday, 05 November 2024

Time: The sale of the Property will be held between the hours of 10:00AM and 1:00PM local time; the earliest time at which the Foreclosure Sale will begin is 10:00AM and not later than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, Harris County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction

and the Property will be sold to the highest bidder for cash, except that Lienholder's bid may be by credit against the indebtedness secured by the lien of the Declaration.

Default has occurred in the payment of the dues and in the performance of the obligations under the Declaration. Because of that default, Lienholder, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Declaration, and applicable Texas law.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Declaration, 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 Declaration.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties.

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

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

CHRISTOPHER M. PHAM LAW GROUP, PLLC, Trustee

Christopher M. Pham
By: _____
Christopher M. Pham, Attorney

NOTICE OF FORECLOSURE SALE

11 October 2024

Deed of Trust ("Deed of Trust"):

Dated: 11 July 2023

Grantor: LENCY PATRICIA PORTOCARRERO MONTENEGRO and JEAN CARLO MONTENEGRO

Trustee: CHRISTOPHER M. PHAM LAW GROUP, PLLC

Trustee's Address: 10700 Richmond Avenue, Suite 200, Houston, TX 77042

Lender: KAFI, INC., a Texas Corporation

Recorded in: File No. RP-2023-262985 of the real property records of Harris County, Texas.

Legal Description: Being Unit No. 2625-1, Building G, of MARBLE ARCH TOWNHOMES, a Condominium Project in Harris County, Texas, together with its undivided interest in and to the General and Limited Common Elements appurtenant thereto, according to the Condominium Declaration, recorded in Volume 46, Page 110 and Volume 53, Page 101, of the Condominium Records of Harris County, Texas, when taken with any and all amendments and/or supplements thereto.

Address for Reference Only: 2625 MARILEE LN #1, HOUSTON, TX 77057.

Secures: Promissory Note ("Note") in the original principal amount of \$144,500.00, executed by LENCY PATRICIA PORTOCARRERO MONTENEGRO and JEAN CARLO MONTENEGRO ("Borrower") and payable to the order of Lender KAFI, INC., a Texas Corporation, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the Legal Description above, and all rights and appurtenances thereto.

Foreclosure Sale:

COPY

UNOFFICIAL

Date: **Tuesday, 05 November 2024**

Time: **The sale of the Property will be held between the hours of 10:00AM and 1:00PM local time; the earliest time at which the Foreclosure Sale will begin is 10:00AM and not later than three hours thereafter.**

Place: **Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, Harris County, Texas.**

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

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 Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

Property.

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

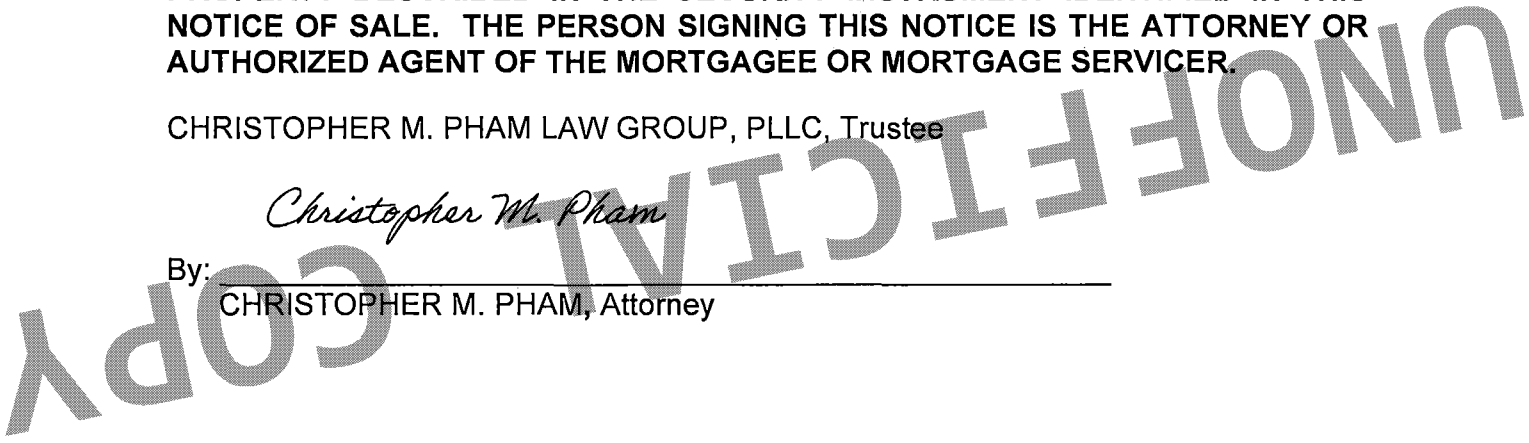
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

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.

CHRISTOPHER M. PHAM LAW GROUP, PLLC, Trustee

Christopher M. Pham

By: _____
CHRISTOPHER M. PHAM, Attorney



5
TR SALE
G

RP-2024-377610
10/11/2024 RP1 \$41.00

Notice of Trustee 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.

Date of Sale: November 5, 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 o'clock A.M. and make take place not later than three hours thereafter.

Place: THE SALE SHALL TAKE PLACE AT THE GRAND 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: 7809 Winship, Houston, Texas 77028

Trustee: J Scott Sheehan, J. Scott Sheehan, P.C., 3346 Memorial Crest Boulevard, Houston, Texas 77007-8313, 713-829-0667, scott@jscottsheehanlaw.com

Property to be Sold: LOTS ONE HUNDRED NINETY-FIVE (195) THRU TWO HUNDRED ONE (201), IN BLOCK SEVEN (7), OF WEYBURN PLACE, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. This conveyance will be made subject to any exceptions referenced in the respective 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 is the subject property referenced above and all buildings and other improvements now situated on such lots, all water and water rights utility capacity (including any form of reservation granted by any governmental subdivision, any and all rights and appurtenances belonging, incident or appertaining to said land and improvements, or any part thereof, and all reversions and remainders in the below-described property.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5352

FILED 10/11/2024 3:19:22 PM

UNOFFICIAL COPY

D

Instrument to be Foreclosed: DEED OF TRUST, LOAN AGREEMENT, SECURITY AGREEMENT, AND FINANCING STATEMENT dated December 23, 2020, by GREATER PARKHILL CHURCH OF GOD IN CHRIST, INC., a Texas Nonprofit Corporation, as grantor, to J. Scott Sheehan J. Scott Sheehan, P.C., as trustee, in favor of ATLANTA FINANCIAL, LLC, a Nevada limited liability company, as beneficiary, recorded under Clerk's File No. RP 2020-638567, in Official Public Records of Harris County, Texas, and covering certain property described below. ell

Obligations Secured: Note Obligation: That one (1) certain promissory note of even date in the original principal amount of \$380,000.00, executed by the Greater Parkhill Church of God In Christ, Inc., a Texas Nonprofit Corporation, as borrower, payable to the order of Atlanta Financial, L.L.C., as lender, payable in installments as provided therein, and maturing one (1) year from the date thereof. Additional Obligation: There is an additional indebtedness described as that one (1) certain promissory note of even date in the original principal amount of \$50,000.00, executed by the Greater Parkhill Church of God In Christ, Inc., a Texas Nonprofit Corporation, as borrower, payable to the order of Atlanta Financial, L.L.C., as lender, and maturing February 22, 2021. Atlanta Financial, L.L.C. is the current owner and holder of the subject notes and liens securing same.

Default: Default has occurred in the payment of the Notes and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Notes, has requested Trustee to sell the Property.

Personal 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.

Notice of Sale: Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deeds of Trust, and applicable Texas law.

Passing a Foreclosure Sale: 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 Deeds of Trust and the Texas Property Code.

Limitations and Restrictions: 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 Deeds 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.

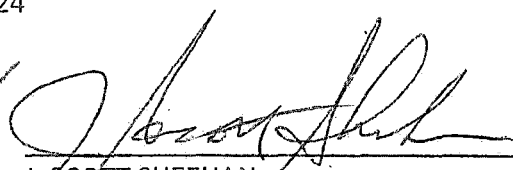
DISCLAIMERS: THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, COMMON LAW, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE 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. WITHOUT LIMITATION OF THE FOREGOING, 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.

Other Conditions: 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.

Limitation on 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 not further recourse against the grantor, trustee, or beneficiary, or there principals, agents, and representatives.

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.

Executed this 11th day of October, 2024

Ret ✓


J. SCOTT SHEEHAN
J. Scott Sheehan, P.C.
3346 Memorial Crest Boulevard,
Houston, Texas 77007-8313
713-829-0667
scott@jscottsheehanlaw.com

COPY

Certificate of Posting

I am J. Scott Sheehan, J. Scott Sheehan, P.C., whose address is 3346 Memorial Crest Boulevard, Houston, Texas 77007-8313. I declare under penalty of perjury that on October 11, 2024, I filed this Notice of Trustee 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.

Signed: J. Scott Sheehan

Declarant's Name: J. SCOTT SHEEHAN

Date: 10/11/24

UNOFFICIAL COPY

STATE OF TEXAS
COUNTY OF Harris

ACKNOWLEDGMENT

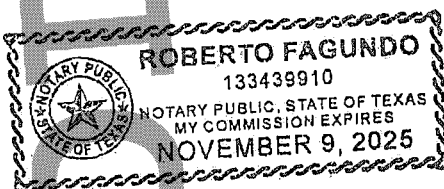
Before me, on this 11th day of October, 2024 personally appeared
J SCOTT STEPHAN [name of person who executed instrument], known to me to be the
person whose name is subscribed to the foregoing instrument and acknowledged to me that [he/she] executed the same for
the purposes and consideration therein expressed.

11R

Given under my hand and seal of office this 11th day of October, 2024.



Notary Public, State of Texas
My Commission Expires:



Typed or Printed Name of Notary

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED FOR RECORD

11:14:48 AM

Friday, October 11, 2024



COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

FRCL-2024-5352

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, October 11, 2024



COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED 10/11/2024 3:19:22 PM

FILED 10/11/2024 4:21:05 PM
FRCL-2024-5356
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Substitute Trustee Sale

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

The Deed of Trust dated September 23, 2019 and recorded September 24, 2019 under File No. RP-2019-423074 of the Real Property Records of Harris County, Texas grants to Charlie Michael Butler ("Lender") a lien against the herein described property to secure payment of the principal amount of \$30,000.00 and related charges (collectively, the "Debt"), including attorney's fees and other costs.

US American Custom Builders, LLC ("Borrowers") have defaulted in the payment of their Debt owing to the Lender and the same is now wholly due; the Lender, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said Borrowers.

Therefore, notice is hereby given that on Tuesday, November 5th, 2024 between the hours of 10:00 A.M. and 4:00 P.M., the Lender will sell said real estate at the BAYOU EVENTS CENTER, 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 to the highest bidder for cash, except that the Lender's bid may asserted as a credit against the indebtedness owing to the Lender, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 P.M., and the sale will take place not later than three hours after that time.

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.

Said real estate is described as follows:

LOT TWO HUNDRED EIGHTY (280), IN BLOCK SEVENTEEN (17), OF BRISTOL PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

[KNOWN AS 5617 Haywood Street, Houston, Texas 77016]

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 TRUSTEES: Sylvester J. Williams Jr. or Prince Myles

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5356
FILED 10/11/2024 4:21:05 PM

SIGNED on this 11th day of October, 2024.

For: Charlie Michael Butler

S. Williams

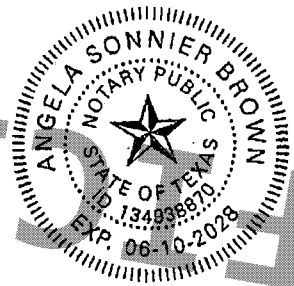
Sylvester J. Williams Jr.
State Bar No.: 24075286
5151 Katy Freeway, Suite 210
Houston, Texas 77007
Telephone: (281) 973-7305
Facsimile: (281) 973-7397
Email: swilliams@swilliamsassociates.com

STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me on October 11th, 2024 by Sylvester J. Williams Jr..

Angela Sonnier Brown
Notary Public, State of Texas



COPY ORIGINAL 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.

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, November 5, 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 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: November 18, 2022

Grantor: Recovering All Investments Inc.

Lender: Deep Ellum Funding, LLC d/b/a HiFi Hard Money

Trustee: Adnan Merchant

Recording Information: Instrument No. RP-2022-557530, Official Public Records, Harris County, Texas

Property Description: Lot 5, Block 4, HIGHLAND CREEK RANCH, SEC. 2, an addition to Harris County, Texas, according to the Map or Plat recorded in Film Code No. 532220, Map Records of Harris County, Texas, 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, together with all personal property owned by Grantor and located on said real property (the "Property") (also known as 20511 Barker Bend Ct., Katy, Texas).

INFORMATION REGARDING THE DEBT SECURED:

Name of Document: Promissory Note

Date: November 18, 2022

Face Amount: \$210,000.00

Original Maker: Recovering All Investments Inc.

Original Payee: Deep Ellum Funding, LLC d/b/a HiFi Hard Money

Owner and Holder of Note and Deed of Trust: Deep Ellum Funding, LLC d/b/a HiFi Hard Money

THE DEBT HAS BEEN ACCELERATED:

The indebtedness secured by the Deed of Trust matured on July 17, 2024 according to the terms of the Promissory Note and remains unpaid.

The owner and holder of the indebtedness, Deep Ellum Funding, LLC d/b/a HiFi Hard Money, has requested that I, as Substitute Trustee under the Deed of Trust, 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 undersigned, as 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 October 14, 2024.



Sandy Dasigenis, Jeff Leva, Steve Leva,
Nicole Durrett, Substitute Trustee
10406 Rockley Road
Houston, Harris County, Texas

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 23, IN BLOCK 1, OF REPLAT OF WESTGREEN, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 314, PAGE 55 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: November 5, 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 1:00 PM.

Place: HARRIS County, Magnolia South Ballroom inside the Bayou City Event Center, 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

xxxx7572 Helguero

FILED 10/14/2024 9:28:06 AM FRCL-2024-5384 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Jose L. Helguero ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated February 2, 2000 and executed by Debtor in the Original Principal Amount of \$85,360.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association as Trustee of the Cabana Series IV Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated February 2, 2000, designating Eileen M. Fowles as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. Clerk's #U219536, Microfilm #530-61-0084 as modified under Clerk's #RP-2020-417202, of the Real Property Records of HARRIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 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 10/14/2024



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

xxxx7572 Helguero

FILED 10/14/2024 9:28:06 AM FRCL-2024-5384 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 7, BLOCK 1, OF KING CROSSING SECTION 10, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE NO. 680220, MAP RECORDS, 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: November 5, 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 1:00 PM.

Place: HARRIS County, Magnolia South Ballroom inside the Bayou City Event Center, 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

xxxx3032 Ajijola

FILED 10/14/2024 9:28:06 AM FRCL-2024-5385 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 Isiah Olanrewaju Ajijola ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated September 28, 2020 and executed by Debtor in the Original Principal Amount of \$237,616.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of BKPL-EG Series N Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated September 28, 2020, designating Thomas E. Black, Jr. as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. RP-2020-470971, of the Real Property Records of HARRIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 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 10/14/2024



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

xxxx3032 Ajijola

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 SEVENTY-SEVEN (77), IN BLOCK ONE (1) OF STRATHMORE, SECTION TWO (2),
AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN FILM
CODE NO. 549194 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: November 5, 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 1:00 PM.

Place: HARRIS County, Magnolia South Ballroom inside the Bayou City Event Center, 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


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 Rudy D. Guerrero and Sylvia Guerrero ("Debtors"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated March 31, 2005 and executed by Debtor in the Original Principal Amount of \$107,500.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated March 31, 2005, designating Patricia A. Fields as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. Clerk's #Y375268, Microfilm #RP 003-77-2549, of the Real Property Records of HARRIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 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 10/14/2024


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

xxx8536 Guerrero

NOTICE OF FORECLOSURE SALE

September 24, 2024

First Lien Deed of Trust ("Deed of Trust"):

Dated: July 15, 2020
Grantor: Golden House Builders LLC
Trustee: Harold Perdomo
Lender: THT Blessings Inc. Solo 401K (Roth)
Recorded in: Instrument No. RP-2020-314590 of the real property records of Harris County, Texas

Legal Description: Lots 1 and 2, Block 1, of Baby Nick, a subdivision in Harris County, Texas, according to the map or plat records thereof recorded in Volume 697, Page 972 of the Map Records of Harris County Texas.

Baby Nick being a subdivision of a 0.1928 Acre Tract of Land, being a Replat of Lot 277 in Block 14, of LINCOLN CITY, SECOND SECTION, a subdivision in Harris County, Texas, according to the map or plat thereof; recorded in Volume 21, Page 18 of the Map Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$350,000.00, executed by Golden House Builders LLC ("Borrower") and payable to the order of Lender

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, 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, November 5, 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 THT Blessings Inc. Solo 401K (Roth)'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, THT Blessings Inc. Solo 401K (Roth), 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 THT Blessings Inc. Solo 401K (Roth)'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with THT Blessings Inc. Solo 401K (Roth)'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 THT Blessings Inc. Solo 401K (Roth) 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 THT Blessings Inc. Solo 401K (Roth). 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.

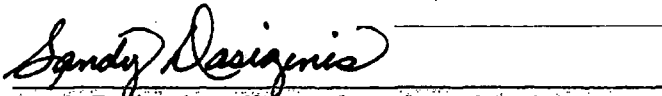
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 Almaguer
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Almaguer 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, Nicole Durrett, or
David Garvin
Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

NOTICE OF FORECLOSURE SALE

September 24, 2024

Deed of Trust ("Deed of Trust"):

Dated: December 29, 2022

Grantor: Golden House Builders LLC

Trustee: Steven S. Newsom

Lender: THT PyP LLC

Recorded in: Instrument No. RP-2022-606494 of the real property records of Harris County, Texas

Legal Description: Lot 24, in Block 3, of LIBERTY ROAD MANOR, SECTION 22, an unrecorded subdivision located in the J.L. Stanley Survey, Abstract 700, in Harris County, Texas and being more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$160,000.00, executed by Golden House Builders LLC ("Borrower") and payable to the order of Lender

Guaranty: The Note is guaranteed by a Specific Guaranty Agreement dated December 29, 2022, and executed by Mario Torres in favor of Lender

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, 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, November 5, 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 THT PyP 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, THT PyP 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 THT PyP 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 THT PyP 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 THT PyP 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.

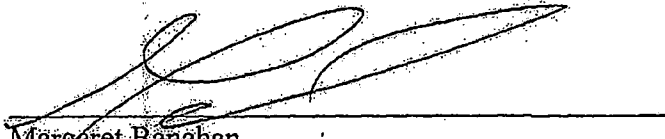
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 THT PyP 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 Almaguer
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Almaguer 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, Nicole Durrett, or
David Garvin
Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

UNOFFICIAL COPY

EXHIBIT A

LOT 24, IN BLOCK 3, OF LIBERTY ROAD MANOR, SECTION 22, AN UNRECORDED SUBDIVISION LOCATED IN THE J.L. STANLEY SURVEY, ABSTRACT 700, IN HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR LOCATIVE OR REFERENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SETTEGAST ROAD, BASED ON A WIDTH OF 60 FEET, WITH THE NORTH LINE OF RITZ AVENUE, BASED ON A WIDTH OF 50 FEET, THE NORTH LINE OF RITZ AVENUE BEING ALSO THE NORTH LINE OF LOT 19 OF THE QUIMBY SUBDIVISION OF THE J.L. STANLEY SURVEY;

THENCE NORTH 88°58'30" EAST, A DISTANCE OF 297.00 FEET ALONG THE NORTH LINE OF RITZ AVENUE, BASED ON A WIDTH OF 50 FEET TO A ½ INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTH 1°04'00" EAST A DISTANCE OF 100.00 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER; THENCE NORTH 88°58'30" EAST, A DISTANCE OF 40.00 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER;

THENCE 1°01'00" WEST A DISTANCE OF 100.00 FEET TO A ½ INCH IRON ROD SET FOR CORNER IN THE NORTH LINE OF RITZ AVENUE;

THENCE SOUTH 88°58'30" WEST A DISTANCE OF 40.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.0918 ACRES OF LAND, MORE OR LESS.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 11, 2024

NOTE: Adjustable Rate Note, as renewed, modified, or extended, described as follows:

Date: September 9, 2022
Maker: FJC Interests, LLC
Payee: Civic Financial Services, LLC
Original Principal Amount: \$192,800.00

DEED OF TRUST: Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, described as follows:

Date: September 9, 2022
Grantor: FJC Interests, LLC
Trustee: Don Harris
Beneficiary: Civic Financial Services, LLC
Recorded: Document No. RP-2022-462717 Real Property Records, HARRIS County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A

BORROWER: FJC Interests, LLC

PROPERTY: The real property described as follows:

Commonly known as: 23422 BRIARCREEK BOULEVARD, SPRING, TEXAS 77373

Legally described as: LOT FOURTEEN (14), BLOCK FIFTY-ONE (51), OF TIMBER LANE, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 229, PAGE 130, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5389
FILED 10/14/2024 9:28:06 AM

92328.563.00

appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

NOVEMBER 5, 2024, the first Tuesday of the month, to commence at 10:00 AM or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

92328.563.00

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

EXECUTED effective as of OCTOBER 11, 2024

SUBSTITUTE TRUSTEE

Sign: *Sandy Dasigenis*

Print: SANDY DASIGENIS

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS *
*
COUNTY OF HARRIS * KNOW ALL MEN BY THESE PRESENT

WHEREAS, by Deed of Trust, dated **JUNE 23, 2022**, filed for record with the County Clerk of **HARRIS** County, Texas, File #**RP-2022-344062** of the Deed Records of **HARRIS** County, Texas, executed by **TIMBERLINE LLC**, to **CHARLES C. GUMM, III OR CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING REALTY I, LLC**, the property situated in the County of **HARRIS**, Texas, to wit:

AND

WHEREAS, by a CORRECTION ASSUMPTION DEED, dated June 27, 2024, filed of record with the County Clerk of **HARRIS** County, Texas, File #**RP-2024-269765** of the Deed Records of **HARRIS** County, Texas, Assumed by **NEXT CHAPTER LOGISTICSS LLC** to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING REALTY I, LLC**, the property situated in the County of **HARRIS**, Texas, to wit:

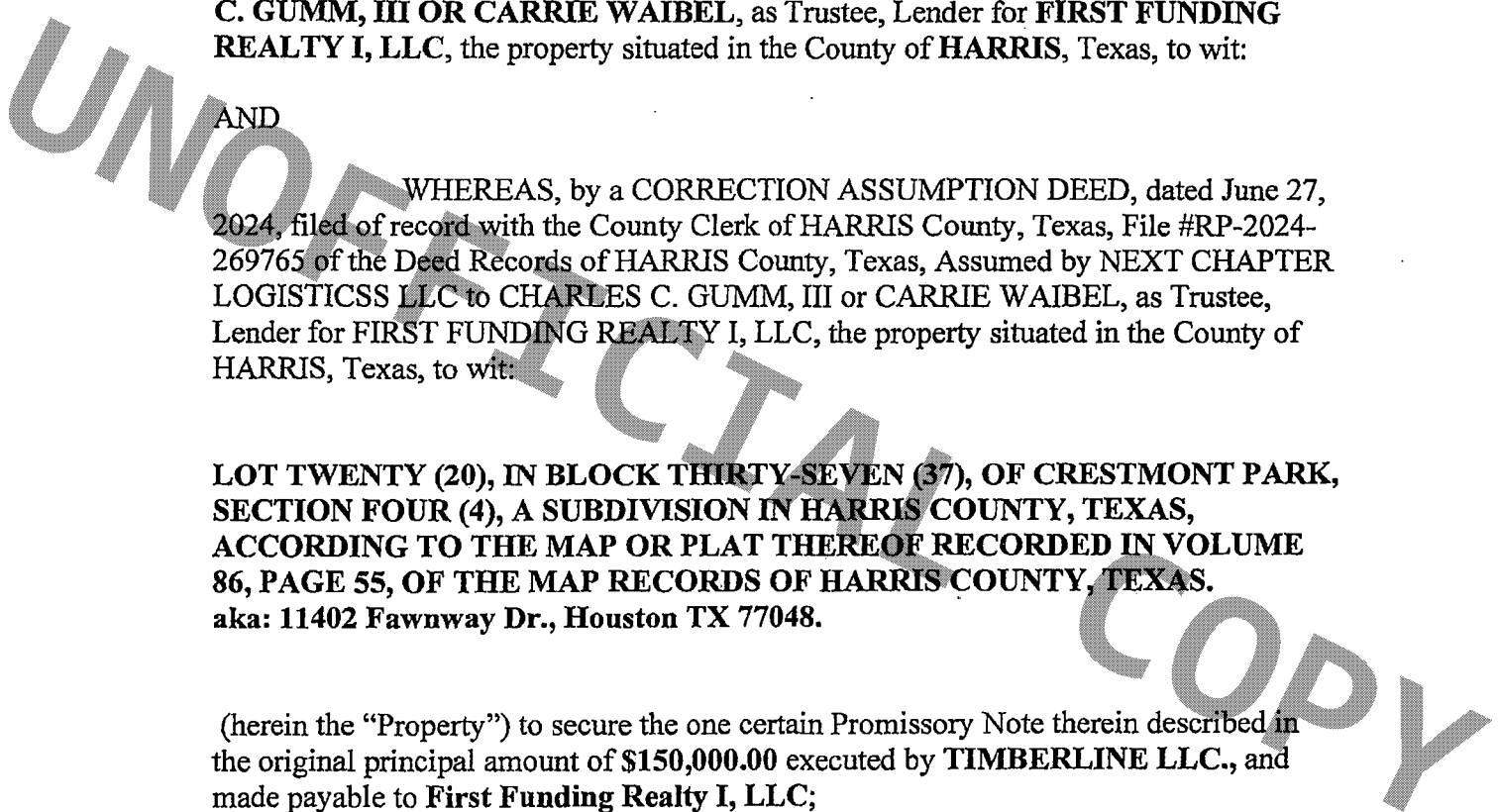
LOT TWENTY (20), IN BLOCK THIRTY-SEVEN (37), OF CRESTMONT PARK, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86, PAGE 55, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
aka: **11402 Fawnway Dr., Houston TX 77048.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$150,000.00** executed by **TIMBERLINE LLC.**, and made payable to **First Funding Realty I, LLC;**

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT OR DAVID GARVIN**, as Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

11402 Fawnway Dr., Houston, TX 77048

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5390
FILED 10/14/2024 9:28:06 AM



WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 5th day of NOVEMBER, 2024**, being the first Tuesday of such month, at the county courthouse of **HARRIS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Harris County Courthouse**, or in the area designated by the Commissioners court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **HARRIS County** for such sales, to the highest bidder for cash. Said sale will begin at **10:00 o'clock A.M.**, or not later than three (3) hours thereafter.

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

WITNESS MY HAND this **11th** day of **OCTOBER, 2024**.



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett or David Garvin, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320
Fort Worth, TX 76179

11402 Fawnway Dr., Houston, TX 77048

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 AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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

DATE: OCTOBER 11, 2024

NOTE: Fixed Rate Note (Home Equity Conversion) Closed-End described as follows:

Date:	JUNE 21, 2012
Maker:	GERALD D. REEVES and BRENDA D. REEVES
Payee:	GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS successor to the original lender.
Original Principal Amount:	Up to a maximum principal amount of \$174,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	JUNE 21, 2012
Grantor:	GERALD D. REEVES and BRENDA D. REEVES, HUSBAND AND WIFE
Trustee:	ALAN E. SOUTH
Beneficiary:	GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS, successor to the original beneficiary.
Recorded:	Instrument No. 20120284355 Real Property Records of HARRIS COUNTY, TEXAS on June 27, 2012

LENDER: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS

BORROWER: GERALD D. REEVES and BRENDA D. REEVES

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 2714 Killdeer Lane, Humble, Texas 77396)

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA. STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

NOVEMBER 5, 2024, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

**THE BAYOU CITY EVENT CENTER 9401 KNIGHT ROAD, HOUSTON TX 77045
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

RECITALS

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 due to the death of the borrowers and/or other default in the performance of the obligations under the Deed of Trust that secures the Note.

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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5391
FILED 10/14/2024 9:28:06 AM

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: JUNE 21, 2012
Grantor: GERALD D. REEVES and BRENDA D. REEVES, HUSBAND AND WIFE
Trustee: ALAN E. SOUTH
Beneficiary: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS, successor to the original beneficiary
Recorded: Instrument No. 20120284355 Real Property Records of HARRIS COUNTY, TEXAS on June 27, 2012

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 2714 Killdeer Lane, Humble, Texas 77396)

FILED 10/14/2024 9:28:06 AM FRCL-2024-5391 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

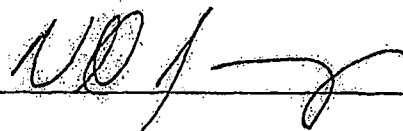
SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA. STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **October 11, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: 

Name: William Jennings, Attorney for
GREENSPRING CAPITAL
MANAGEMENT LLC, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY
AS ADMINISTRATOR OF THE RMH 2023-
3 TRUST, ITS SUCCESSOR AND
ASSIGNS AND SERVIS ONE, INC. D/B/A
BSI FINANCIAL SERVICES

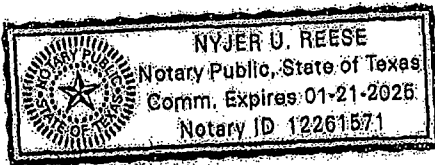
THE STATE OF TEXAS

§
§
§

COUNTY OF DALLAS


BEFORE ME, the undersigned authority, on this day appeared **WILLIAM JENNINGS**, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 11, 2024




Notary Public, State of Texas

Notice of Sale executed by:



Name: SANDY DASIGENIS Substitute Trustee

EXHIBIT A

Lot Thirty Three (33), Block Eight (8) of TIMBERWOOD, Section Two (2), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 256, Page 135, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

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 5th day of November, 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.

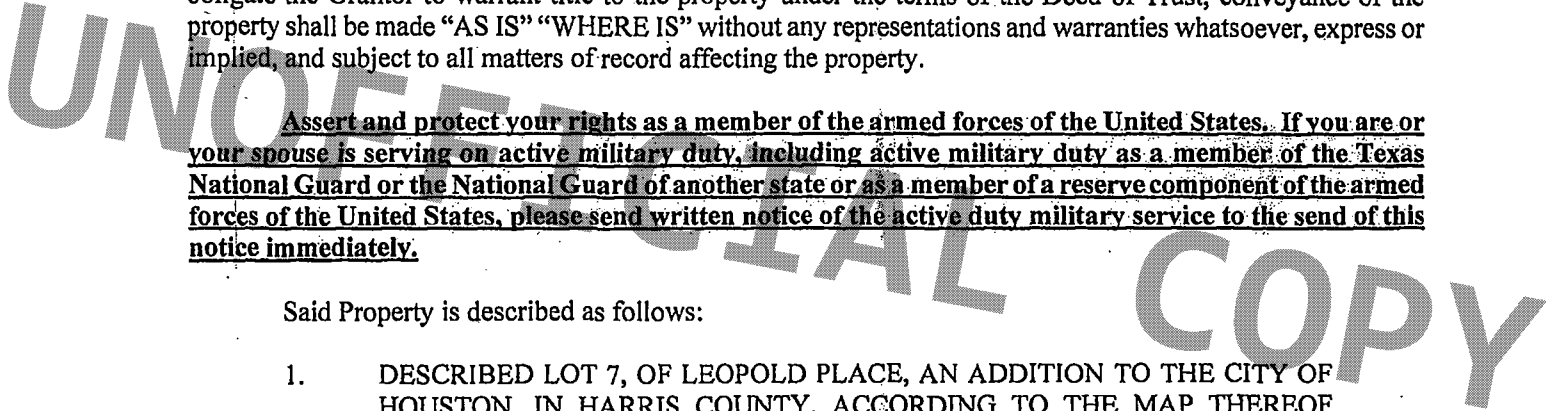
Witness my hand this the 14th day of October, 2024.

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

FILED 10/14/2024 9:28:06 AM FRCL-2024-5392 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 19th day of February, 2016, Luis Fernando Meza Sabillon (the "Grantor"), executed a Deed of Trust conveying to Robert J. Brewer, Trustee, the Property hereinafter described, to secure Gallardo Group 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 Texas Funding Corporation; 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 5th day of November, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the Bayou City Event Center Pavilion (BCEC), where the Commissioners Court has designated such sales to take place. The building is located at 9401 Knight Road, Houston, Texas 77045.

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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member 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 FIFTEEN (15), IN BLOCK ONE (1), OF CASTLEDALE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 85, PAGE 47, 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 14th day of October, 2024.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: 
SANDY DASIGENIS, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 13th day of October, 2017, Jorge A. Martinez and Griselda Hernandez (the "Grantor"), executed a Deed of Trust conveying to J. Glenn Lee, 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 5th day of November, 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 of the Bayou City Event Center, 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 NINETEEN (19), IN BLOCK SEVEN (7), OF ATASCOCITA NORTH, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 270, PAGE 85 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 14th day of October, 2024.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Rd, Ste 320
Fort Worth, TX 76179

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

24TX267-0289
1402 GRAND PRINCE LN, HOUSTON, TX 77073

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT THIRTEEN (13), IN BLOCK TEN (10), OF IMPERIAL TRACE SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 582232 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated August 31, 2006 and recorded on September 7, 2006 as Instrument Number 20060029405 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: November 05, 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 BRENDA JONES secures the repayment of a Note dated August 31, 2006 in the amount of \$24,628.00. WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST SERIES 2007-RFC1 ASSET-BACKED PASS-THROUGH CERTIFICATES, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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



4826707


UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5358
FILED 10/14/2024 9:20:43 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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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).

24TX255-0062
2023 VIKING DR, HOUSTON, TX 77018

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described, as follows:
- LOT FIVE (5), IN BLOCK THREE (3), OF OAK FOREST, SECTION EIGHTEEN (18), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 47, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated August 16, 2023 and recorded on August 17, 2023 as Instrument Number RP-2023-315543 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** November 05, 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 DEL VEGA INVESTMENTS LLC secures the repayment of a Note dated August 16, 2023 in the amount of \$567,800.00. 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.



4826618

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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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, Jim Mills, Susan Mills; Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

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

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

October 10, 2024

NOTE #1 of 2:

Date: July 14, 2020
 Maker: Expo Construction Group, LLC
 Payee: Axos Bank, its successors and assigns
 Original principal amount: \$243,000.00

DEED OF TRUST #1 of 2:

Date: July 14, 2020 (effective date)
 Grantor: Francisco Taveras
 Trustee: James E. Cuellar
 Beneficiary: Axos Bank, its successors and assigns
 Recording data: Recorded under Document No. 2020-316936, Real Property Records of Harris County, Texas.

NOTE #2 of 2:

Date: July 14, 2020
 Maker: Expo Construction Group, LLC
 Payee: Axos Bank, its successors and assigns
 Original principal amount: \$195,000.00

DEED OF TRUST #2 of 2:

Date: July 14, 2020 (effective date)
 Grantor: Francisco Taveras
 Trustee: James E. Cuellar
 Beneficiary: Axos Bank, its successors and assigns
 Recording data: Recorded under Document No. 2020-316937, Real Property Records of Harris County, Texas.

LENDER: WBL SPO II, LLC

MORTGAGE SERVICER: World Business Lenders, LLC
 P.O. Box 479
 Elmsford, NY 10523

The above-named mortgage servicer is representing the above-named lender under a servicing agreement with said lender.



4826585

UNOFFICIAL COPY

BORROWER: Expo Construction Group, LLC

PROPERTY: See Exhibit "A" attached hereto.

Commonly known as: 7201 Breen Drive #C, Houston, TX 77086

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

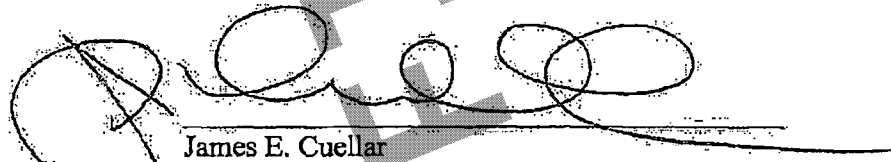
November 5, 2024, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

ORIGINAL TRUSTEE: James E. Cuellar
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

SUBSTITUTE TRUSTEES: Jeffrey D. Stewart
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON,
MEGAN L. RANDLE, EBBIE MURPHY, WAYNE
DAUGHTREY, STEVE LEVA, NICOLE DURRETT
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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


James E. Cuellar
Attorney for WBL SPO II, LLC

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.

EXHIBIT A

Legal Description

ALL THAT CERTAIN 2.2619 ACRE TRACT OF LAND SITUATED IN THE T. M. DORSETT SURVEY,

ABSTRACT NO. 222, HARRIS COUNTY, TEXAS, SAID 2.2619 ACRE TRACT OF LAND BEING THE SAME

2.694 ACRE TRACT OF LAND DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. T128236; SAVE

AND EXCEPT, A 0.4217 ACRE TRACT OF LAND DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO.

20100438245; FURTHERMORE, SAID 2.2619 ACRE TRACT ALSO BEING SITUATED IN LOTS 2, 3, 4 AND

5, BLOCK 5, OF RECREATION FARMS, SECTION 2, A SUBDIVISION PLAT RECORDED IN VOLUME 12,

PAGE 47 OF THE HARRIS COUNTY MAP RECORDS AND BEING MORE PARTICULARLY DESCRIBED

BY METES AND BOUNDS AS FOLLOWS:

Basis for bearings: South line of said 2.694 acre tract of land as described in Harris County Clerk's File

No. T128236.

COMMENCING at the Southwest corner of said Save and Except tract of land described in Harris County

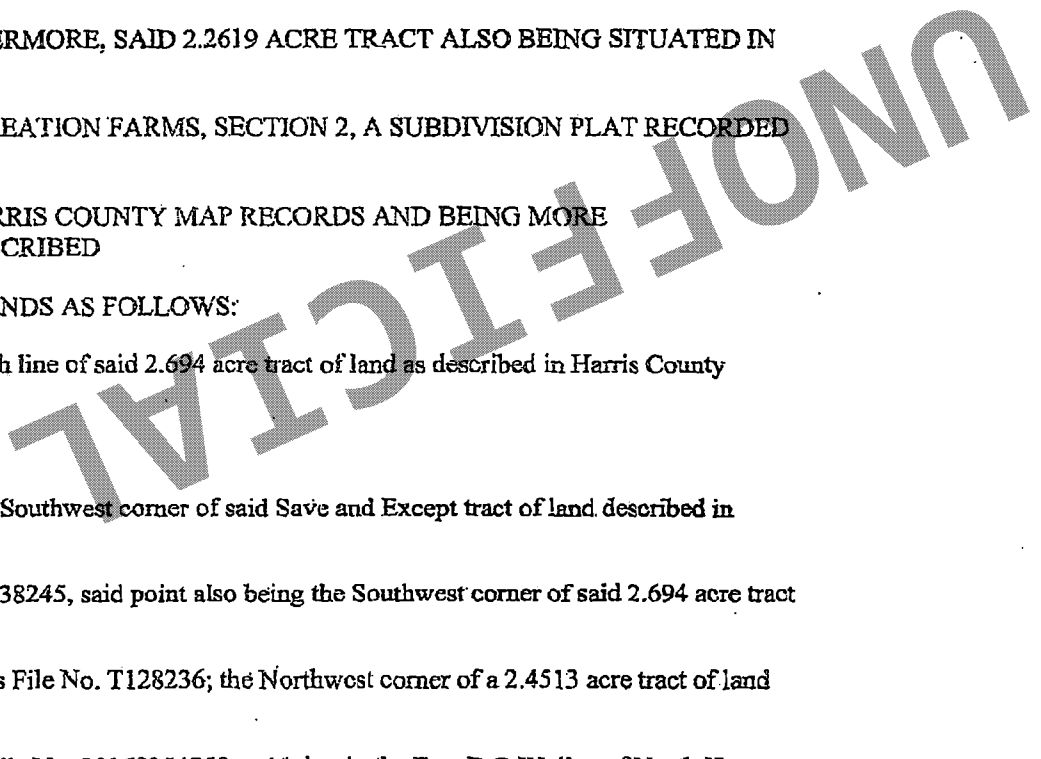
Clerk's File No. 20100438245, said point also being the Southwest corner of said 2.694 acre tract of land described

in Harris County Clerk's File No. T128236; the Northwest corner of a 2.4513 acre tract of land described in

Harris County Clerk's File No. 20160254750 and lying in the East R.O.W. line of North Houston - Rosslyn Road

(100 feet R.O.W. as mentioned in Harris County Clerk's File No. 20160254750);

THENCE along the South line of said 0.4217; Save and Except tract, same being the North line of said 2.4513 acre



tract, North 89° 14' 51" East a distance of 187.76 feet to the POINT OF BEGINNING, of the herein described

2.2619 acre tract of land;

THENCE along the East line of said 0.4217 acre tract and the East line of a called 0.9196 acre tract of land,

described in Harris County Clerk's File No. U002855; North 00° 01' 30" East a distance of 310.71 feet to the

Northwest corner of the herein described 2.2619 acre tract of land, said point also lying in the South R.O.W. line

of Breen Drive (60 feet R.O.W. at this point). also being platted as Mulberry Drive (50 feet R.O.W.);

THENCE along the North line of said 2.694 acre parent tract, same being the South R.O.W. line of Breen Drive,

South 89° 31' 28" East a distance of 120.00 feet to an angle point;

THENCE continuing along the North line of said 2.694 acre parent tract, same being the South R.O.W. line of

Breen Drive, North 89° 52' 25" East a distance of 199.77 feet to a 1/2 inch iron rod found for the Northeast corner

of the herein described 2.2619 acre tract of land, said point also being the Northwest corner of a Save and Except

tract of land dedicated for roadway purposed in Volume 5583, Page 421 of the Harris County Deed Records;

THENCE along the East line of said 2.694 acre parent tract; not coincident with the West line of a 1.6340 acre

tract of land described in Harris County Clerk's File No. 20160293434, South 00° 03' 27" East a distance of

305.92 feet, (called North 00° 32' 44" West per said 1.6340 acre tract of land) to the Southeast corner of the herein

described 2.2619 acre tract of land, said point also being the Southeast corner of said 2.694 acre parent tract and

from which the a 5/8 inch iron rod with cap bears North 89° 14' 51" East a distance of 2.85 feet for an angle point

UNOFFICIAL COPY

in the West line of said 1.6340 acre tract of land;

THENCE along the North line of said 2.4513 acre tract of land, South 89° 14' 51" West a distance of 320.24 feet to

the POINT OF BEGINNING and containing 2.2619 acres of land, more or less.

Commonly Known As:

7201 Breen Dr. #C Houston Texas 77086

Parcel ID:

064-247-005-0003

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5361

FILED 10/14/2024 9:20:43 AM

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 Svetlana A. Pestova to Richard Melamed, Trustee. It was dated February 28, 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 Document No. RP-2024-75765 of the Official Public Records of Harris County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$230,000.00. 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, November 5, 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:

All that certain 0.2668-acre tract of land, out of the Partition of Frank Richter Tract, recorded under Harris County Deed Record (H.C.D.R) Vol. 855, Pg. 264, being a tract conveyed to Svetlana A. Pestova, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2022-573221, and being more particularly described by metes & bounds on Exhibit "A" attached hereto.

EXECUTED on October 9, 2024

Richard Melamed
Richard Melamed, Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com



4826507

EXHIBIT "A"

All that certain 0.2668-acre tract of land, out of the Partition of the Frank Richter Tract, recorded under Harris County Deed Record (H.C.D.R.) Vol. 855, Pg. 264, being a tract conveyed to Svetlana A. Pestova, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2022-573221, and being more particularly described by metes & bounds as follows:

Bearings herein are based referenced to the Texas Coordinate System, South Central Zone (4204) NAD 83 per found monuments and GPS observation.

BEGINNING at a 5/8-inch iron with cap set in the West right-of-way line of Schroeder Road (40 feet wide), marking the South corner of a tract conveyed to K & D Schroeder LLC, recorded under H.C.C.F. No. RP-2021-54515, and the East corner of the herein described tract;

THENCE South 17° 09' 49" West, along said Schroeder Road, a distance of 58.12 feet to a 5/8-inch iron rod with cap set, marking the East corner of a tract conveyed to Midtown Redevelopment, recorded under H.C.C.F. No. 20110499988, and the South corner of the herein described tract;

THENCE North 72° 50' 11" West, along the North property line of said Midtown Redevelopment tract, a distance of 200.00 feet to a 5/8-inch iron rod with cap set in the East property line of a called 9.7341-acre tract, conveyed to 4922 Griggs Rd INC., recorded under H.C.C.F. No. R291690, marking the North corner of said Midtown Redevelopment tract, and the West corner of the herein described tract;

THENCE North 17° 09' 49" East, along the East property line of said 4922 Griggs tract, a distance of 58.12 feet to a 5/8-inch iron rod with cap set, marking the West corner of said K & D Schroeder tract, and the North corner of the herein described tract;

THENCE South 72° 50' 11" East, along the South property line of said K & D Schroeder tract, a distance of 200.00 feet to the POINT OF BEGINNING, and containing 0.2668 acres (11,624 square feet) of land, more or less.

COPY

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §
 § **KNOW ALL PEOPLE BY THESE PRESENTS:**
COUNTY OF HARRIS §

The undersigned has been appointed as one of the substitute trustees to foreclose the following described Deed of Trust lien. The original deed of trust was executed by Rodolfo R. Del Toro Navarrete aka Rodolfo Del Toro to Herman Torres, Trustee. It was dated April 18, 2022, and executed for the benefit of the Beneficiary, GL&L Holdings LLC, a Texas limited liability company. The deed of trust was duly recorded under Clerk's File No. RP-2022-208591 of the Official Public Records of Real Property of Harris County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$500,000.00. Default has occurred under the note and deed of trust.

Either I, or Jeff Leva, Sandy Desigenis, Lillian Poelker, Patria Poston, Meagan L. Randle or Ebbie Murphy will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, foreclose the deed of trust lien and sell the property (together or in separate parcels) on **Tuesday, November 5, 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:

Tract One: 0.77 acre (32,845 square feet) of land, more or less, being out of the west side of Lot 14, Block M, ALLISON RICHEY GULF COAST HOMES SUBDIVISION in Harris County, Texas.

Tract Two: 3.2090 acres (139,786 square feet), more or less, situated in the M. C. Bulriec Survey, Abstract 129, Harris County, Texas, being part of Lot 14, in Block M, of the Allison-Richey Gulf Coast Homes Subdivision, a subdivision plat recorded in Volume 5, Page 1 of the Map Records of Harris County, Texas, being all the tracts of land described in deeds recorded in County Clerk's File Nos. D025725, 20110239244, 20110239246 and 20120568195 of the Official Public Records of Harris County, Texas.

EXECUTED on October __, 2024

Richard Melamed

Richard Melamed, Substitute Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com



4826506

COPY

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, November 5 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 October 9, 2024.

Richard Melamed
Richard Melamed, Substitute Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@matty.com



4826503

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.

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, November 5, 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 October , 2024.

Richard Melamed
Richard Melamed, Substitute Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com



4826502

UNOFFICIAL COPY

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.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5365
FILED 10/14/2024 9:20:43 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 126871-TX

Date: October 1, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: FRANCISCO R RIVERA, A MARRIED PERSON Also signed by
AMANDA L RIVERA

ORIGINAL MORTGAGEE: BANK OF AMERICA, N.A.

CURRENT MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE
TRUSTEE OF CIM TRUST 2019-R5

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 11/7/2007, RECORDING INFORMATION: Recorded on 11/15/2007, as Instrument
No. 20070682383 in Book RP 051-85 Page 0078

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NINE (9), IN BLOCK TWO (2), OF NORTH
VIEW, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 298, PAGE 64, OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/5/2024**, 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 U.S. BANK NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM
TRUST 2019-R5 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan.
FAY SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS
CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2019-R5
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234



Matter No.: 126871-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, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5365

FILED 10/14/2024 9:20:43 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 126707-TX

Date: October 2, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: PAMMELA N CABRERA, UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMNEE FOR UNION HOME MORTGAGE CORP.,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: UNION HOME MORTGAGE CORP.

MORTGAGE SERVICER: Union Home Mortgage

DEED OF TRUST DATED 10/6/2022, RECORDING INFORMATION: Recorded on 10/13/2022, as Instrument
No. RP-2022-505692

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NINETY-FIVE (95), BLOCK TWELVE (12),
OF PINEHURST OF ATASCOCITA, SECTION SEVEN (7), AN ADDITION IN HARRIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 286, PAGE 73 OF
THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/5/2024**, 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.

Union Home Mortgage is acting as the Mortgage Servicer for UNION HOME MORTGAGE CORP. who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Union Home Mortgage, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

UNION HOME MORTGAGE CORP.
c/o Union Home Mortgage
8241 Dow Circle W.
Strongsville, OH 44136

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



Matter No.: 126707-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5367
FILED 10/14/2024 9:20:43 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 127621-TX

Date: September 26, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: YUDICER A. TURCIOS, AN UNMARRIED MAN

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

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9
MASTER PARTICIPATION TRUST

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 1/22/2007, RECORDING INFORMATION: Recorded on 1/29/2007, as Instrument No.
20070055926 in Book RP 038-55 Page 0910

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 10, BLOCK 3, IMPERIAL GREEN SECTION
1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN FILM CODE NUMBER 556204 OF THE MAP RECORDS OF HARRIS COUNTY,
TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/5/2024, 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 U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION
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:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234



Matter No.: 127621-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, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

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

FILED 10/14/2024 9:20:43 AM FRCL-2024-5367 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5368
FILED 10/14/2024 9:20:43 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 122688-TX

Date: September 24, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: KEITH M. WOLF, A SINGLE PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

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

DEED OF TRUST DATED 4/26/2010, RECORDING INFORMATION: Recorded on 5/5/2010, as Instrument No. 20100183201 in Book ER 016-91 Page 1009 and later modified by a loan modification agreement recorded as Instrument 20150331912 on 07/27/2015

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FIFTY-EIGHT (58), IN BLOCK ONE (1), OF THE WOODLANDS VILLAGE OF CREEKSIDE PARK SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 608082 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/5/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

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



Matter No.: 122688-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, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5368

FILED 10/14/2024 9:20:43 AM

COPY 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.: 126618-TX

Date: September 13, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: KHASH GRAHAM, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMNEE FOR DITECH FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS

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

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

DEED OF TRUST DATED 1/8/2018, RECORDING INFORMATION: Recorded on 1/16/2018, as Instrument No. RP-2018-19014

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 49, BLOCK 2, EAGLE SPRINGS, SEC. 8, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 518130, OF THE MAP AND/OR PLAT RECORDS, OF HARRIS COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/5/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743



Matter No.: 126618-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, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
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.: 116625-TX

Date: September 9, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: JAMES SMITH, IV AND TYQUINSIA SMITH, HUSBAND AND WIFE

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

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

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

DEED OF TRUST DATED 9/17/2021, RECORDING INFORMATION: Recorded on 9/21/2021, as Instrument No. RP-2021-539222

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NINE (9), BLOCK ONE (1), OF SPRING CREEK OAKS, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 404107 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/5/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

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



Matter No.: 116625-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, 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

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.: 126931-TX

Date: September 4, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: RAUL NAVA AND SPOUSE, JONI K. NAVA

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

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

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

DEED OF TRUST DATED 9/27/2007, RECORDING INFORMATION: Recorded on 10/1/2007, as Instrument No. 20070595504

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THIRTY-TWO (32), IN BLOCK THIRTY-FOUR (34), OF FAIRMONT PARK WEST, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 284, PAGE 93, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/5/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743



Matter No.: 126931-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, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
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.: 121012-TX

Date: September 5, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: JOE S. KOROMA AND GLADYS KOROMA, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: NEW CENTURY MORTGAGE CORPORATION

CURRENT MORTGAGEE: DYCK-O'NEAL, INC

MORTGAGE SERVICER: DYCK-O'NEAL, INC

DEED OF TRUST DATED 4/29/2005, RECORDING INFORMATION: Recorded on 5/2/2005, as Instrument No. Y432604 in Book RP 004-85 Page 2259

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FIFTY-THREE (53), IN BLOCK TEN (10), OF AMENDING PLAT FOR PHEASANT TRACE VILLAGE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 322, PAGE 2, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/5/2024, 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.

DYCK-O'NEAL, INC is acting as the Mortgage Servicer for DYCK-O'NEAL, INC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. DYCK-O'NEAL, INC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

DYCK-O'NEAL, INC
3100 Monticello Avenue, Suite 650
Dallas, TX 75205

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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.



UNOFFICIAL COPY

Matter No.: 121012-TX

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

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

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

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

UNOFFICIAL

22TX404-0066
21323 SNAPPY CREEK LN, SPRING, TX 77388

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT SIXTEEN (16), IN BLOCK FOUR (4), OF A REPLAT OF BRIDGESTONE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 287, PAGE 92 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS.

Security Instrument: Deed of Trust dated March 30, 2016 and recorded on April 1, 2016 as Instrument Number RP-2016-134415 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: November 05, 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 VIRTUDES MEDINA-SELLSTROM secures the repayment of a Note dated March 30, 2016 in the amount of \$155,000.00. WINDSOR PARK ASSET HOLDING TRUST, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing 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.



4826636

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

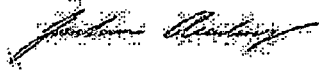
FRCL-2024-5373

FILED 10/14/2024 9:20:43 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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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.



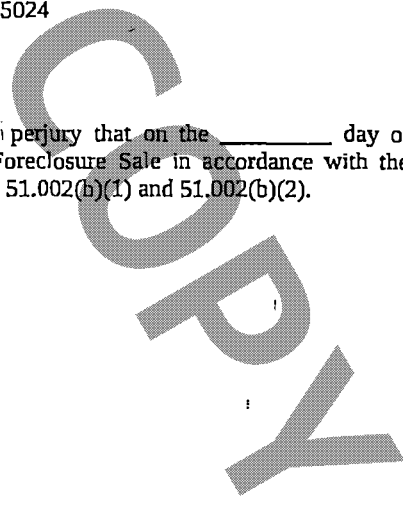
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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).



FILED 10/14/2024 10:46:45 AM
FRCL-2024-5396
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FOURTH 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, **AJIKS 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, **AJIKS 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:

Date: November 5, 2024

Time: 1:30 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.

**SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO DETERMINE
INCREMENTS IN WHICH BIDS WILL BE ACCEPTED AND TO ANNOUNCE
SAME AT THE SALE.**

Dated: October 7, 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

R:\ALLEGIANCIBANK\STELLAR BANK\62-04 AJIKS Shipping and Logistics\Work\Loan AI\Foreclosure\November 2024\2024-10-04 NotSubTRSale.HarrisCo.wpd

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 06/20/2003
Grantor(s): DOROTHY SMITH, MARRIED
Original Mortgagee: CHASE MANHATTAN MORTGAGE CORPORATION
Original Principal: \$93,450.00
Recording Information: Book 571-64 Page 2347 Instrument W856111
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 6023 CULROSS CLOSE, HUMBLE, TX 77346

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 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, Wesley Fowler-Williams, 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, Wesley Fowler-Williams, 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, Wesley Fowler-Williams, 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 Oct. 14, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: Chris Poston

Exhibit "A"

LOT TWENTY-FOUR (24), BLOCK SEVENTEEN (17), OF ATASCOCITA TRAILS, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 285, PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5397

FILED 10/14/2024 10:51:08 AM

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5398
FILED 10/14/2024 10:51:09 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by that one certain Deed of Trust dated May 31, 2022, recorded under Document No. RP-2022-283688 in the Official Public Records of Harris County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Heather Leigh Davis and Tyler Patrick Davis (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated May 31, 2022, in the original principal sum of \$370,000.00 executed by Heather Leigh Davis, and Tyler Patrick Davis and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the Bayou City Event Center Pavillion, Magnolia South Ballroom, 9401 Knight Rd., Houston, Harris County, Texas 77045 or as Designated by the County Commissioner's Office, of Harris County, Texas, at 10:00 a.m. (at the earliest), or within three (3) hours thereafter, on November 5, 2024, that being the first Tuesday of that month.

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

Executed in multiple originals on this 14 day of October, 2024.

Patricia Poston

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

STATE OF TEXAS

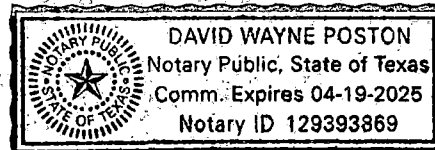
COUNTY OF GALVESTON

§
§
§

This instrument was acknowledged before me on the 14 day of October 2024, by James L. Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Substitute Trustee, on behalf of said Trust.

David W. Poston

Notary Public, State of Texas



PROPERTY DESCRIPTION

Lot 2, in Block 1, of WINDROSE WEST, SEC. 15, a subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded in Film Code No. 600043 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

EXHIBIT "A"

FILED 10/14/2024 10:51:10 AM
FRCL-2024-5399
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: November 5, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

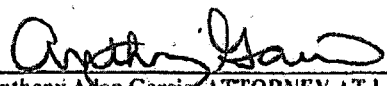
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, 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, STEVE LEVA, DAVID POSTON, OR AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

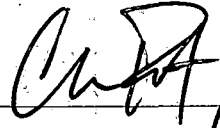
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

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

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



Anthony Adam Garcia, 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 10/14/2024 10:51:11 AM FRCL-2024-5400 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

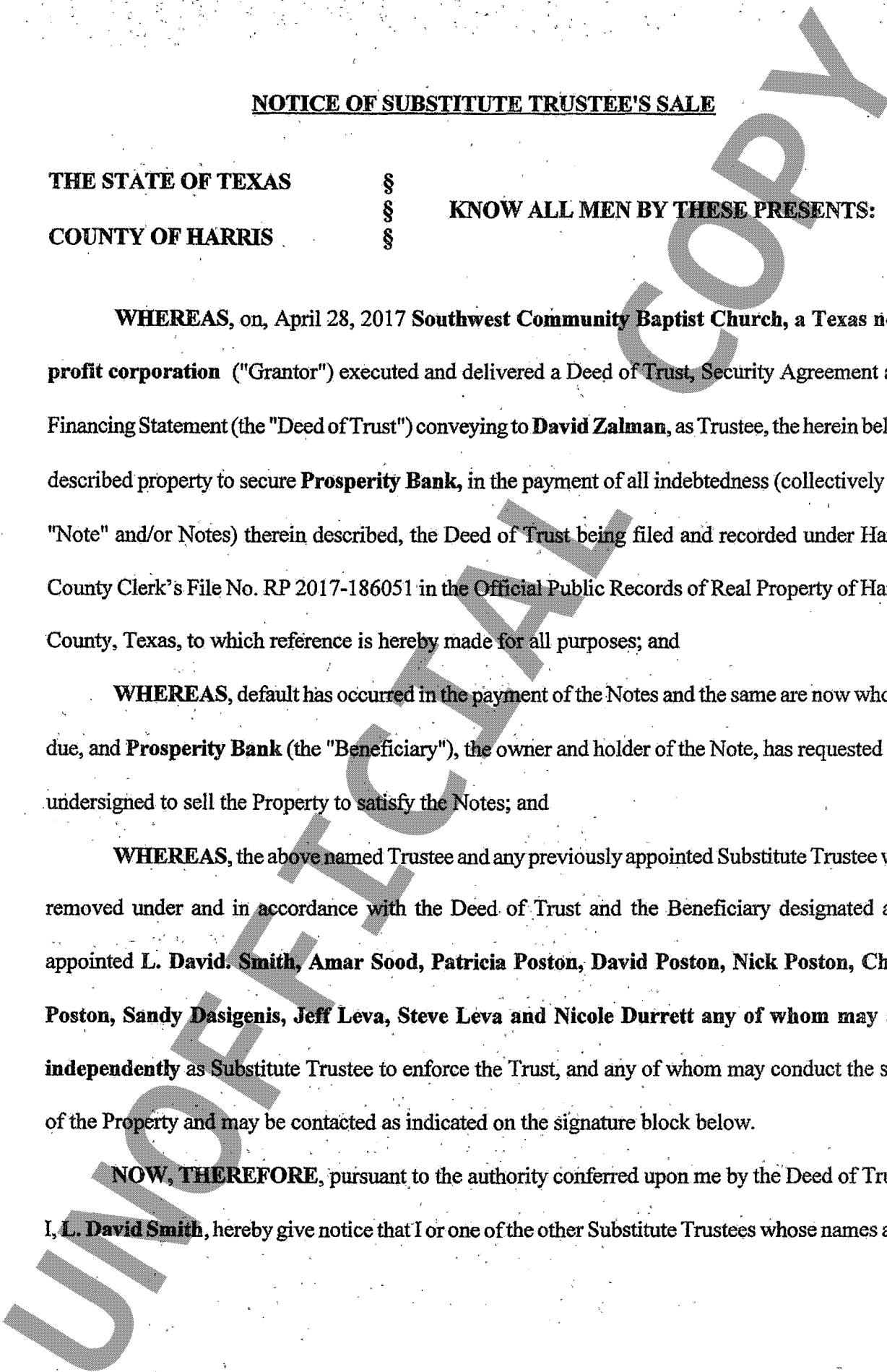
COUNTY OF HARRIS

WHEREAS, on, April 28, 2017 **Southwest Community Baptist Church**, a Texas non-profit corporation ("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 2017-186051 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



FILED 10/14/2024 10:51:11 AM FRCL-2024-5400 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, November 5, 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 and all equipment and Goods (as defined in the Deed of Trust):

A tract or parcel of land containing 5.8291 acres, more or less, out of the H. T. & B. RR Co. Survey, Abstract No. 1372, Harris County, Tex, and as being more particularly described by metes and bounds in Exhibit A attached to the Deed of Trust dated April 28, 2017 executed by Southwest Community Baptist Church, a Texas non-profit corporation, recorded in/under RP-2017-186051 of the Official Real Property Public Records of Harris County, Texas (herein referred to as the "Deed of Trust").

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 11th day of October, 2024.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy, Texas 77450
Telephone 281-788-3666
Email:ldslaw7@gmail.com

UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of November, 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: June 27, 2023
Grantor(s): Eden Garden Enterprises, LLC
Original Mortgagee: Blue Gate Capital, LLC
Original Principal: \$888,000.00
Recording Information: Deed Inst. # RP-2023-240224
Current Mortgagee/Beneficiary: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3

Secures:

Term Note (the "Note") in the original principal amount of \$888,000.00 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: 6706 Ralston Street, Houston, Texas 77016
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: N/A
Mortgage Servicer Address: N/A

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 or 1320 Greenway Drive, Ste. 780, Irving, TX 75038

FILED 10/14/2024 10:51:12 AM FRCL-2024-5401 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL

COPY

EXHIBIT "A"

ALL THAT PROPERTY SITUATED IN THE COUNTY OF HARRIS AND STATE OF TEXAS DESCRIBED AS:

LOTS FIFTEEN (15) AND SIXTEEN (16), IN BLOCK TEN (10) OF WESTCOTT GARDENS, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 38, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FILED 10/14/2024 10:51:12 AM
FRCL-2024-5401
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of November, 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: September 17, 2018
Grantor(s): Myoho Enterprises, LLC
Original Mortgagee: South End Capital Corporation
Original Principal: \$850,000
Recording Information: Deed Inst. # RP-2018-430484
Current Mortgagee/Beneficiary: U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2019-1

Secures:

Term Note (the "Note") in the original principal amount of \$850,000.00 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: 9133 Scott Street, Houston, Texas 77051
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: N/A
Mortgage Servicer Address: N/A

FILED 10/14/2024 10:51:13 AM FRCL-2024-5402 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 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 1320 Greenway Drive, Ste. 780, Irving, TX 75038

UNOFFICIAL

COPY

EXHIBIT "A"

All of Unrestricted Reserve "A", in Teeter Totter Village, being a subdivision of 0.6112 acres of land in the B.H. Freeling Survey, A-270, Harris County, Texas, also being a replat of Lots 1,2,3 and 4, Block 9, Reed Terrace, according to the map or plat thereof under Film Code No. 452046, of the Map Records of Harris County, Texas.

**UNOFFICIAL
COPY**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5415
FILED 10/14/2024 11:52:04 AM

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

§

WHEREAS, RIDGEPPOINT APTS HOLDINGS LLC, a Delaware limited liability company ("Mortgagor"), executed and delivered to GAVRIEL TOSO (the "Original Trustee") for the benefit of OREC STRUCTURED FINANCE CO., LLC, now known as LUMENT STRUCTURED FINANCE, LLC, a Delaware limited liability company ("Original Mortgagee"), the predecessor-in-interest to LUMENT REO LLC, a Delaware limited liability company ("Mortgagee"), whose street address is 2001 Ross Avenue, Suite 1900, Dallas, Texas 75201, that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing (as same may have been heretofore or may be hereafter, assigned, transferred, extended, renewed, modified and/or restated, the "Deed of Trust"), dated April 29, 2022, recorded on May 4, 2022, as Document No. RP-2022-234808 Real Property Records, Harris County, Texas, which Deed of Trust was assigned to Mortgagee pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated October 9, 2024, and filed for record on October 9, 2024 and recorded as Document Number RP-2024-374159, in the Real Property Records of Harris County, Texas, to secure that certain Promissory Note (together with any and all prior or subsequent assignments, endorsements, modifications, amendments, extensions, renewals, restatements and/or replacements thereof, the "Note") dated of even date with the Deed of Trust, in the principal sum of \$18,798,000.00, executed by Mortgagor and payable to Original Mortgagee, which Note was endorsed by Original Mortgagee to Mortgagee pursuant to an Allonge dated October 9, 2024, and attached to the Note, and all other indebtedness, liabilities, and obligations (collectively, the "Indebtedness") described in that certain Loan Agreement dated April 29, 2022, between Mortgagor and Original Mortgagee ("Loan Agreement"), the Note, Deed of Trust and all other documents evidencing, securing or governing the Indebtedness (collectively, the "Loan Documents"); and

WHEREAS, to secure the Indebtedness, the Deed of Trust created a lien on, among other things, certain land (the "Land") situated in Harris County, Texas, as more particularly described on Exhibit A hereto, and a lien and security interest in favor of Original Mortgagee, in certain other collateral located on or related to the Land as more particularly described on Exhibit C hereto (collectively, the "Other Collateral") (the Land and the Other Collateral being herein collectively called the "Mortgaged Property"); and

WHEREAS, a default has occurred in the payment of the Indebtedness and same has not been cured as of the date hereof, and the Indebtedness has been accelerated and is now wholly due and payable; and

WHEREAS, Original Mortgagee has made demand upon Mortgagor to pay to Mortgagee the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, pursuant to and in accordance with the authority of Section 51.0075(c) of the Texas Property Code ("Substitute Trustee Statute"), the Mortgagee has determined to

remove, without cause, the Original Trustee, and any previously appointed substitute trustee, and to appoint J. Richard White, Sherry A. Baldwin, and Marina Walker, each with a street address of c/o Winstead PC, 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, and Mark Glanowski, Andrew Scheller, Kathryn Oakes, and Elena Cortez, each with an address of c/o Winstead PC, 600 Travis, Suite 5200, Houston, Texas 77002, individually and severally, and not jointly (collectively, the "Substitute Trustees" or severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustees in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges and authorities granted in the Deed of Trust to the Original Trustee, and any previously appointed substitute trustee(s); and

WHEREAS, Mortgagee, as the current beneficiary under the Deed of Trust, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file and mail, or cause to be posted, filed and mailed, appropriate notice and to sell the Mortgaged Property, subject to the exceptions set forth herein, to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Mortgaged Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 5, 2024 (the "Foreclosure Date"), no earlier than 10:00 a.m., or no later than three hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Mortgaged Property in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area: the area of the Bayou City Event Center known as Magnolia South Ballroom, as depicted on Exhibit B hereto, or such other area as such Commissioner's Court may designate for the subject sale; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving, or within the last nine (9) months have served, on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 WITNESS WHEREOF, the undersigned Substitute Trustee has signed this notice as of October 10, 2024.

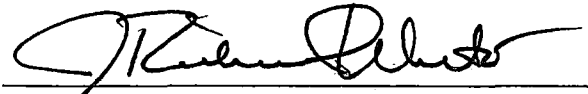
[The remainder of this page is intentionally left blank.]

UNOFFICIAL COPY

FILED 10/14/2024 11:52:04 AM
FRCL-2024-5415
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/14/2024 11:52:04 AM FRCL-2024-5415 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

SUBSTITUTE TRUSTEE:



Name: J. RICHARD WHITE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on October 11, 2024, by J. RICHARD WHITE, in the capacity therein stated.

[S E A L]

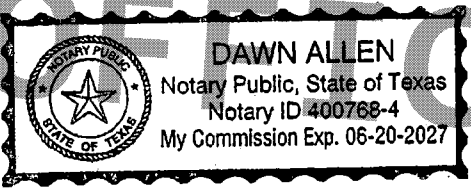
My Commission Expires:



Notary Public in and for the State of Texas

Dawn Allen

Printed Name of Notary Public



UNOFFICIAL COPY

EXHIBIT A

Land

[CITY OF HOUSTON]

[The description of the Land follows this cover page.]

COPY UNOFFICIAL

FILED 10/14/2024 11:52:04 AM FRCL-2024-5415 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Land

Legal description of the land:

**DESCRIPTION OF A 4.954 ACRE
(215,788 SQ. FT.) TRACT OF LAND
SITUATED IN THE JAMES HAMILTON
SURVEY, A-887, HARRIS COUNTY, TEXAS**

Being a description of a 4.954-acre (215,788 square foot) tract of land situated in the James Hamilton Survey, A-887, Harris County, Texas, said 4.954-acre tract being all of a called 4.9538-acre tract of land conveyed to Ridgepoint Apartments, LLC, by deed recorded under Harris County Clerk's File No. RP-2020-144609 of the Official Public Records of Real Property, Harris County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00 (all coordinates herein are grid coordinates and may be converted to ground surface by multiplying by the combined scale factor of 1.000116463, all distances herein are horizontal ground surface distances in U.S. Survey Feet):

BEGINNING (N=13,813,025.42, E=3,104,920.72) at a 5/8-inch Iron rod found in the north right-of-way line of Westridge Street (65-foot-wide public right-of-way) as conveyed to Harris County for public roadway purposes by deed recorded under Harris County Clerk's File No. B479914 (Volume 4681, Page 88) of the Official Public Records of Real Property, Harris County, Texas, for the southwest corner of said 4.9538-acre Ridgepoint Apartments tract and the southwest corner of a called 0.9722-acre tract of land conveyed to Vikram Mehta and Aatri Mehta, by deed recorded under Harris County Clerk's File No. 20130098617 of the Official Public Records of Real Property, Harris County, Texas, being the southeast corner of said tract herein described;

THENCE South 89 degrees 37 minutes 44 seconds West, with the north right-of-way line of said Westridge Street and with the south line of said 4.9538-acre Ridgepoint Apartments tract, a distance of 788.79 feet to an X cut in concrete set for the southwest corner of said 4.9538-acre Ridgepoint Apartments tract and the southeast corner of a called 2,054 square foot tract of land (Tract 3) conveyed to TXCO LLC, by deed recorded under Harris County Clerk's File No. RP-2021-431906 of the Official Public Records of Real Property, Harris County, Texas, being the southwest corner of said tract herein described;

THENCE, departing said right-of-way line, with the common line of said 4.9538-acre Ridgepoint Apartments tract and said 2,054 square foot tract the following three courses and distances:

1. North 00 degrees 01 minutes 28 seconds West, a distance of 26.04 feet to an X cut in concrete set for an angle point of said common line;
2. North 32 degrees 52 minutes 46 seconds East, a distance of 129.23 feet to an X cut in concrete set for the northeast corner of said 2,054 square foot tract;
3. North 57 degrees 07 minutes 14 seconds West, a distance of 12.00 feet to an X cut in concrete set, for the northwest corner of said 2,054 square foot tract, being an angle point of said 4.9538-acre Ridgepoint Apartments tract and the tract herein described, said point being on the east line of a called 0.7898-acre tract of land (Tract 2), conveyed to TXCO LLC, by deed recorded under Harris County Clerk's File No. RP-2021-431906 of the Official Public Records of Real Property, Harris County, Texas;

THENCE North 32 degrees 52 minutes 46 seconds East, with the northwest line of said 4.9538-acre Ridgepoint Apartments tract, coincident with said east line of the 0.7898-acre TXCO LLC tract, a distance of 193.18 feet to the south line of Unrestricted Reserve "A", Block 1, Prime Storage Partial Replat No. 1, by plat recorded in Film Code No. 529285 of the Map Records of Harris County, Texas, for the northeast

corner of said TXCO LLC tract and the northwest corner of said 4.9538-acre Ridgepoint Apartments tract, being the northwest corner of said tract herein described (corner falls within a masonry privacy wall and could not be set), from which a 5/8-inch iron rod found for the southwest corner of said Unrestricted Reserve "A", Block 1 bears South 89 degrees 36 minutes 29 seconds West, a distance of 190.04 feet;

THENCE North 89 degrees 36 minutes 29 seconds East, with the north line of said 4.9538-acre Ridgepoint Apartments tract coincident with the south line of said Unrestricted Reserve "A", Block 1, a distance of 621.89 feet to an X cut in concrete set for the northeast corner of said 4.9538-acre Ridgepoint Apartments tract and the northwest corner of the aforesaid 0.9722-acre Mehta tract, being the northeast corner of said tract herein described;

THENCE South 00 degrees 22 minutes 16 seconds East, with the east line of said 4.9538-acre Ridgepoint Apartments tract, coincident with the west line of said 0.9722-acre Mehta tract, a distance of 302.47 feet to the **POINT OF BEGINNING** and containing 4.954 acres (215,788 square feet) of land.

UNOFFICIAL COPY

EXHIBIT B

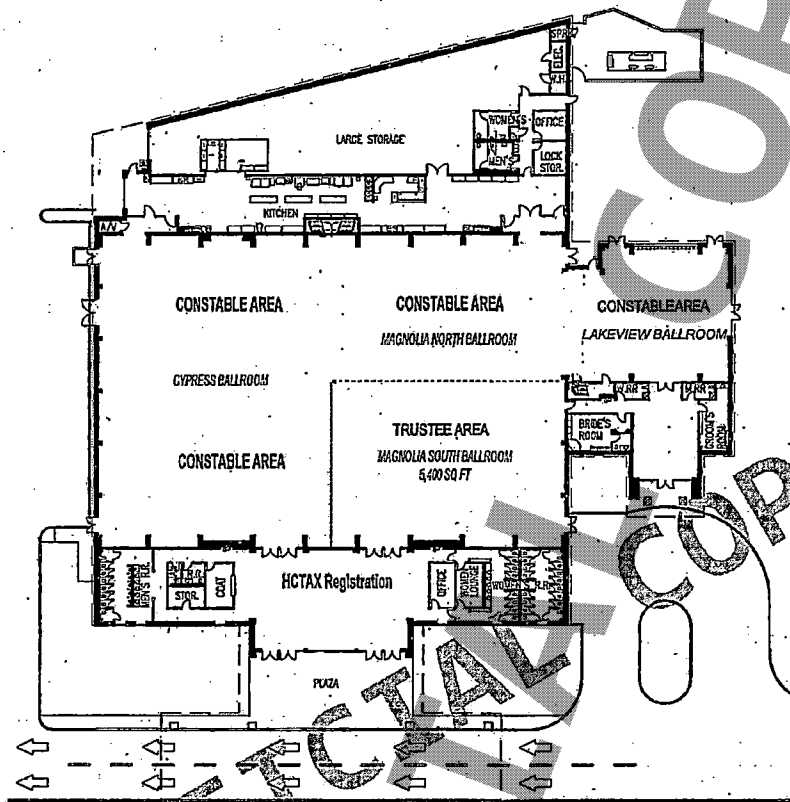
Designated Area

[The Designated Area follows this cover page.]

COPY
UNOFFICIAL

Exhibit B

RP-2023-304925



RECORDER'S MEMORANDUM:
 At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 5 of 5
 Attest: 8/11/2023
Tenesia Hudspeth, County Clerk
 Harris County, Texas

Sylvia Gutierrez Gaza

 SYLVIA GUTIERREZ GAZA

Deputy

KTF:0\CommCourt\Blank



EXHIBIT C

Other Collateral

[The description of the Other Collateral follows this cover page.]

UNOFFICIAL COPY

OTHER COLLATERAL

1. Improvements. The buildings, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "Improvements").
2. Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements, and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, rights of dower, rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements, and every part and parcel thereof, with the appurtenances thereto.
3. Fixtures and Personal Property. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), furniture, software used in or to operate any of the foregoing and other property of every kind and nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements (collectively, the "Personal Property"), and the right, title and interest of Borrower in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (the "Uniform Commercial Code"), and all proceeds and products of the above.
4. Leases and Rents. All leases, subleases, subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into, whether before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "Leases") and all right, title and interest of Borrower, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form

or nature received by or paid to or for the account of or benefit of Borrower or its agents or employees from any and all sources arising from or attributable to the Property, including, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Borrower or Manager and proceeds, if any, from business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "Rents") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

5. Insurance Proceeds. All insurance proceeds in respect of the Property under any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property (collectively, the "Insurance Proceeds").
6. Condemnation Awards. All condemnation awards, including interest thereon, which may heretofore and hereafter be made with respect to the Property by reason of any taking or condemnation, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property (collectively, the "Awards").
7. Tax Certiorari. All refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction.
8. Rights. The right, in the name and on behalf of Borrower, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Lender in the Property.
9. Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or any business or activity conducted on the Land and any part thereof and all right, title and interest of Borrower therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Borrower thereunder.
10. Intangibles. All tradenames, trademarks, service marks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Land and Improvements;
11. Accounts. All reserves, escrows and deposit accounts maintained by Borrower with respect to the Land and Improvements, including without limitation, the Accounts and all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof (collectively, the "Accounts");

- 12. Interest Rate Protection Agreement. The Interest Rate Protection Agreement and any replacement or substitute thereof
- 13. Proceeds. All proceeds of any of the foregoing items set forth in subsections (1) through (12) including, without limitation, Insurance Proceeds and Awards, whether cash, liquidation claims (or other claims) or otherwise.
- 14. Other Rights. Any and all other rights of Borrower in and to the items set forth in subsections (1) through (13) above.

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PINE LAKE PROPERTY LP, a Delaware limited partnership ("Mortgagor"), executed and delivered to GAVRIEL TOSO (the "Original Trustee") for the benefit of OREC STRUCTURED FINANCE CO., LLC, now known as LUMENT STRUCTURED FINANCE, LLC, a Delaware limited liability company ("Original Mortgagee"), the predecessor-in-interest to LUMENT REO LLC, a Delaware limited liability company ("Mortgagee"), whose street address is 2001 Ross Avenue, Suite 1900, Dallas, Texas 75201, that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing (as same may have been heretofore or may be hereafter, assigned, transferred, extended, renewed, modified and/or restated, the "Deed of Trust"), dated April 29, 2022, recorded on May 3, 2022, as Document No. RP-2022-233499 Real Property Records, Harris County, Texas, which Deed of Trust was assigned to Mortgagee pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated October 9, 2024, and filed for record on October 9, 2024 and recorded as Document Number RP-2024-374209, in the Real Property Records of Harris County, Texas, to secure that certain Promissory Note (together with any and all prior or subsequent assignments, endorsements, modifications, amendments, extensions, renewals, restatements and/or replacements thereof, the "Note") dated of even date with the Deed of Trust, in the principal sum of \$10,587,000.00, executed by Mortgagor and payable to Original Mortgagee, which Note was endorsed by Original Mortgagee to Mortgagee pursuant to an Allonge dated October 9, 2024, and attached to the Note, and all other indebtedness, liabilities, and obligations (collectively, the "Indebtedness") described in that certain Loan Agreement, dated April 29, 2022, between Mortgagor and Original Mortgagee ("Loan Agreement"), the Note, Deed of Trust and all other documents evidencing, securing or governing the Indebtedness (collectively, the "Loan Documents"); and

WHEREAS, to secure the Indebtedness, the Deed of Trust created a lien on, among other things, certain land (the "Land") situated in Harris County, Texas, as more particularly described on Exhibit A hereto, and a lien and security interest in favor of Original Mortgagee, in certain other collateral located on or related to the Land as more particularly described on Exhibit C hereto (collectively, the "Other Collateral") (the Land and the Other Collateral being herein collectively called the "Mortgaged Property"); and

WHEREAS, a default has occurred in the payment of the Indebtedness and same has not been cured as of the date hereof, and the Indebtedness has been accelerated and is now wholly due and payable; and

WHEREAS, Original Mortgagee has made demand upon Mortgagor to pay to Mortgagee the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, pursuant to and in accordance with the authority of Section 51.0075(c) of the Texas Property Code ("Substitute Trustee Statute"), the Mortgagee has determined to

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5416
FILED 10/14/2024 11:45:37 AM

FILED 10/14/2024 11:45:37 AM
FRCL-2024-5416
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

remove, without cause, the Original Trustee, and any previously appointed substitute trustee, and to appoint J. Richard White, Sherry A. Baldwin, and Marina Walker, each with a street address of c/o Winstead PC, 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, and Mark Glanowski, Andrew Scheller, Kathryn Oakes, and Elena Cortez, each with an address of c/o Winstead PC, 600 Travis, Suite 5200, Houston, Texas 77002, individually and severally, and not jointly (collectively, the "Substitute Trustees" or severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustees in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges and authorities granted in the Deed of Trust to the Original Trustee, and any previously appointed substitute trustee(s); and

WHEREAS, Mortgagee, as the current beneficiary under the Deed of Trust, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file and mail, or cause to be posted, filed and mailed, appropriate notice and to sell the Mortgaged Property, subject to the exceptions set forth herein, to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Mortgaged Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 5, 2024 (the "Foreclosure Date"), no earlier than 10:00 a.m., or no later than three hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Mortgaged Property in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area: the area of the Bayou City Event Center known as Magnolia South Ballroom, as depicted on Exhibit B hereto, or such other area as such Commissioner's Court may designate for the subject sale; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

Any purchaser at such foreclosure sale will be required to execute and deliver, at the time of and as a condition to, the acceptance of such purchaser's bid, a Notice to Purchaser (Deed Restrictions) in the form attached hereto as Exhibit D and incorporated herein by reference for all purposes, which will be recorded in the Real Property Records of Harris County, Texas, as required by Section 212.155 of the Tex. Local Gov. 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, or within the last nine (9) months have served, on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 WITNESS WHEREOF, the undersigned Substitute Trustee has signed this notice as of October 10, 2024.

[The remainder of this page is intentionally left blank.]

OFFICIAL COPY

FRCL-2024-5416
FILED 10/14/2024 11:45:37 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

SUBSTITUTE TRUSTEE:

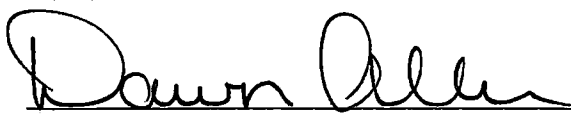
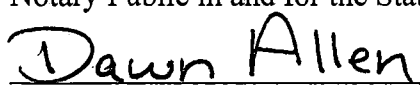

Name: J. RICHARD WHITE

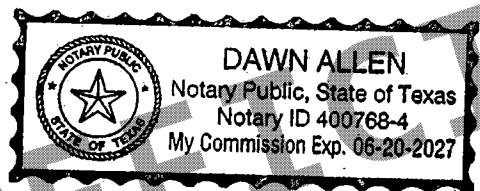
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on October 11, 2024, by J. RICHARD WHITE, in the capacity therein stated.

[SEAL]

My Commission Expires:


Notary Public in and for the State of Texas

Printed Name of Notary Public



UNOFFICIAL COPY

EXHIBIT A

Land

[CITY OF HOUSTON]

[The description of the Land follows this cover page.]

UNOFFICIAL COPY

FILED 10/14/2024 11:45:37 AM
FRCL-2024-5416
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Land

Legal description of the land:

**DESCRIPTION OF A 3.552 ACRE
(154,728 SQ. FT.) TRACT OF LAND
SITUATED IN THE W.C.R.R. CO. SURVEY,
SECTION 17, A-889, HARRIS COUNTY, TEXAS**

Being a description of a 3.552-acre (154,728 square foot) tract of land situated in the W.C.R.R. Company Survey, Section 17, Abstract No. 889, in Harris County, Texas, said 3.552-acre tract being all of Pine Lake Village Apartments, according to the plat thereof as recorded under Film Code No. 357086 (Volume 357, Page 86) of the Harris County Map Records, also being the same as that certain called 3.5524-acre tract of land conveyed to Three Pillars MP8 LLC, by deed recorded under Harris County Clerk's File No. RP-2019-271150 of the Official Public Records of Real Property, Harris County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00 (all coordinates herein are grid coordinates and may be converted to ground surface by multiplying by the combined scale factor of 1.000081208, all distances herein are horizontal ground surface distances in U.S. Survey Feet):

BEGINNING (N=13,907,163.20, E=3,096,107.98) at a 5/8-inch iron rod found in the southeast right-of-way line of Greens Parkway (a varying width public right-of-way -- 90 feet wide where it adjoins said Pine Lake Village Apartments) as established in Greens Crossing Section Three, according to the plat thereof as recorded under Film Code No. 305146 (Volume 305, Page 146) of the Harris County Map Records, for the northeast corner of Greenridge Place Apartments, according to the plat thereof as recorded under Film Code No. 322146 (Volume 322, Page 146) of the Harris County Map Records, and for the northwest corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE North 75 degrees 46 minutes 31 seconds East, with the southeast right-of-way line of said Greens Parkway, coincident with the northwest line of said Pine Lake Village Apartments, a distance of 141.79 feet to a 5/8-inch iron rod found for the beginning of a curve to the left;

THENCE in a northeasterly direction, continuing with said southeast right-of-way line, and northwest line of Pine Lake Village Apartments and along said curve to the left, having a radius of 2,045.00 feet, a central angle of 04 degrees 14 minutes 59 seconds, a chord bearing North 73 degrees 39 minutes 01 seconds East, a chord distance of 151.65 feet and an arc length of 151.68 feet to a 5/8-inch iron rod found for the northwest corner of a called 8.1943-acre tract of land conveyed to Highland Management, Inc., by deed recorded under Harris County Clerk's File No. K186652 of the Official Public Records of Real Property, Harris County, Texas, said 8.1943-acre tract being the remainder of Greens Crossing III Apartments, according to the plat thereof as recorded under Film Code No. 323024 (Volume 323, Page 24) of the Harris County Map

Records, and for the northeast corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE South 22 degrees 46 minutes 06 seconds East, with a western line of said 8.1943-acre tract coincident with the northeast line of said Pine Lake Village Apartments and said 3.5524-acre tract, a distance of 404.53 feet to a 5/8-inch iron rod found for an interior corner of said 8.1943-acre tract and for the southeast corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE South 67 degrees 13 minutes 54 seconds West, with a northern line of said 8.1943-acre tract coincident with the southeast line of said Pine Lake Village Apartments and said 3.5524-acre tract, a distance of 301.26 feet to a 5/8-inch iron rod found for an angle point in said northern line and for the easternmost southwest corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE South 87 degrees 23 minutes 59 seconds West, with said northern line, coincident with the south line of said Pine Lake Village Apartments and said 3.5524-acre tract, a distance of 142.09 feet to a 5/8-inch iron rod found in the east line of the aforesaid Greenridge Place Apartments, for a northwest corner of said 8.1943-acre tract and for the southwest corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE North 02 degrees 42 minutes 23 seconds West, with said east line of Greenridge Place Apartments, coincident with the west line of said Pine Lake Village Apartments and said 3.5524-acre tract, a distance of 418.98 feet to the POINT OF BEGINNING and containing 3.552 acres (154,728 square feet) of land.

Tract 2 (Easement Estate):

Those certain easements created pursuant to License Agreement filed for record under Clerk's File No. P455706 of the Official Public Records of Real Property of Harris County, Texas.

Tract 3 (Easement Estate):

That certain easement created pursuant to Storm Sewer Line Easement filed for record under Clerk's File No. P455707 of the Official Public Records of Real Property of Harris County, Texas, across the following described property.

Field note description of a tract of land containing 0.0121 acres (529 square feet) out of Greens Crossing III Apartments as recorded in Volume 323, Page 24 of the Harris County Map Records, in the W.C.R.R. Company Survey, Section 17, Abstract No. 889, in Harris County, Texas, said 0.0121 acre tract being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found on the Southerly right of way line of Greens Parkway (90 feet wide) which marks the Northwest corner of said Greens Crossing III Apartments and the Northeast corner of unrestricted Reserve "L" of Greens Crossing Section Three as recorded in Volume 305, Page 146 of the Harris County Map Records;

Thence North 73 degrees 46 minutes 31 seconds East along said Southerly right of way line of Greens Parkway and the North line of said Greens Crossing III Apartments for 141.79 feet to a 5/8 inch iron rod found at the beginning of a curve to the left;

Thence in a Northeasterly direction, continuing along the aforesaid lines around the arc of said curve to the left having a radius of 2045.00 feet, a central angle of 04 degrees 14 minutes 59 seconds a chord which bears North 73 degrees 39 minutes 02 seconds East, for 151.65 feet, or along the curve arc for 151.68 feet to a 5/8 inch iron rod found for corner;

Thence South 22 degrees 46 minutes 06 seconds East, a distance of 11.03 feet to the point of beginning of this tract and a Northwest corner of this tract;

Thence North 56 degrees 06 minutes 41 seconds East, a distance of 43.03 feet to said Southerly right of way line of Greens Parkway, being a Northwest corner of this tract;

Thence in an Easterly direction, along said Southerly right of way line of Greens Parkway and the arc of a curve to the left having a radius of 2045.00 feet, a central angle of 00 degrees 19 minutes 07 seconds a chord which bears North 70 degrees 12 minutes 58 seconds East for 11.37 feet or along the curve arc for 11.37 feet to the Northeast corner of this tract;

Thence South 19 degrees 57 minutes 43 seconds East, a distance of 7.45 feet to the Southeast corner of this tract;

Thence South 56 degrees 06 minutes 55 seconds West, a distance of 54.23 feet to the Southwest corner of this tract;

Thence North 22 degrees 46 minutes 06 seconds West, a distance of 10.19 feet to the point of beginning and containing 0.0121 acres of land, more or less.

UNOFFICIAL COPY

EXHIBIT B

Designated Area

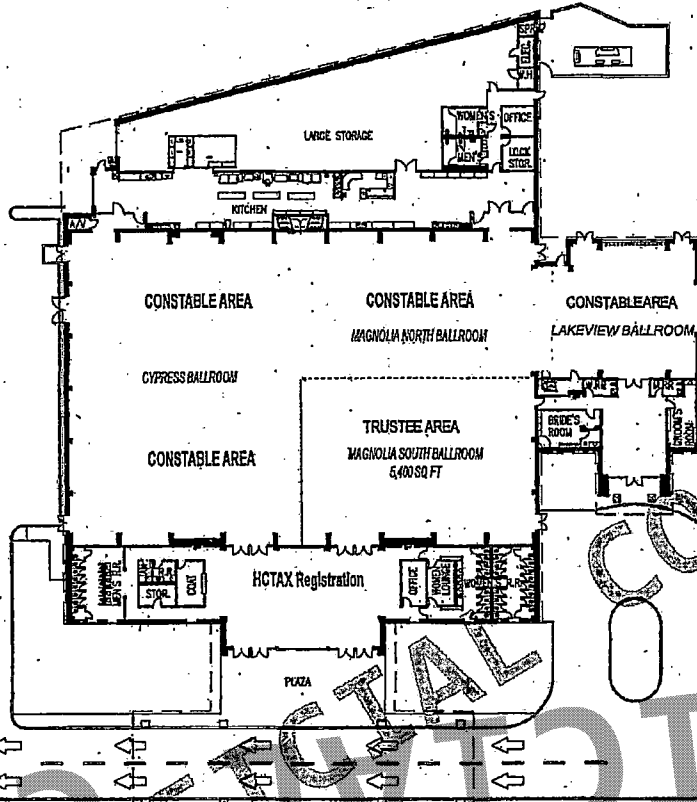
[The Designated Area follows this cover page.]

COPY UNOFFICIAL

FILED 10/14/2024 11:45:37 AM FRCL-2024-5416 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Exhibit B

RP-2023-304925



RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 5 of 5
Attest: 8/11/2023
Teneshia Hudspeth, County Clerk
Harris County, Texas

Sylvia Gutierrez Gaza

SYLVIA GUTIERREZ GAZA Deputy

K:TP:0|CommCourBlank



EXHIBIT C

Other Collateral

[The description of the Other Collateral follows this cover page.]

UNOFFICIAL COPY

OTHER COLLATERAL

1. Improvements. The buildings, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "Improvements").
2. Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements, and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, rights of dower, rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements, and every part and parcel thereof, with the appurtenances thereto.
3. Fixtures and Personal Property. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), furniture, software used in or to operate any of the foregoing and other property of every kind and nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements (collectively, the "Personal Property"), and the right, title and interest of Borrower in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (the "Uniform Commercial Code"), and all proceeds and products of the above.
4. Leases and Rents. All leases, subleases, subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into, whether before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "Leases") and all right, title and interest of Borrower, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form

or nature received by or paid to or for the account of or benefit of Borrower or its agents or employees from any and all sources arising from or attributable to the Property, including, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Borrower or Manager and proceeds, if any, from business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "Rents") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

5. Insurance Proceeds. All insurance proceeds in respect of the Property under any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property (collectively, the "Insurance Proceeds").
6. Condemnation Awards. All condemnation awards, including interest thereon, which may heretofore and hereafter be made with respect to the Property by reason of any taking or condemnation, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property (collectively, the "Awards").
7. Tax Certiorari. All refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction.
8. Rights. The right, in the name and on behalf of Borrower, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Lender in the Property.
9. Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or any business or activity conducted on the Land and any part thereof and all right, title and interest of Borrower therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Borrower thereunder.
10. Intangibles. All tradenames, trademarks, service marks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Land and Improvements;
11. Accounts. All reserves, escrows and deposit accounts maintained by Borrower with respect to the Land and Improvements, including without limitation, the Accounts and all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof (collectively, the "Accounts");

12. Interest Rate Protection Agreement. The Interest Rate Protection Agreement and any replacement or substitute thereof
13. Proceeds. All proceeds of any of the foregoing items set forth in subsections (1) through (12) including, without limitation, Insurance Proceeds and Awards, whether cash, liquidation claims (or other claims) or otherwise.
14. Other Rights. Any and all other rights of Borrower in and to the items set forth in subsections (1) through (13) above.

COPY UNOFFICIAL

FILED 10/14/2024 11:45:37 AM FRCL-2024-5416 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT D

Notice to Purchaser (Deed Restrictions)

[The form of Notice to Purchaser (Deed Restrictions) follows this cover page.]

UNOFFICIAL COPY

FILED 10/14/2024 11:45:37 AM
FRCL-2024-5416
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE TO PURCHASER
(DEED RESTRICTIONS)

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

The real property ("Property") described below, which you are purchasing, is subject to deed restrictions set forth in the documents as follows:

- (i) Declaration of Covenants, Conditions and Restrictions for Greens Crossing, Section One, a Subdivision in Harris County, Texas, recorded as Document Number H339048, in the Real Property Records of Harris County, Texas, as amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Greens Crossing, Section One (1) through Six (6) and Section Eight (8) recorded as Document Number L538297, in the Real Property Records of Harris County, Texas, as corrected by Correction to Second Amendment to Declaration of Covenants, Conditions and Restrictions for Greens Crossing, Section One (1) through Six (6) and Section Eight (8) recorded as Document Number M218292, in the Real Property Records of Harris County, Texas;
- (ii) Annexation recorded as Document No. H349122, in the Real Property Records of Harris County, Texas;
- (iii) Modification of Deed Restrictions, recorded as Document Number N090027, in the Real Property Records of Harris County, Texas; and
- (iv) Plat recorded in Film Code No. 357086 of the Map Records of Harris County, Texas.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF HOUSTON IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Houston may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address of the Property are acquiring are as follows:

Legal Description: See Exhibit A attached hereto and incorporated herein by reference for all purposes.

Street Address: 1325 Greens Parkway
Houston, Texas 77067

Dated: October __, 2024

[The remainder of this page left blank.]

SELLER:

PINE LAKE PROPERTY LP, a Delaware limited partnership, by Substitute Trustee under Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Document No. RP-2022-233499, Real Property Records of Harris County, Texas

By: *J. Richard White*
Name: J. Richard White
Title: Substitute Trustee

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

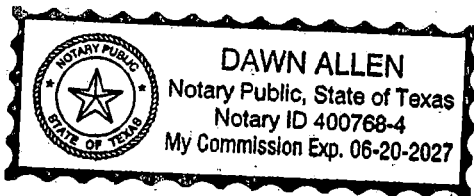
This instrument was ACKNOWLEDGED before me on October 10, 2024, by J. Richard White, as the Substitute Trustee for PINE LAKE PROPERTY LP, a Delaware limited partnership, on behalf of said limited liability company, under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Document No. RP-2022-233499, Real Property Records of Harris County, Texas.

[SEAL]

My Commission Expires: _____

Notary ID #: _____

Dawn Allen
Notary Public, State of Texas
Dawn Allen
Printed Name of Notary Public



The undersigned admits receipt of the foregoing Notice to Purchaser (Deed Restrictions) at or prior to closing the purchase of the Property described on Exhibit "A".

PURCHASER:

a _____

Date: November __, 2024

By: _____
Name: _____
Title: _____

STATE OF TEXAS)
)
COUNTY OF HARRIS)

This instrument was ACKNOWLEDGED before me on November __, 2024, by _____, the _____ of _____, a _____, on behalf of said _____.

My Commission Expires: _____

Notary Public, State of Texas

Printed Name of Notary Public

UNOFFICIAL COPY

FILED 10/14/2024 11:45:37 AM FRCL-2024-5416 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Legal Description

[The legal description follows this cover page.]

COPY UNOFFICIAL

FILED 10/14/2024 11:45:37 AM
FRCL-2024-5416
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Land

Legal description of the land:

**DESCRIPTION OF A 3.552 ACRE
(154,728 SQ. FT.) TRACT OF LAND
SITUATED IN THE W.C.R.R. CO. SURVEY,
SECTION 17, A-889, HARRIS COUNTY, TEXAS**

Being a description of a 3.552-acre (154,728 square foot) tract of land situated in the W.C.R.R. Company Survey, Section 17, Abstract No. 889, in Harris County, Texas, said 3.552-acre tract being all of Pine Lake Village Apartments, according to the plat thereof as recorded under Film Code No. 357086 (Volume 357, Page 86) of the Harris County Map Records, also being the same as that certain called 3.5524-acre tract of land conveyed to Three Pillars MF8 LLC, by deed recorded under Harris County Clerk's File No. RP-2019-271150 of the Official Public Records of Real Property, Harris County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00 (all coordinates herein are grid coordinates and may be converted to ground surface by multiplying by the combined scale factor of 1.000081208, all distances herein are horizontal ground surface distances in U.S. Survey Feet):

BEGINNING (N=13,907,163.20, E=3,096,107.98) at a 5/8-inch iron rod found in the southeast right-of-way line of Greens Parkway (a varying width public right-of-way -- 90 feet wide where it adjoins said Pine Lake Village Apartments) as established in Greens Crossing Section Three, according to the plat thereof as recorded under Film Code No. 305146 (Volume 305, Page 146) of the Harris County Map Records, for the northeast corner of Greenridge Place Apartments, according to the plat thereof as recorded under Film Code No. 322146 (Volume 322, Page 146) of the Harris County Map Records, and for the northwest corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE North 75 degrees 46 minutes 31 seconds East, with the southeast right-of-way line of said Greens Parkway, coincident with the northwest line of said Pine Lake Village Apartments, a distance of 141.79 feet to a 5/8-inch iron rod found for the beginning of a curve to the left;

THENCE in a northeasterly direction, continuing with said southeast right-of-way line, and northwest line of Pine Lake Village Apartments and along said curve to the left, having a radius of 2,045.00 feet, a central angle of 04 degrees 14 minutes 59 seconds, a chord bearing North 73 degrees 39 minutes 01 seconds East, a chord distance of 151.65 feet and an arc length of 151.68 feet to a 5/8-inch iron rod found for the northwest corner of a called 8.1943-acre tract of land conveyed to Highland Management, Inc., by deed recorded under Harris County Clerk's File No. K186652 of the Official Public Records of Real Property, Harris County, Texas, said 8.1943-acre tract being the remainder of Greens Crossing III Apartments, according to the plat thereof as recorded under Film Code No. 323024 (Volume 323, Page 24) of the Harris County Map

Records, and for the northeast corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE South 22 degrees 46 minutes 06 seconds East, with a western line of said 8.1943-acre tract coincident with the northeast line of said Pine Lake Village Apartments and said 3.5524-acre tract, a distance of 404.53 feet to a 5/8-inch iron rod found for an interior corner of said 8.1943-acre tract and for the southeast corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE South 67 degrees 13 minutes 54 seconds West, with a northern of said 8.1943-acre tract coincident with the southeast line of said Pine Lake Village Apartments and said 3.5524-acre tract, a distance of 301.26 feet to a 5/8-inch iron rod found for an angle point in said northern line and for the easternmost southwest corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE South 87 degrees 23 minutes 59 seconds West, with said northern line, coincident with the south line of said Pine Lake Village Apartments and said 3.5524-acre tract, a distance of 142.09 feet to a 5/8-inch iron rod found in the east line of the aforesaid Greenridge Place Apartments, for a northwest corner of said 8.1943-acre tract and for the southwest corner of said Pine Lake Village Apartments and said 3.5524-acre tract;

THENCE North 02 degrees 42 minutes 23 seconds West, with said east line of Greenridge Place Apartments, coincident with the west line of said Pine Lake Village Apartments and said 3.5524-acre tract, a distance of 418.98 feet to the POINT OF BEGINNING and containing 3.552 acres (154,728 square feet) of land.

Tract 2 (Easement Estate):

Those certain easements created pursuant to License Agreement filed for record under Clerk's File No. P455706 of the Official Public Records of Real Property of Harris County, Texas.

Tract 3 (Easement Estate):

That certain easement created pursuant to Storm Sewer Line Easement filed for record under Clerk's File No. P455707 of the Official Public Records of Real Property of Harris County, Texas, across the following described property.

Field note description of a tract of land containing 0.0121 acres (529 square feet) out of Greens Crossing III Apartments as recorded in Volume 323, Page 24 of the Harris County Map Records, in the W.C.R.R. Company Survey, Section 17, Abstract No. 889, in Harris County, Texas, said 0.0121 acre tract being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found on the Southerly right of way line of Greens Parkway (90 feet wide) which marks the Northwest corner of said Greens Crossing III Apartments and the Northeast corner of unrestricted Reserve "L" of Greens Crossing Section Three as recorded in Volume 305, Page 146 of the Harris County Map Records;

Thence North 73 degrees 46 minutes 31 seconds East along said Southerly right of way line of Greens Parkway and the North line of said Greens Crossing III Apartments for 141.79 feet to a 5/8 inch iron rod found at the beginning of a curve to the left;

Thence in a Northeasterly direction, continuing along the aforesaid lines around the arc of said curve to the left having a radius of 2045.00 feet, a central angle of 04 degrees 14 minutes 59 seconds a chord which bears North 73 degrees 39 minutes 02 seconds East, for 151.65 feet, or along the curve arc for 151.68 feet to a 5/8 inch iron rod found for corner;

Thence South 22 degrees 46 minutes 06 seconds East, a distance of 11.03 feet to the point of beginning of this tract and a Northwest corner of this tract;

Thence North 56 degrees 06 minutes 41 seconds East, a distance of 43.03 feet to said Southerly right of way line of Greens Parkway, being a Northwest corner of this tract;

Thence in an Easterly direction, along said Southerly right of way line of Greens Parkway and the arc of a curve to the left having a radius of 2045.00 feet, a central angle of 00 degrees 19 minutes 07 seconds a chord which bears North 70 degrees 12 minutes 58 seconds East for 11.37 feet or along the curve arc for 11.37 feet to the Northeast corner of this tract;

Thence South 19 degrees 57 minutes 43 seconds East, a distance of 7.45 feet to the Southeast corner of this tract;

Thence South 56 degrees 06 minutes 55 seconds West, a distance of 54.23 feet to the Southwest corner of this tract;

Thence North 22 degrees 46 minutes 06 seconds West, a distance of 10.19 feet to the point of beginning and containing 0.0121 acres of land, more or less.

remove, without cause, the Original Trustee, and any previously appointed substitute trustee, and to appoint J. Richard White, Sherry A. Baldwin, and Marina Walker, each with a street address of c/o Winstead PC, 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, and Mark Glanowski, Andrew Scheller, Kathryn Oakes, and Elena Cortez, each with an address of c/o Winstead PC, 600 Travis, Suite 5200, Houston, Texas 77002, individually and severally, and not jointly (collectively, the "Substitute Trustees" or severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustees in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges and authorities granted in the Deed of Trust to the Original Trustee, and any previously appointed substitute trustee(s); and

WHEREAS, Mortgagee, as the current beneficiary under the Deed of Trust, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file and mail, or cause to be posted, filed and mailed, appropriate notice and to sell the Mortgaged Property, subject to the exceptions set forth herein, to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Mortgaged Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 5, 2024 (the "Foreclosure Date"), no earlier than 10:00 a.m., or no later than three hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Mortgaged Property in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area: the area of the Bayou City Event Center known as Magnolia South Ballroom, as depicted on Exhibit B hereto, or such other area as such Commissioner's Court may designate for the subject sale; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

The Land is located in an area subject to a special taxing authority/utility district. You are hereby advised of the special disclosures contained in the Notice to Purchaser attached hereto as Exhibit D; please carefully read such notice.

Any purchaser at such foreclosure sale will be required to execute and deliver, at the time of and as a condition to, the acceptance of such purchaser's bid, a Notice to Purchaser (Deed Restrictions) in the form attached hereto as Exhibit E and incorporated herein by reference for all

purposes, which will be recorded in the Real Property Records of Harris County, Texas, as required by Section 212.155 of the Tex. Local Gov. 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, or within the last nine (9) months have served, on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 WITNESS WHEREOF, the undersigned Substitute Trustee has signed this notice as of October 10, 2024.

[The remainder of this page is intentionally left blank.]

UNOFFICIAL COPY

FILED 10/14/2024 11:45:38 AM FRCL-2024-5417 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

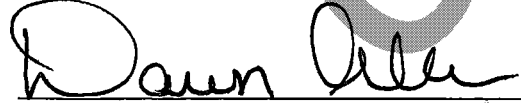
SUBSTITUTE TRUSTEE:


Name: J. RICHARD WHITE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

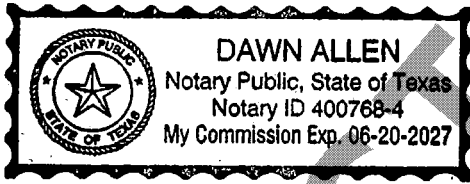
This instrument was ACKNOWLEDGED before me on October 11, 2024, by J. RICHARD WHITE, in the capacity therein stated.

[S E A L]


Notary Public in and for the State of Texas

My Commission Expires:

Dawn Allen
Printed Name of Notary Public



UNOFFICIAL COPY

EXHIBIT A

Land

[CITY OF HOUSTON]

[The description of the Land follows this cover page.]

UNOFFICIAL

COPY

FILED 10/14/2024 11:45:38 AM
FRCL-2024-5417
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Land

Legal description of the land:

DESCRIPTION OF A 6.075 ACRE (264,641 SQ. FT.) TRACT OF LAND SITUATED IN THE J.W. BRYAN SURVEY, A-159, HARRIS COUNTY, TEXAS

Being a description of a 6.075-acre (264,641 square foot) tract of land situated in the J.W. Bryan Survey, A-159, Harris County, Texas, said 6.075-acre tract being all of a called 6.0696-acre tract of land conveyed to Three Pillars Capital 9 LLC, by deed recorded under Harris County Clerk's File No. RP-2019-484143 of the Official Public Records of Real Property, Harris County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00 (all coordinates herein are grid coordinates and may be converted to ground surface by multiplying by the combined scale factor of 1.000072546, all distances herein are horizontal ground surface distances in U.S. Survey Feet):

BEGINNING (N=13,923,743.50, E=3,096,865.31) at an "X" cut in concrete sidewalk, set for the southeast cut back corner of the intersection of the north right-of-way line of Dunson Glen Drive (60-foot-wide right-of-way) and the east right-of-way line of Darbydale Drive (60-foot-wide right-of-way), as established in Commerce Park West Street Dedication, according to the plat thereof as recorded under Volume 317, Page 50 of the Harris County Map Records (also depicted in Partial Replat of Commerce Park West Street Dedication, according to the plat thereof as recorded under Volume 320, Page 1), for the most southerly southwest corner of said 6.0696-acre tract;

THENCE North 47 degrees 34 minutes 55 seconds West, with the cut back right-of-way transition line from said Dunson Glen Drive to said Darbydale Drive, coincident with the southwest line of said 6.0696-acre tract, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the most northerly southwest cut back corner of said intersection;

THENCE North 02 degrees 34 minutes 55 seconds West, with said east right-of-way line of Darbydale Drive, coincident with the west line of said 6.0696-acre tract, a distance of 443.76 feet to a 5/8-inch iron rod found for the beginning of a curve to the left;

THENCE in a northerly direction, continuing with said east right-of-way line of Darbydale Drive, coincident with the west line of said 6.0696-acre tract and along said curve to the left, having a radius of 715.00 feet, a central angle of 05 degrees 56 minutes 05 seconds, a chord bearing North 05 degrees 32 minutes 58 seconds West, a chord distance of 74.03 feet and an arc length of 74.06 feet to a 5/8-inch iron rod found in the southeast line of a called 140-foot-wide fee strip conveyed to Harris County Flood Control District by deed recorded under Harris County Clerk's File No. J031716 of the Official Public Records of Real Property, Harris County, Texas, and for the northwest corner of said 6.0696-acre tract;

THENCE departing said right-of-way line of Darbydale Drive, North 70 degrees 11 minutes 31 seconds East, with said southeast line of the 140-foot-wide fee strip, coincident with the northwest line of said 6.0696-acre tract, a distance of 445.28 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a curve to the right;

THENCE in a northeasterly direction, continuing with said southeast line of the 140-foot-wide fee strip, coincident with said northwest line of said 6.0696-acre tract and along said curve to the right, having a radius of 675.00 feet, a central angle of 02 degrees 13 minutes 17 seconds, a chord bearing North 71 degrees 18 minutes 09 seconds East, a chord distance of 26.17 feet and an arc length of 26.17 feet

(26.76 feet per deed for said 6.0696-acre tract) to a 5/8-inch iron rod found for the northwest corner of a called 5.382-acre tract of land conveyed to Enema, LLC by deed recorded under Harris County Clerk's File No. RP-2020-14686 of the Official Public Records of Real Property, Harris County, Texas and for the northeast corner of said 6.0696-acre tract;

THENCE departing said southeast line of the 140-foot-wide fee strip, South 02 degrees 30 minutes 46 seconds East, with the west line of said 5.382-acre tract, coincident with the east line of said 6.0696-acre tract, a distance of 620.35 feet (620.51 feet per deed for said 6.0696-acre tract) to an "X" cut in concrete sidewalk, set in the aforesaid north right-of-way line of Dunson Glen Drive, for the southwest corner of said 5.382-acre tract and southeast corner of said 6.0696-acre tract, being a point on a non-tangent curve to the right;

THENCE in a southwesterly direction, with said north right-of-way line of Dunson Glen Drive, coincident with the south line of said 6.0696-acre tract and along said curve to the right, having a radius of 270.00 feet, a central angle of 34 degrees 06 minutes 59 seconds, a chord bearing South 70 degrees 21 minutes 35 seconds west, a chord distance of 158.41 feet and an arc length of 160.77 feet (160.28 feet per deed for said 6.0696-acre tract) to a 5/8-inch iron rod found at the end of said curve;

THENCE South 87 degrees 25 minutes 05 seconds West, continuing with the north right-of-way line of said Dunson Glen Drive, coincident with the south line of said 6.0696-acre tract, a distance of 284.43 feet to the POINT OF BEGINNING and containing 6.075 acres (264,641 square feet) of land.

UNOFFICIAL COPY

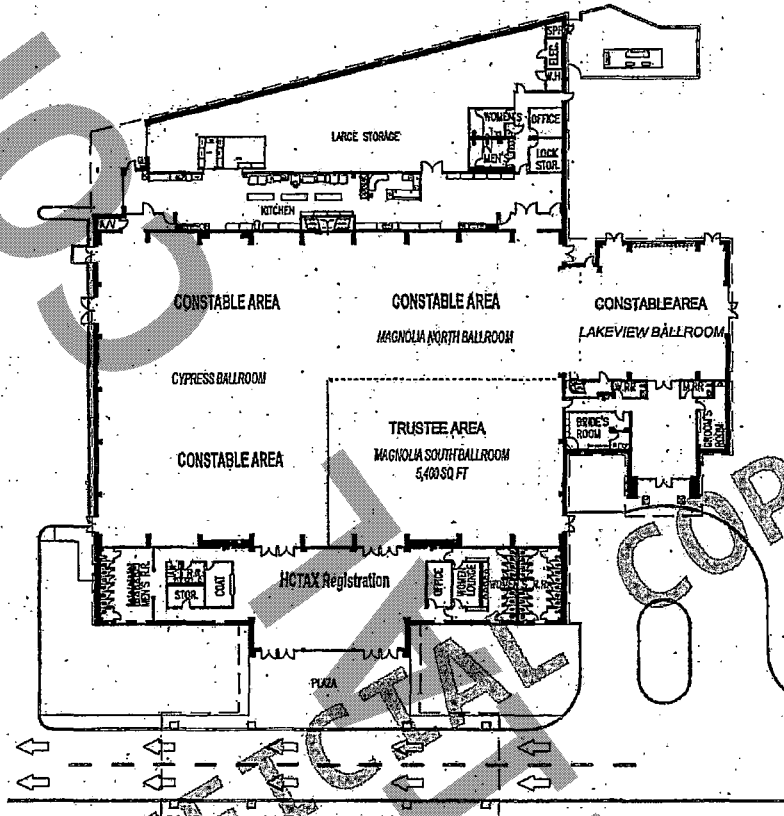
EXHIBIT B

Designated Area

[The Designated Area follows this cover page.]

Exhibit B

RP-2023-304925



RECORDER'S MEMORANDUM:
 At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy - Page 5 of 5
 Attest: 8/11/2023
 Teneshia Hudspeth, County Clerk
 Harris County, Texas

Sylvia Gutierrez Gaza

SYLVIA GUTIERREZ GAZA

Deputy



K:\TF\0\CommCourt\Blank



EXHIBIT C

Other Collateral

[The description of the Other Collateral follows this cover page.]

UNOFFICIAL COPY

OTHER COLLATERAL

1. Improvements. The buildings, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "Improvements").
2. Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements, and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, rights of dower, rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements, and every part and parcel thereof, with the appurtenances thereto.
3. Fixtures and Personal Property. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), furniture, software used in or to operate any of the foregoing and other property of every kind and nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements (collectively, the "Personal Property"), and the right, title and interest of Borrower in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (the "Uniform Commercial Code"), and all proceeds and products of the above.
4. Leases and Rents. All leases, subleases, subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into, whether before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "Leases") and all right, title and interest of Borrower, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form

or nature received by or paid to or for the account of or benefit of Borrower or its agents or employees from any and all sources arising from or attributable to the Property, including, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Borrower or Manager and proceeds, if any, from business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Borrower of any petition for relief under any Creditors Rights Laws (collectively, the "Rents") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

5. Insurance Proceeds. All insurance proceeds in respect of the Property under any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property (collectively, the "Insurance Proceeds").
6. Condemnation Awards. All condemnation awards, including interest thereon, which may heretofore and hereafter be made with respect to the Property by reason of any taking or condemnation, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property (collectively, the "Awards").
7. Tax Certiorari. All refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction.
8. Rights. The right, in the name and on behalf of Borrower, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Lender in the Property.
9. Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or any business or activity conducted on the Land and any part thereof and all right, title and interest of Borrower therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Borrower thereunder.
10. Intangibles. All tradenames, trademarks, service marks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Land and Improvements;
11. Accounts. All reserves, escrows and deposit accounts maintained by Borrower with respect to the Land and Improvements, including without limitation, the Accounts and all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof (collectively, the "Accounts");

12. Interest Rate Protection Agreement. The Interest Rate Protection Agreement and any replacement or substitute thereof
13. Proceeds. All proceeds of any of the foregoing items set forth in subsections (1) through (12) including, without limitation, Insurance Proceeds and Awards, whether cash, liquidation claims (or other claims) or otherwise.
14. Other Rights. Any and all other rights of Borrower in and to the items set forth in subsections (1) through (13) above.

UNOFFICIAL COPY

EXHIBIT D

Notice to Purchaser

[The Notice to Purchaser follows this cover page.]

COPY
CLERK
FOND

When recorded, return to:

J. Richard White, Esq.
Winstead PC
500 Winstead Building
2728 N. Harwood Street
Dallas, Texas 75201

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property which you are about to purchase is located in Harris County Municipal Utility District No. 189 and may be subject to district taxes. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is \$0.50 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by voters, approved by the voters are:

- i. \$41,700,000 for water, sewer, and drainage facilities;
- ii. \$0 for road facilities; and
- iii. \$0 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

- i. \$6,360,000 for water, sewer, and drainage facilities.

The district is located wholly or partly in the extraterritorial jurisdiction of the City of Houston, Texas. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved. The district has entered into a strategic partnership agreement with the City of Houston, Texas. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction.

The purpose of this district is to provide water, sewer, drainage, and parks and recreational facilities and services. The cost of district facilities is not included in the purchase price of your property.

The legal description of the property which you are acquiring is as follows:

See Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

COPY
ORIGINAL DOCUMENT

SELLER:

Date: October 10, 2024

GREEN TREE PLACE HOLDINGS LLC, a Delaware limited liability company, by Substitute Trustee under Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Document No. RP-2022-234836, Real Property Records of Harris County, Texas

By: [Signature]
Name: J. Richard White
Title: Substitute Trustee

STATE OF TEXAS
COUNTY OF DALLAS

§
§
§

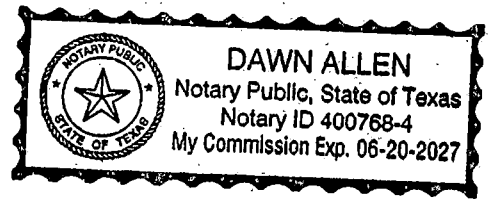
This instrument was ACKNOWLEDGED before me on October 10, 2024, by J. Richard White, as the Substitute Trustee for GREEN TREE PLACE HOLDINGS LLC, a Delaware limited liability company, on behalf of said limited liability company, under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Document No. RP-2022-234836, Real Property Records of Harris County, Texas.

[S E A L]

My Commission Expires:
6-20-27

[Signature]
Notary Public, State of Texas
Dawn Allen
Printed Name of Notary Public

Notary ID #: 400768-4



PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract or bid at foreclosure for the purchase of the real property described herein or at closing of the purchase or successful bid at foreclosure of the real property.

PURCHASER:

Date: November __, 2024 _____
a _____

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on November __, 2024, by _____, the _____ of _____, a _____ on behalf of said _____

[S E A L]

Notary Public, State of Texas

My Commission Expires: _____

Printed Name of Notary Public

EXHIBIT A

Land

[CITY OF HOUSTON]

[The description of the Land follows this cover page.]

UNOFFICIAL COPY

EXHIBIT A

Land

Legal description of the land:

**DESCRIPTION OF A 6.075 ACRE
(264,641 SQ. FT.) TRACT OF LAND
SITUATED IN THE J.W. BRYAN SURVEY, A-159,
HARRIS COUNTY, TEXAS**

Being a description of a 6.075-acre (264,641 square foot) tract of land situated in the J.W. Bryan Survey, A-159, Harris County, Texas, said 6.075-acre tract being all of a called 6.0696-acre tract of land conveyed to Three Pillars Capital 9 LLC, by deed recorded under Harris County Clerk's File No. RP-2019-484143 of the Official Public Records of Real Property, Harris County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00 (all coordinates herein are grid coordinates and may be converted to ground surface by multiplying by the combined scale factor of 1.000072546, all distances herein are horizontal ground surface distances in U.S. Survey Feet):

BEGINNING (N=13,923,743.50, E=3,096,865.31) at an "X" cut in concrete sidewalk, set for the southeast cut back corner of the intersection of the north right-of-way line of Dunson Glen Drive (60-foot-wide right-of-way) and the east right-of-way line of Darbydale Drive (60-foot-wide right-of-way), as established in Commerce Park West Street Dedication, according to the plat thereof as recorded under Volume 317, Page 50 of the Harris County Map Records (also depicted in Partial Replat of Commerce Park West Street Dedication, according to the plat thereof as recorded under Volume 320, Page 1), for the most southerly southwest corner of said 6.0696-acre tract;

THENCE North 47 degrees 34 minutes 55 seconds West, with the cut back right-of-way transition line from said Dunson Glen Drive to said Darbydale Drive, coincident with the southwest line of said 6.0696-acre tract, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the most northerly southwest cut back corner of said intersection;

THENCE North 02 degrees 34 minutes 55 seconds West, with said east right-of-way line of Darbydale Drive, coincident with the west line of said 6.0696-acre tract, a distance of 443.76 feet to a 5/8-inch iron rod found for the beginning of a curve to the left;

THENCE in a northerly direction, continuing with said east right-of-way line of Darbydale Drive, coincident with the west line of said 6.0696-acre tract and along said curve to the left, having a radius of 715.00 feet, a central angle of 05 degrees 56 minutes 05 seconds, a chord bearing North 05 degrees 32 minutes 58 seconds West, a chord distance of 74.03 feet and an arc length of 74.06 feet to a 5/8-inch iron rod found in the southeast line of a called 140-foot-wide fee strip conveyed to Harris County Flood Control District by deed recorded under Harris County Clerk's File No. J031716 of the Official Public Records of Real Property, Harris County, Texas, and for the northwest corner of said 6.0696-acre tract;

THENCE departing said right-of-way line of Darbydale Drive, North 70 degrees 11 minutes 31 seconds East, with said southeast line of the 140-foot-wide fee strip, coincident with the northwest line of said 6.0696-acre tract, a distance of 445.28 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a curve to the right;

THENCE in a northeasterly direction, continuing with said southeast line of the 140-foot-wide fee strip, coincident with said northwest line of said 6.0696-acre tract and along said curve to the right, having a radius of 675.00 feet, a central angle of 02 degrees 13 minutes 17 seconds, a chord bearing North 71 degrees 18 minutes 09 seconds East, a chord distance of 26.17 feet and an arc length of 26.17 feet

(25.76 feet per deed for said 6.0696-acre tract) to a 5/8-inch iron rod found for the northwest corner of a called 5.382-acre tract of land conveyed to Enema, LLC by deed recorded under Harris County Clerk's File No. RP-2020-14686 of the Official Public Records of Real Property, Harris County, Texas and for the northeast corner of said 6.0696-acre tract;

THENCE departing said southeast line of the 140-foot-wide fee strip, South 02 degrees 30 minutes 45 seconds East, with the west line of said 5.382-acre tract, coincident with the east line of said 6.0696-acre tract, a distance of 620.35 feet (620.51 feet per deed for said 6.0696-acre tract) to an "X" cut in concrete sidewalk, set in the aforesaid north right-of-way line of Dunson Glen Drive, for the southwest corner of said 5.382-acre tract and southeast corner of said 6.0696-acre tract, being a point on a non-tangent curve to the right;

THENCE in a southwesterly direction, with said north right-of-way line of Dunson Glen Drive, coincident with the south line of said 6.0696-acre tract and along said curve to the right, having a radius of 270.00 feet, a central angle of 34 degrees 06 minutes 59 seconds, a chord bearing South 70 degrees 21 minutes 35 seconds west, a chord distance of 158.41 feet and an arc length of 160.77 feet (160.28 feet per deed for said 6.0696-acre tract) to a 5/8-inch iron rod found at the end of said curve;

THENCE South 87 degrees 25 minutes 05 seconds West, continuing with the north right-of-way line of said Dunson Glen Drive, coincident with the south line of said 6.0696-acre tract, a distance of 284.43 feet to the POINT OF BEGINNING and containing 6.075 acres (264,641 square feet) of land.

EXHIBIT E

Notice to Houston Purchaser (Deed Restrictions)

[The form of Notice to Purchaser (Deed Restrictions) follows this cover page.]

UNOFFICIAL COPY

FILED 10/14/2024 11:45:38 AM FRCL-2024-5417 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE TO PURCHASER
(DEED RESTRICTIONS)

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

The real property ("Property") described below, which you are purchasing, is subject to deed restrictions set forth in the documents as follows:

- (i) Basic Restrictions and Uniform Plan for Providing and Maintaining Certain Amenities in Commerce Park West recorded under Harris County Film Code No. H825936, in the Real Property Records of Harris County, Texas;
- (ii) General Warranty Deed recorded as Document No. H035558; in the Real Property Records of Harris County, Texas; and
- (iii) Plat recorded in Volume 320, Page 1 in the Real Property Records of Harris County, Texas.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF HOUSTON IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Houston may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address of the Property are acquiring are as follows:

Legal Description: See Exhibit A attached hereto and incorporated herein by reference for all purposes.

Street Address: 700 Dunson Glen Dr.,
Houston, Texas 77090

Dated: October 10, 2024

[The remainder of this page left blank.]

SELLER:

GREEN TREE PLACE HOLDINGS LLC, a Delaware limited liability company, by Substitute Trustee under Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Document No. RP-2022-234836, Real Property Records of Harris County, Texas

By: J. Richard White
Name: J. Richard White
Title: Substitute Trustee

STATE OF TEXAS

COUNTY OF DALLAS

§
§
§

This instrument was ACKNOWLEDGED before me on October 10, 2024, by J. Richard White, as the Substitute Trustee for GREEN TREE PLACE HOLDINGS LLC, a Delaware limited liability company, on behalf of said limited liability company, under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Document No. RP-2022-234836, Real Property Records of Harris County, Texas.

[S E A L]

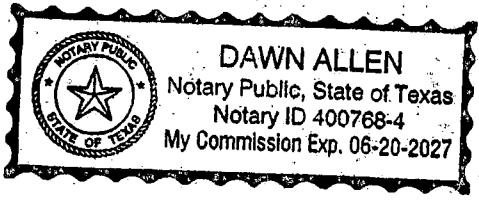
My Commission Expires:

6-20-27

Notary ID #: 400768-4

Dawn Allen
Notary Public, State of Texas

Dawn Allen
Printed Name of Notary Public



The undersigned admits receipt of the foregoing Notice to Purchaser (Deed Restrictions) at or prior to closing the purchase of the Property described on Exhibit "A".

PURCHASER:

a _____

Date: November __, 2024

By: _____

Name: _____

Title: _____

STATE OF TEXAS)
)
COUNTY OF HARRIS)

This instrument was ACKNOWLEDGED before me on November __, 2024, by _____, the _____ of _____, a _____, on behalf of said _____.

Notary Public, State of Texas

My Commission Expires:

Printed Name of Notary Public

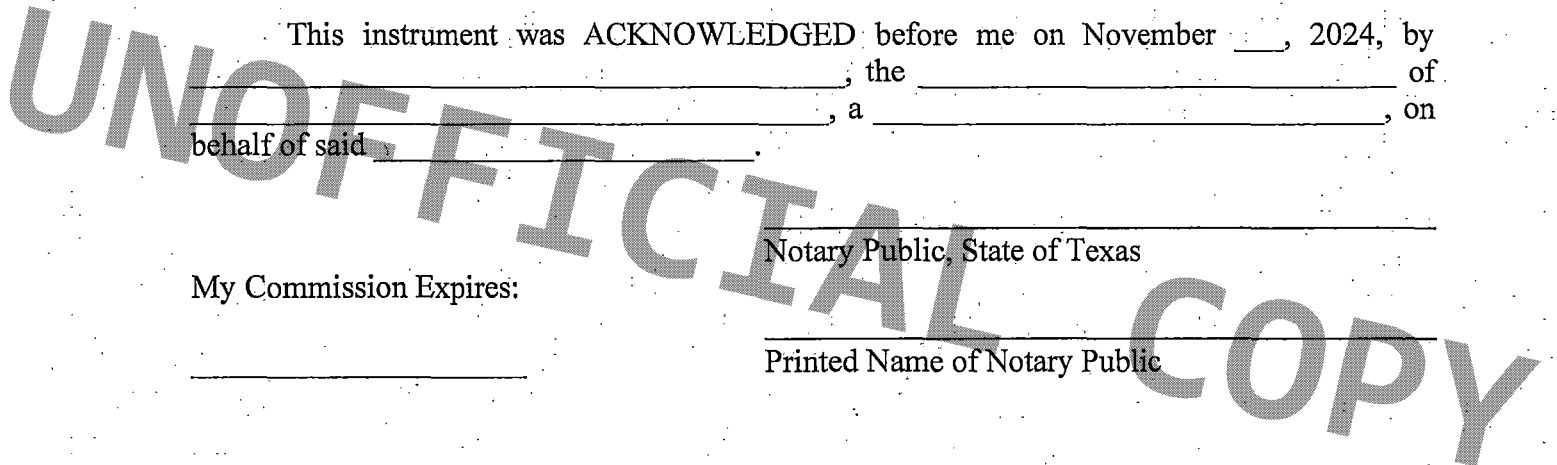


EXHIBIT A

Legal Description

[The legal description follows this cover page.]

UNOFFICIAL COPY

FILED 10/14/2024 11:45:38 AM
FRCL-2024-5417
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Land

Legal description of the land:

**DESCRIPTION OF A 6.075 ACRE
(264,641 SQ. FT.) TRACT OF LAND
SITUATED IN THE J.W. BRYAN SURVEY, A-159,
HARRIS COUNTY, TEXAS**

Being a description of a 6.075-acre (264,641 square foot) tract of land situated in the J.W. Bryan Survey, A-159, Harris County, Texas, said 6.075-acre tract being all of a called 6.0696-acre tract of land conveyed to Three Pillars Capital 9 LLC, by deed recorded under Harris County Clerk's File No. RP-2019-484143 of the Official Public Records of Real Property, Harris County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83 (2011) epoch 2010.00 (all coordinates herein are grid coordinates and may be converted to ground surface by multiplying by the combined scale factor of 1.000072546, all distances herein are horizontal ground surface distances in U.S. Survey Feet):

BEGINNING (N=13,923,743.50, E=3,096,865.31) at an "X" cut in concrete sidewalk, set for the southeast cut back corner of the intersection of the north right-of-way line of Dunson Glen Drive (60-foot-wide right-of-way) and the east right-of-way line of Darbydale Drive (60-foot-wide right-of-way), as established in Commerce Park West Street Dedication, according to the plat thereof as recorded under Volume 317, Page 50 of the Harris County Map Records (also depicted in Partial Replat of Commerce Park West Street Dedication, according to the plat thereof as recorded under Volume 320, Page 1), for the most southerly southwest corner of said 6.0696-acre tract;

THENCE North 47 degrees 34 minutes 55 seconds West, with the cut back right-of-way transition line from said Dunson Glen Drive to said Darbydale Drive, coincident with the southwest line of said 6.0696-acre tract, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the most northerly southwest cut back corner of said intersection;

THENCE North 02 degrees 34 minutes 55 seconds West, with said east right-of-way line of Darbydale Drive, coincident with the west line of said 6.0696-acre tract, a distance of 443.76 feet to a 5/8-inch iron rod found for the beginning of a curve to the left;

THENCE in a northerly direction, continuing with said east right-of-way line of Darbydale Drive, coincident with the west line of said 6.0696-acre tract and along said curve to the left, having a radius of 715.00 feet, a central angle of 05 degrees 56 minutes 05 seconds, a chord bearing North 05 degrees 32 minutes 58 seconds West, a chord distance of 74.03 feet and an arc length of 74.06 feet to a 5/8-inch iron rod found in the southeast line of a called 140-foot-wide fee strip conveyed to Harris County Flood Control District by deed recorded under Harris County Clerk's File No. J031716 of the Official Public Records of Real Property, Harris County, Texas, and for the northwest corner of said 6.0696-acre tract;

THENCE departing said right-of-way line of Darbydale Drive, North 70 degrees 11 minutes 31 seconds East, with said southeast line of the 140-foot-wide fee strip, coincident with the northwest line of said 6.0696-acre tract, a distance of 445.28 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the beginning of a curve to the right;

THENCE in a northeasterly direction, continuing with said southeast line of the 140-foot-wide fee strip, coincident with said northwest line of said 6.0696-acre tract and along said curve to the right, having a radius of 675.00 feet, a central angle of 02 degrees 13 minutes 17 seconds, a chord bearing North 71 degrees 18 minutes 09 seconds East, a chord distance of 26.17 feet and an arc length of 26.17 feet

(25.76 feet per deed for said 6.0696-acre tract) to a 5/8-inch iron rod found for the northwest corner of a called 5.382-acre tract of land conveyed to Enema, LLC by deed recorded under Harris County Clerk's File No. RP-2020-14686 of the Official Public Records of Real Property, Harris County, Texas and for the northeast corner of said 6.0696-acre tract;

THENCE departing said southeast line of the 140-foot-wide fee strip, South 02 degrees 30 minutes 46 seconds East, with the west line of said 5.382-acre tract, coincident with the east line of said 6.0696-acre tract, a distance of 620.35 feet (620.51 feet per deed for said 6.0696-acre tract) to an "X" cut in concrete sidewalk, set in the aforesaid north right-of-way line of Dunson Glen Drive, for the southwest corner of said 5.382-acre tract and southeast corner of said 6.0696-acre tract, being a point on a non-tangent curve to the right;

THENCE in a southwesterly direction, with said north right-of-way line of Dunson Glen Drive, coincident with the south line of said 6.0696-acre tract and along said curve to the right, having a radius of 270.00 feet, a central angle of 34 degrees 06 minutes 59 seconds, a chord bearing South 70 degrees 21 minutes 35 seconds west, a chord distance of 158.41 feet and an arc length of 160.77 feet (160.28 feet per deed for said 6.0696-acre tract) to a 5/8-inch iron rod found at the end of said curve;

THENCE South 87 degrees 25 minutes 05 seconds West, continuing with the north right-of-way line of said Dunson Glen Drive, coincident with the south line of said 6.0696-acre tract, a distance of 284.43 feet to the POINT OF BEGINNING and containing 6.075 acres (264,641 square feet) of land.

UNOFFICIAL

COPY

NOTICE OF FORECLOSURE SALE AND SUBSTITUTE TRUSTEE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY AND 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: SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

1. Date, Time, and Place of Sale.

Date: November 5, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER, 9401 KNIGHT RD, HOUSTON TX, HARRIS COUNTY, IN THE LARGE ALLROOM IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER or as designated by the county commissioners.

2. Terms of Sale. The Trustee will sell the Property at the public venue to the highest bidder. Payment must be made by Cashier's check, certified check, or cash.

3. Instrument to be Foreclosed. The instrument to be foreclosed is the FIRST LIEN Deed of Trust executed and delivered by Prosperity & Associates Business Consulting Services, LLC as Grantor(s)/Borrowers, its successors and assigns, as original mortgagee on December 6, 2016, recorded on December 20, 2016, recorded document no. RP-2016-567041 in the real property records of Harris, Texas.

4. Obligations Secured. Deed of Trust executed by Prosperity & Associates Business Consulting Services, LLC, as borrower and guarantor respectively, securing the payment of the indebtedness in the original principal amount of \$140,000.00 and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note.

5. Property to Be Sold. Legal Description (the "Property"):

LOT FORTY-EIGHT (48), Block SEVEN (7), of FAIRMONT ESTATE, Section TWO (2), A SUBDIVISION IN PASADENA, HARRIS COUNTY, TEXAS according TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 240, PAGE 87 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

THIS INSTRUMENT APPOINTS THE ORIGINAL TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER 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.

FRCL-2024-5419
FILED 10/14/2024 1:09:33 PM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

WHEREAS, the undersigned as attorney for the mortgagee or mortgage servicer does hereby recall and appoint the substitute trustee Thaison Hua, of Rejas Hua & Hoang, PLLC, whose address is c/o 4909 Bissonnet St. STE 100A, Bellaire TX 77401 as Trustee ("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.

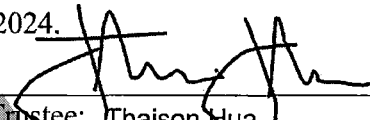
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due and the legal holder of such indebtedness and the liens securing same has requested Substitute Trustee to sell the Property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

The Deed of Trust may encumber both real and personal property, Formal notice is hereby given of and Oliverio Vuevas, a single man, and Isela Cerda Reyes, a single woman, and their assigns and heirs, of 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 Borrowers 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 "AS IS", "WHERE IS" condition, without any expressed or implied warranties. 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.

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 foreclosure its lien.


WITNESS, my hand this 10th days of October, 2024.


By Trustee: Thaison Hua
Address: 4909 Bissonnet St
STE 100
Bellaire, TX 77401

State of Texas §
County of Harris §

Before me, on this 10th day of October, 2024 personally appeared Thaison Hua, personally known to me or by government identity card 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.

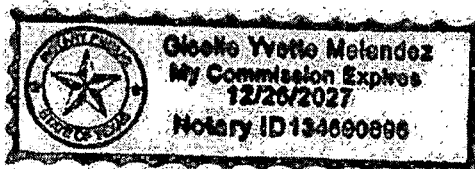
Given under my hand and seal of office this 10 day of Oct, 2024.



Notary Public Signature

RETURN TO:

Rejas Hua & Hoang, PLLC
4909 Bissonnet St. STE 100A
Bellaire, TX 77401
713-300-5075



Amended and Restated Notice of Trustee's Sale

This Amended and Restated Notice of Trustee's Sale replaces the Notice of Trustee's Sale filed of record on August 6, 2024 under Clerk's File No. RP-2024-285957 of the Official Public Records of Real Property of Harris County Texas.

Date: 10/11/2024

Trustee: Nadyrshah Dhanani

Mortgagee: 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: \$5,549,016.39 plus attorney's fees, interest and other costs as provided in the Note 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

[Remainder of page intentionally left blank]

FILED 10/14/2024 12:23:41 PM FRCL-2024-5418 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 688.02 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;

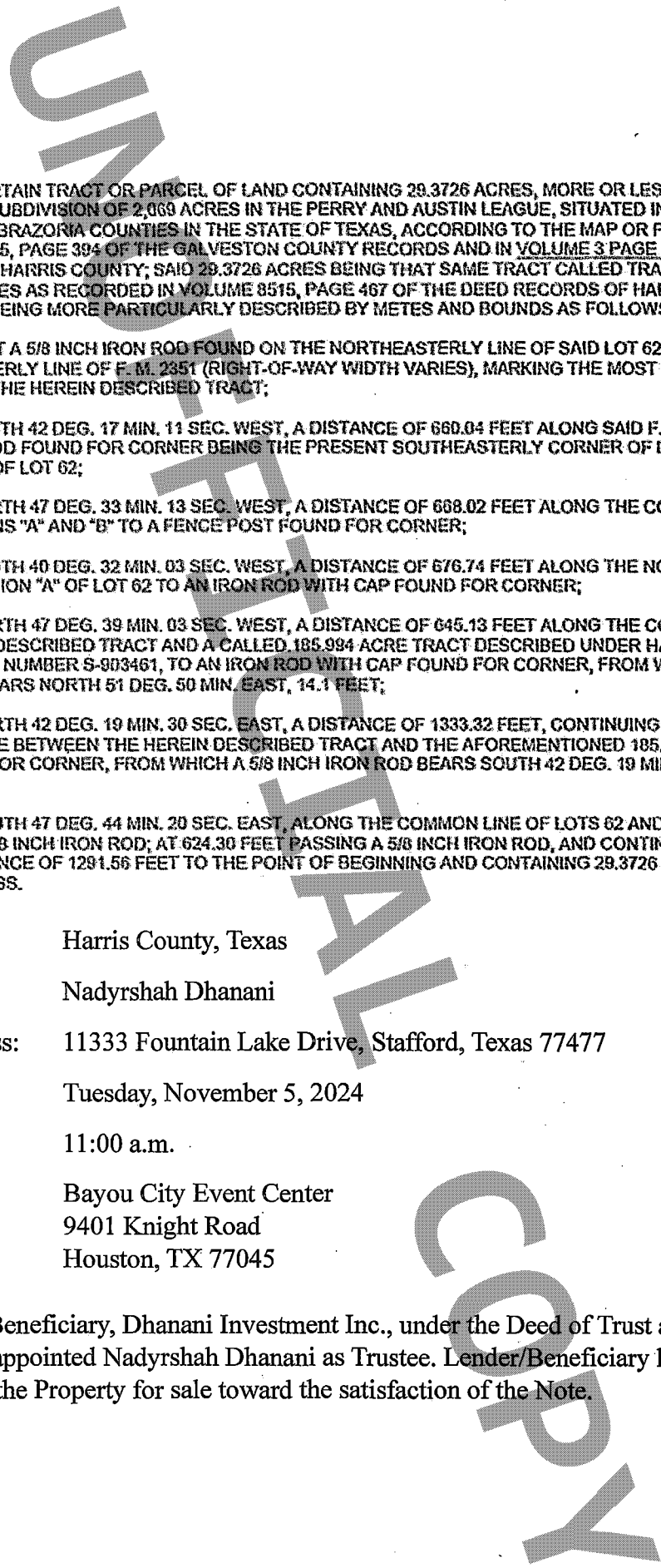
THENCE, NORTH 47 DEG. 39 MIN. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-803461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 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. 19 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
Trustee's Name: Nadyrshah Dhanani
Trustee's Address: 11333 Fountain Lake Drive, Stafford, Texas 77477
Date of Sale: Tuesday, November 5, 2024
Time of Sale: 11:00 a.m.
Place of Sale: Bayou City Event Center
9401 Knight Road
Houston, TX 77045

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.



UNOFFICIAL COPY

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.

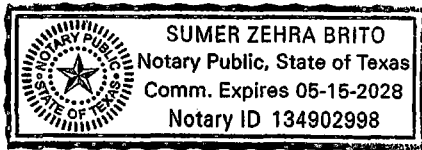

Nadyrshah Dhanani, Trustee

STATE OF TEXAS

COUNTY OF Fort Bend

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 11th day of October, 2024.




Notary Public, State of Texas

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5409
FILED 10/14/2024 11:10:19 AM

517 SHANE STREET
HOUSTON, TX 77037

00000010265122

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: November 05, 2024

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

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 19, 2006 and recorded in Document CLERK'S FILE NO. Z051606 real property records of HARRIS County, Texas, with PEDRO SANCHEZ, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PEDRO SANCHEZ, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$91,200.00, 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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7 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



517 SHANE STREET
HOUSTON, TX 77037

00000010265122

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5409
FILED 10/14/2024 11:10:19 AM

517 SHANE STREET
HOUSTON, TX 77037

00000010265122

00000010265122

HARRIS

EXHIBIT "A"

LOT 287, BLUE BELL PLACE, SECTION TWO, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT
RECORDED IN VOLUME 20, PAGE 21, MAP/PLAT RECORDS, HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

FILED 10/14/2024 11:10:19 AM
FRCL-2024-5409
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/14/2024 11:10:19 AM FRCL-2024-5410 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

402 TERRACE DR
HOUSTON, TX 77007

0000009441668

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: November 05, 2024

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

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 22, 2006 and recorded in Document CLERK'S FILE NO. 20060242346 real property records of HARRIS County, Texas, with KATHLEEN GRIFFIN, AN UNMARRIED PERSON, grantor(s) and THE MORTGAGE GROUP, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KATHLEEN GRIFFIN, AN UNMARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$417,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



402 TERRACE DR
HOUSTON, TX 77007

0000009441668

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

UNRECORDED

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5410
FILED 10/14/2024 11:10:19 AM

402 TERRACE DR
HOUSTON, TX 77007

0000009441668

0000009441668

HARRIS

EXHIBIT "A"

LOT TWENTY-THREE (23), IN BLOCK ONE (1) OF GLEN COVE 3RD SECTION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FILED 10/14/2024 11:10:19 AM
FRCL-2024-5410
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5411
FILED 10/14/2024 11:10:19 AM

2835 MUSTANG HILL LANE
KATY, TX 77449

00000010191872

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: November 05, 2024

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

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 06, 2021 and recorded in Document CLERK'S FILE NO. RP-2021-702726 real property records of HARRIS County, Texas, with RAFAEL CONSTANTINE SIMMONS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAFAEL CONSTANTINE SIMMONS, securing the payment of the indebtednesses in the original principal amount of \$235,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR MFA 2022-NQM3 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-NQM3 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



2835 MUSTANG HILL LANE
KATY, TX 77449

00000010191872

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5411
FILED 10/14/2024 11:10:19 AM

COPY

OFFICIAL

2835 MUSTANG HILL LANE
KATY, TX 77449

00000010191872

00000010191872

HARRIS

EXHIBIT "A"

LOT NINE (9), BLOCK TWO (2), OF MORTON RANCH, SEC. 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO(S). 613224, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 10/14/2024 11:10:19 AM
FRCL-2024-5411
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5412
FILED 10/14/2024 11:10:19 AM

4027 FERNGLADE DR
HOUSTON, TX 77068

0000010078889

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

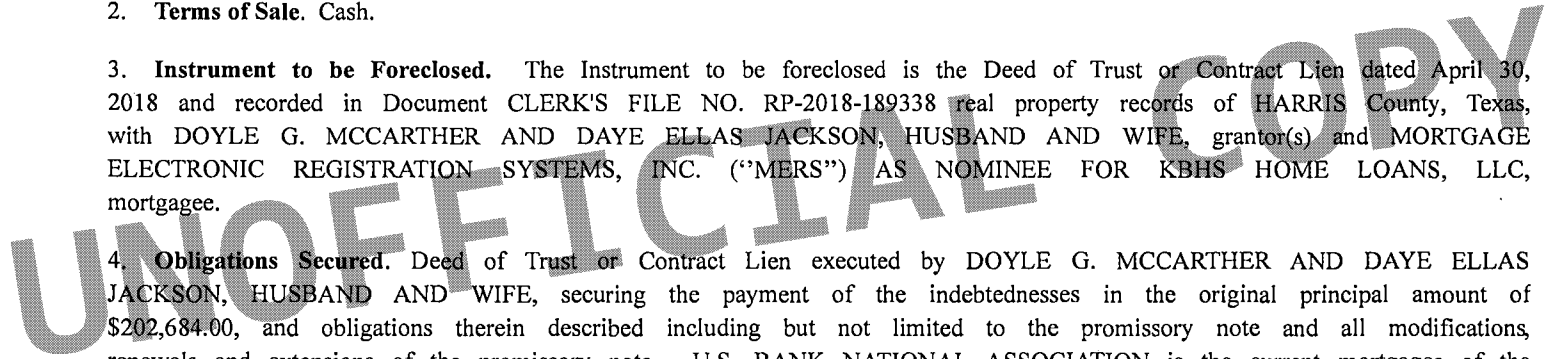
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 30, 2018 and recorded in Document CLERK'S FILE NO. RP-2018-189338 real property records of HARRIS County, Texas, with DOYLE G. MCCARTHER AND DAYE ELLAS JACKSON, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR KBHS HOME LOANS, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DOYLE G. MCCARTHER AND DAYE ELLAS JACKSON, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$202,684.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301



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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5412
FILED 10/14/2024 11:10:19 AM

4027 FERNGLADE DR
HOUSTON, TX 77068

00000010078889

00000010078889

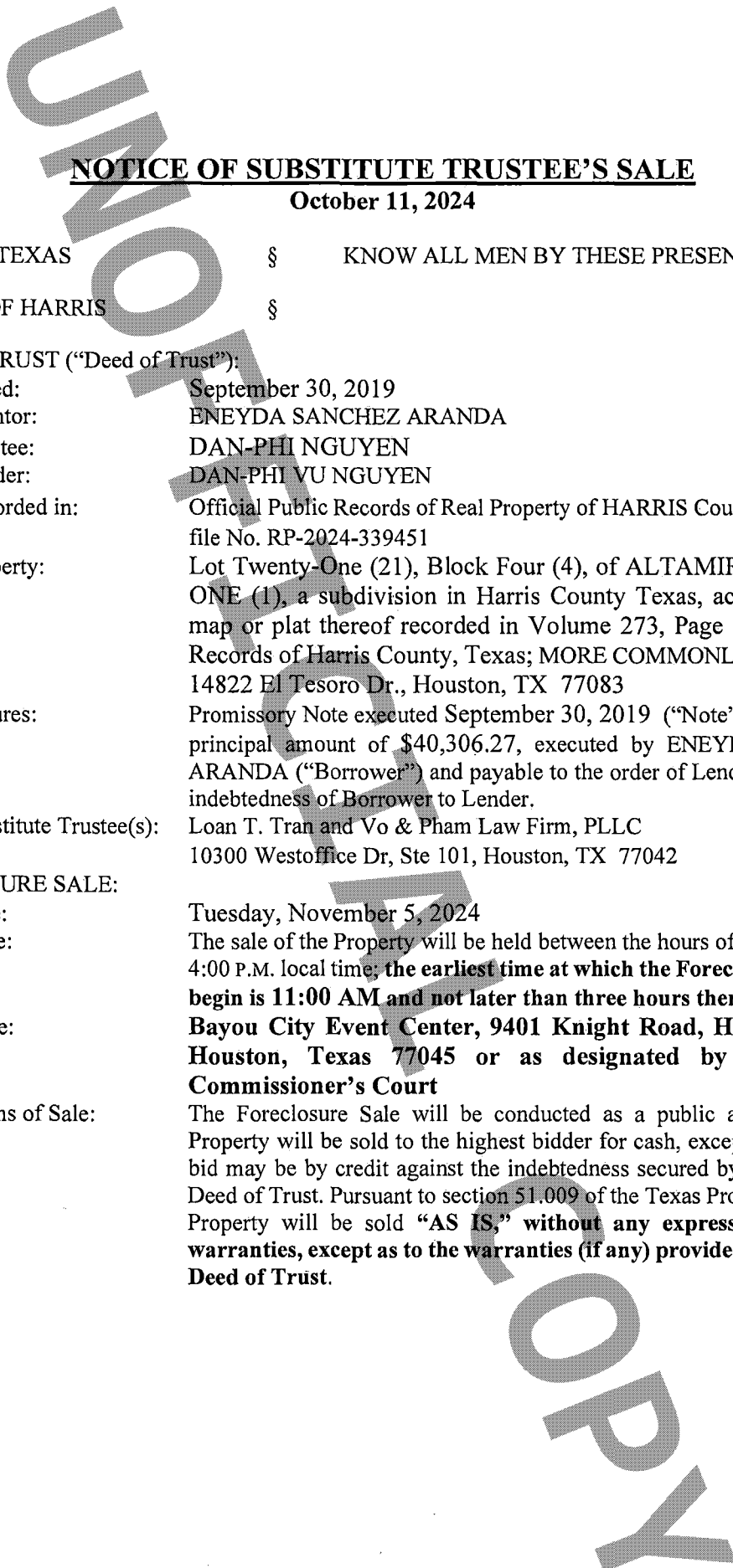
HARRIS

EXHIBIT "A"

LOT 7, BLOCK 3, CYPRESS CREEK CROSSING SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 675696 OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

FILED 10/14/2024 11:10:19 AM
FRCL-2024-5412
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

October 11, 2024

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

DEED OF TRUST ("Deed of Trust"):

Dated: September 30, 2019
 Grantor: ENEYDA SANCHEZ ARANDA
 Trustee: DAN-PHI NGUYEN
 Lender: DAN-PHI VU NGUYEN
 Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. RP-2024-339451
 Property: Lot Twenty-One (21), Block Four (4), of ALTAMIRA, SECTION ONE (1), a subdivision in Harris County Texas, according to the map or plat thereof recorded in Volume 273, Page 96 of the Map Records of Harris County, Texas; MORE COMMONLY KNOWN AS 14822 El Tesoro Dr., Houston, TX 77083
 Secures: Promissory Note executed September 30, 2019 ("Note") in the original principal amount of \$40,306.27, executed by ENEYDA SANCHEZ ARANDA ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
 Substitute Trustee(s): Loan T. Tran and Vo & Pham Law Firm, PLLC
 10300 Westoffice Dr, Ste 101, Houston, TX 77042

FORECLOSURE SALE:

Date: Tuesday, November 5, 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 Loan T. Tran and Vo & Pham Law Firm, PLLC 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 Tammy Tran

Loan Tammy 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

October 11, 2024

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

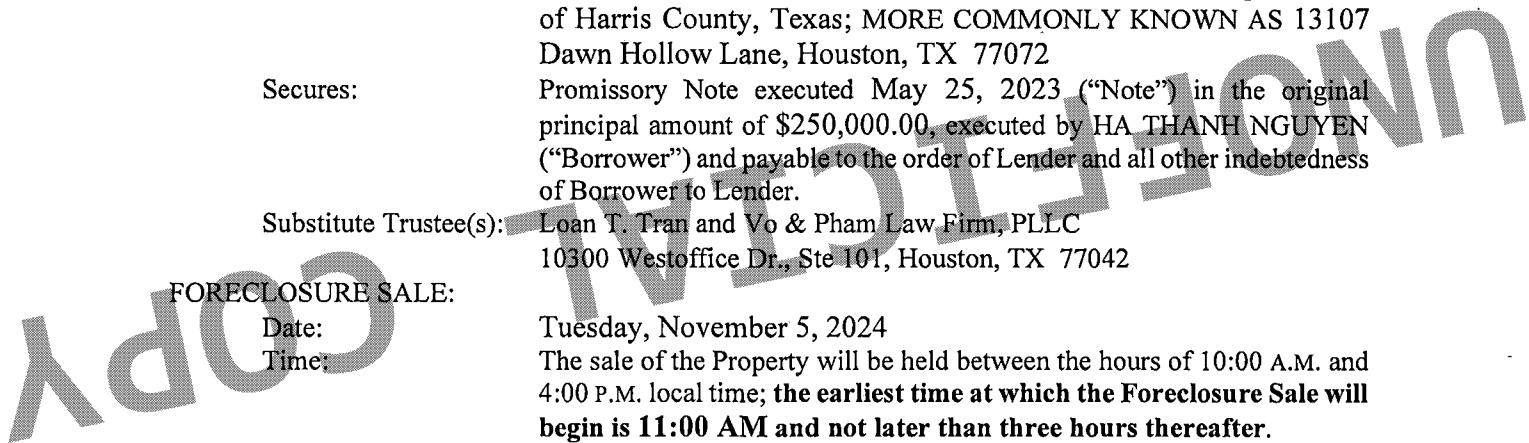
COUNTY OF HARRIS §

DEED OF TRUST ("Deed of Trust"):

Dated: May 25, 2023
 Grantor: HA THANH NGUYEN
 Trustee: Loan T. Tran
 Lender: DONG THANH NGO and KELLY TRAN
 Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. RP-2023-192192
 Property: Lot Nine 9, in Block 4, of Crescent Park Village Sec. Two (2), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 549143 of the Map Records of Harris County, Texas; MORE COMMONLY KNOWN AS 13107 Dawn Hollow Lane, Houston, TX 77072
 Secures: Promissory Note executed May 25, 2023 ("Note") in the original principal amount of \$250,000.00, executed by HA THANH NGUYEN ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
 Substitute Trustee(s): Loan T. Tran and Vo & Pham Law Firm, PLLC 10300 Westoffice Dr., Ste 101, Houston, TX 77042

FORECLOSURE SALE:

Date: Tuesday, November 5, 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 Loan T. Tran and Vo & Pham Law Firm, PLLC 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 Tammy Tran

Loan Tammy 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

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

Kristal Mtaza
Maurice Mtaza
7731 Spinet St., Houston, TX 77016
Sent via first class mail and CMRR # 9489.0178 9820 3031 6983.64 on 10.14.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Kristal Mtaza and Maurice Mtaza 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-2021-361871, 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 5th day of November, 2024

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the 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 Twenty-one (21), in Block Twenty-one (21), of SCENIC WOODS a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 46, Page 9, of the Map Records of Harris County, Texas

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.

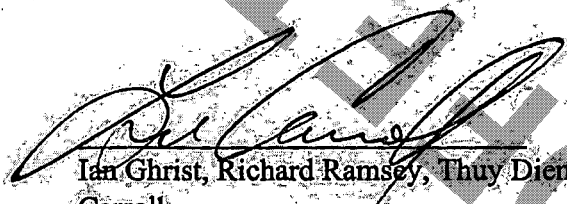
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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, Thuy Diem Kha or Lee Carroll
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Global RE Asset Management, Inc., a Texas corporation, Noteholder
Madison Management Services, LLC, Loan Servicing Company
Christ Law Firm PLLC (hereinafter "Attorney")

Oscar Alberto Almaraz Bernabe
Esmeralda Estrada

11742 N. Little John Cir., Houston, TX 77027

Sent via first class mail and CMRR # 9489 0178 9820 3031 6983 40 on 10.14.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Oscar Alberto Almaraz Bernabe and Esmeralda Estrada 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-2017-148479, 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 5th day of November, 2024

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the 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:

South Fifty Feet (S. 50') of Lot Eighty-Three (83) and the adjoining North Fifteen (N. 15') of Lot Eighty-Four (84), in Block Nine (9), of FONDREN PARK, Section Three (3), an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 119, Page 53 of the Map Records of Harris County, Texas. Commonly known as 11742 N. Little John Cir., Houston, TX 77071.

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.

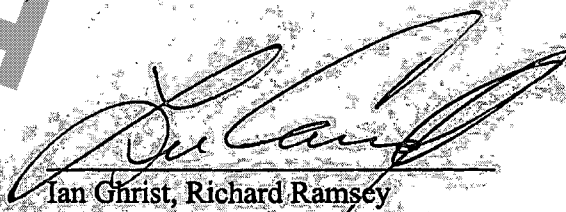
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

UNOFFICIAL

CMOQ Investments, LLC, Noteholder
August REI, LLC, Loan Servicing Company
Christ Law Firm PLLC (hereinafter "Attorney")

Jose Jorge Luis Pina Martinez
April Lisette Figueroa
1338 Horatio St, Houston TX 77029

Sent via first class mail and CMRR # ~~9489.0178.9820.3031.6983.26~~ on 10.14.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Jose Jorge Luis Pina Martinez and April Lisette Figueroa executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2016-447251, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 5th day of November, 2024

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

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

2. Property to be Sold:

LOT ONE HUNDRED SIXTYSIX (166), IN BLOCK ELEVEL (11), OF MANGUM PLACE, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 35 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

3. Name and Address of Sender of Notice:

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

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

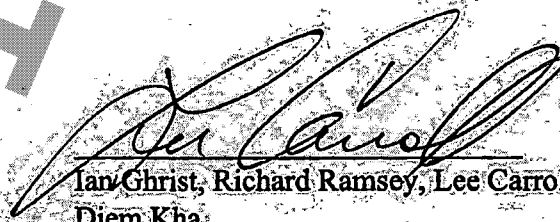
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

GHRIST LAW FIRM PLLC



Ian Ghrist, Richard Ramsey, Lee Carroll, Thuy

Diem Kha

Substitute Trustee(s)

4016 Gateway Drive, Suite 130

Colleyville, Texas 76034

Phone: (817) 778-4136

UNOFFICIAL

MJRPC 401K, Noteholder
August REI, LLC, Loan Servicing Company
Christ Law Firm PLLC (hereinafter "Attorney")

James Stemple
Lydia Stemple
23815 Breckenridge Forest Dr., Spring, TX 77373
Sent via first class mail and CMRR # 9489 0178 9820 3031 6982 65 on 10.14.2024

James Stemple
Lydia Stemple
23726 Sawmill Pass, Spring, TX 77373
Sent via first class mail and CMRR # 9489 0178 9820 3031 6982 89 on 10.14.2024

James Stemple
Lydia Stemple
3123 Southern Cross Ct., Spring, TX 77373
Sent via first class mail and CMRR # 9489 0178 9820 3031 6983 02 on 10.14.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS James Stemple and Lydia Stemple 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-2023-229540, 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:

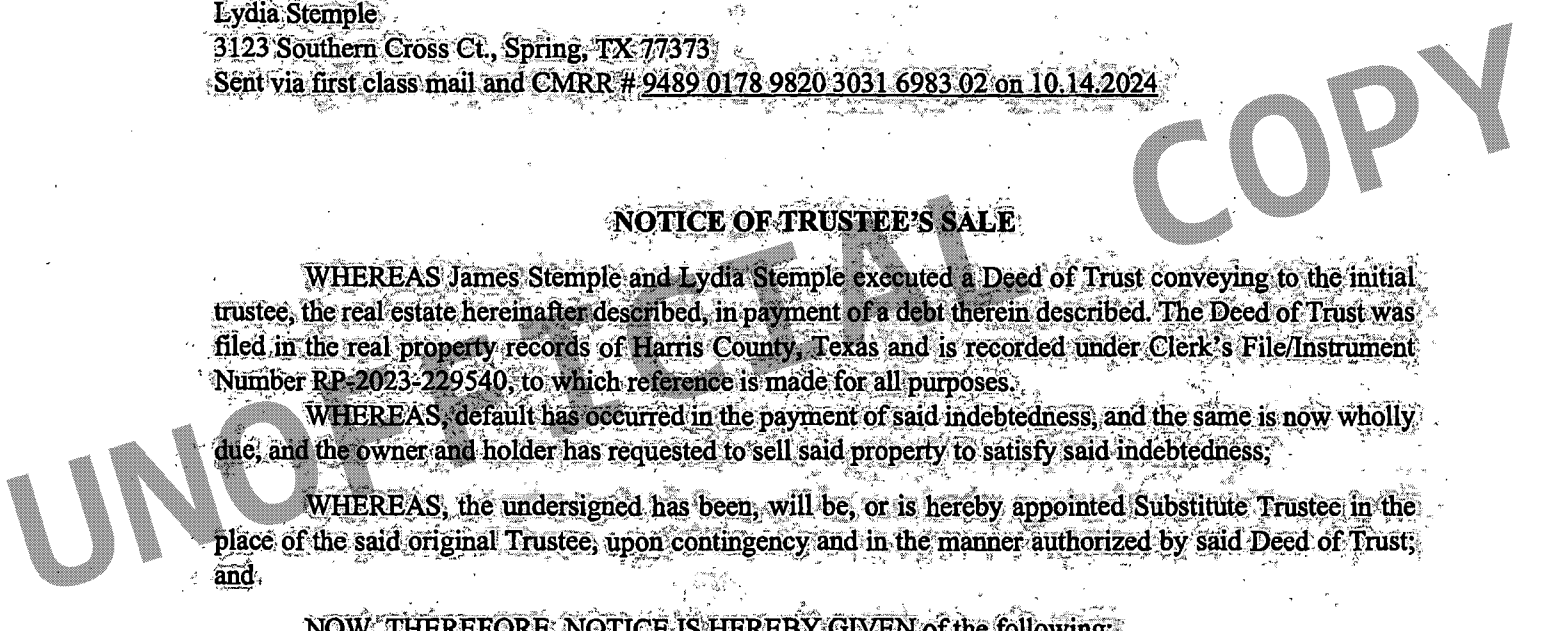
Date: Tuesday, the 5th day of November, 2024

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the 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, BRECKENRIDGE FOREST, SECTION 5, AN ADDITION IN HARRIS



COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 542052 OF THE MAP AND/ OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, known as 23726 SAWMILL PASS, SPRING, TX 77373

3. Name and Address of Sender of Notice:

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

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

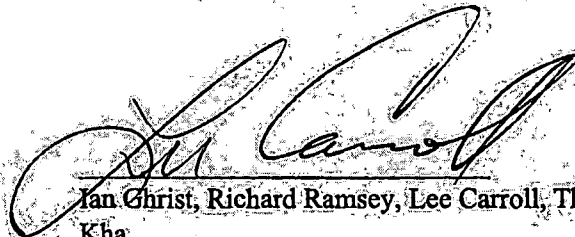
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



Jan Christ, Richard Ramsey, Lee Carroll, Thuy Diem
Kha
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Notice of Foreclosure Sale

October 14, 2024

Deed of Trust ("Deed of Trust"):

Dated: 5/1/2014

Grantor: Devachae D. Foster

Trustee: C. M. White

Lender: James W. White

Recorded in: Document No. 20140203823 of the real property records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$65,000.00 executed by Devachae D. Foster ("Borrower") and all other indebtedness of Borrower to Lender, payable to the order of Lender.

Legal Description: The Real Property, improvements, and personal property (the "Property") described in the Deed of Trust and all rights and appurtenances thereto described as follows: Lot Six Hundred Forty-Nine (649), in Block Thirty-Two (32) of Clairmont Place Section Two (2), an Addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 31, Page 54 of the Map records of Harris County, Texas, commonly known as 8138 Record St., Houston, TX 77028.

Substitute Trustee:Anita Suson, Cate Lauber

Substitute

Trustee's Address: 3220 Broadway Street, Suite 200
Houston, Texas 77017

Substitute Trustee

Telephone: (281) 501-3025

Foreclosure Sale

Date: **Tuesday, November 5, 2024**

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

Place: **The Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 in Harris County, Texas**

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

Bidder Eligibility: To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

Payee and Place of Payment: All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

Overpayments: Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the

obligations of the Deed of Trust. Because of that default, Adrienne A. Graves Temporary Administrator Pending Contest of the Estate of James Warren White, Jr., as successor-in-interest to Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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

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

Please reach out to (281) 501-3025 for more information on the matter.

By:

Anita Suson

Anita Suson, Substitute Trustee

UNOFFICIAL COPY

Notice of Foreclosure Sale

October 14, 2024

Deed of Trust (“Deed of Trust”):

Dated: 12/1/2014

Grantor: Devachae D. Foster

Trustee: C. M. White

Lender: James W. White

Recorded in: Document No. 20140542987 of the real property records of Harris County, Texas.

Secures: Promissory Note (“Note”) in the original principal amount of \$65,000.00 executed by Luis Adan Sandoval and wife, Erica Enedina Sandoval, as assumed by Jose Froylan Galeano Lopez and Fatima Isabel Ucles Martinez (“Borrower”) and all other indebtedness of Borrower to Lender, payable to the order of Lender.

Legal Description: The Real Property, improvements, and personal property (the “Property”) described in the Deed of Trust and all rights and appurtenances thereto described as follows: Lot Six Hundred Fourteen (614) in Block Twenty-Two (22) Section Two (2) of Barclay Place, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 22, Page 17 of the Map Records of Harris County, Texas, commonly known as 9313 Sherbourne St., Houston, TX 77016.

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred 8/1/201by Grantor and assumed by Borrower by an Assumption Deed dated November 9, 2015, Document No. 20150511479, recorded in the real property records of Harris County, Texas.

Substitute Trustee: Anita Suson, Cate Lauber

Substitute
Trustee's Address: 3220 Broadway Street, Suite 200
Houston, Texas 77017

Substitute Trustee
Telephone: (281) 501-3025

Foreclosure Sale

Date: **Tuesday, November 5, 2024**

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

Place: **The Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 in Harris County, Texas**

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

Bidder Eligibility: To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

Payee and Place of Payment: All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.,** or otherwise endorsed in a manner acceptable

UNOFFICIAL COPY

to Substitute Trustee at the Place of the Foreclosure Sale.

Overpayments: Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Adrienne A. Graves Temporary Administrator Pending Contest of the Estate of James Warren White, Jr., as successor-in-interest to Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee

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

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

Please reach out to (281) 501-3025 for more information on the matter.

By: *Anita Suson*
Anita Suson, Substitute Trustee

Notice of Foreclosure Sale

October 14, 2024

Deed of Trust ("Deed of Trust"):

Dated: 7/1/2014

Grantor: Debra Lynn Smith

Trustee: C. M. White

Lender: James W. White

Recorded in: Document No. 20150511490 of the real property records of Harris County, Texas.

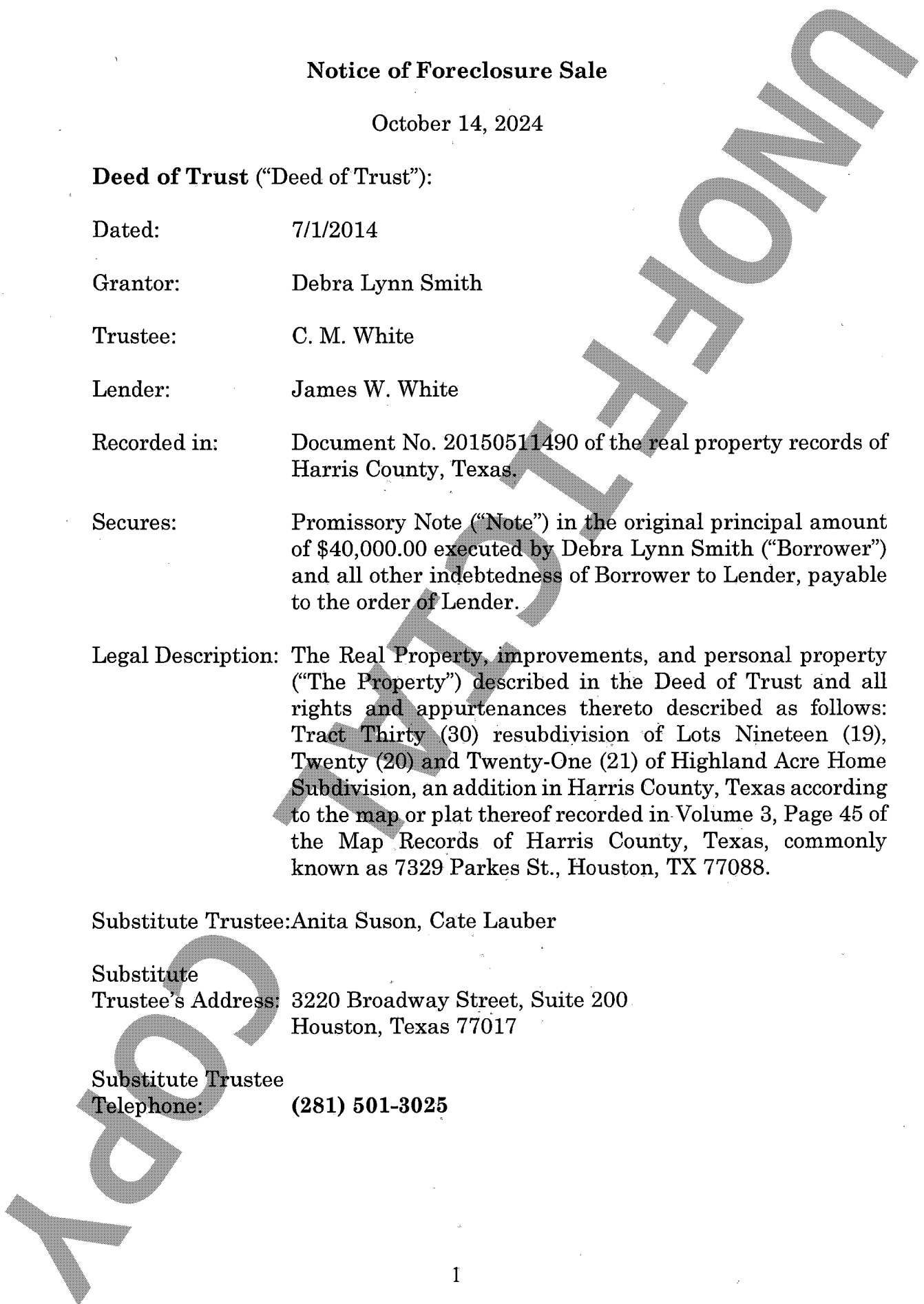
Secures: Promissory Note ("Note") in the original principal amount of \$40,000.00 executed by Debra Lynn Smith ("Borrower") and all other indebtedness of Borrower to Lender, payable to the order of Lender.

Legal Description: The Real Property, improvements, and personal property ("The Property") described in the Deed of Trust and all rights and appurtenances thereto described as follows: Tract Thirty (30) resubdivision of Lots Nineteen (19), Twenty (20) and Twenty-One (21) of Highland Acre Home Subdivision, an addition 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, commonly known as 7329 Parkes St., Houston, TX 77088.

Substitute Trustee:Anita Suson, Cate Lauber

Substitute Trustee's Address: 3220 Broadway Street, Suite 200
Houston, Texas 77017

Substitute Trustee Telephone: (281) 501-3025



Foreclosure Sale

Date: **Tuesday, November 5, 2024**

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

Place: **The Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 in Harris County, Texas**

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

Bidder Eligibility: To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

Payee and Place of Payment: All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

Overpayments: Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the

obligations of the Deed of Trust. Because of that default, Adrienne A. Graves Temporary Administrator Pending Contest of the Estate of James Warren White, Jr., as successor-in-interest to Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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

the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

Please reach out to (281) 501-3025 for more information on the matter.

By: *Anita Suson*
Anita Suson, Substitute Trustee

6
ppt
R

RP-2024-379990
10/14/2024 RP2 \$45.00

**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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Lender or Lender's Assignee, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Wm. Bruce Stanfill, Benjamin Lancaster, Ryan Krone, 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.

See

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o Akerman LLP, Mailing Address: 1300 Post Oak Blvd., Suite 2300, Houston, Texas 77056

**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 Lender or Lender's Assignee has requested the herein appointed Substitute Trustee to sell said real 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, the Lender or the Lender's Assignee has further requested that the undersigned, as Substitute Trustee, sell all personal property located on the real property in accordance with the terms and provisions of Tex.Bus.&Com. Code § 9.001 *et. seq.* The sale of the personal property will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements or fixtures on the Property shall be deemed realty to the extent permitted by the Deed of Trust, the Loan Agreement and/or the laws of the State of Texas (taken together collectively, the "Property").

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on November 5, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said 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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on the 5th day of November, 2024, no earlier than 1:00 pm and no later than 4:00 pm, the Substitute Trustee under the Deed of Trust shall conduct a foreclosure auction to sell the Property in the area for conducting foreclosure sales (as designated by the Harris County Clerk and/or Commissioner), at the Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, Texas 77045, and will be sold to the highest bidder for cash.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the "Deed of Trust") dated July 29, 2022 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. RP-2022-395252 in the real property records of Harris County Texas, with DLP Lending Fund, LLC as the

Lender to secure certain indebtedness in the original amount of \$5,397,158.00 and the performance of certain obligations set forth therein by Winkler 2022, LLC (the "Borrower").

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

A tract of land comprising the Winkler Drive Apartments consisting of 87,012 square feet out of the Jacob Thomas Survey, A-762, in the City of Houston, Harris County, Texas more fully described in metes and bounds on Exhibit A attached hereto.

REPORTED PROPERTY ADDRESS:

166 Winkler Drive, Houston, Harris County, Texas 77087.

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 Lender or the Lender's Assignee 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 that 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, Lender or Lender's Assignee, or its attorney(s).

The Deed of Trust permits the Lender or Lender's Assignee 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 OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 14th day of October, 2024.

Respectfully,

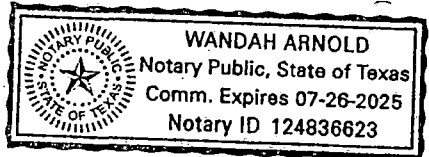
AKERMAN, LLP



Wm. Bruce Stanfill
Ryan Krone
1300 Post Oak Blvd., Suite 2300
Houston, Texas 77056
P: 713-623-0887
F: 713-960-1527
ATTORNEYS FOR THE LENDER OR THE
LENDER'S ASSIGNEE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned Notary Public, on this 14th day of October, 2024, personally appeared Ryan Krone, Attorney at Akerman LLP, known to me to be the person whose name is subscribed *RSK* to the foregoing instrument and acknowledged to me that he executed it for the purposes and consideration therein expressed.



Wanda Arnold
Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:
Wm. Bruce Stanfill
Akerman LLP
1300 Post Oak Blvd., Suite 2300
Houston, Texas 77056

COPY
UNOFFICIAL

EXHIBIT COPY
UNOFFICIAL

FILED 10/14/2024 3:06:15 PM FRCL-2024-5429 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNO
EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

Legal Description not to be used for conveyance purposes or for issuance of policy(s). See requirement on Schedule C.

A tract of land, containing approximately 87,012 square feet, out of the Jacob Thomas Survey, A-762, in the City of Houston, Harris County, Texas described by metes and bounds as follows:

D

COMMENCING for point of reference at a 2 inch iron pipe in the point of intersection of the South line of Winkler Drive based on a width of 100 feet and the West line of Hasbrook Street;

THENCE, South 70 deg. 10 min. East, crossing Hasbrook Street, and along the South line of Winkler Drive, in all a distance of 163.85 feet to an axle in the South line of Winkler Drive which marks the PLACE OF BEGINNING and the Northwest corner of the tract herein described, and also marks the Northeast corner of that certain one acre tract conveyed by L. O. Ingram and wife, to Darvel Lyndon Williams by Deed dated February 16, 1940, recorded in Volume 1165, Page 565 of the Deed Records of Harris County, Texas;

THENCE, from said axle and PLACE OF BEGINNING continuing South 70 deg. 10 min. East, along the South line of Winkler Drive, a distance of 324.84 feet to a 5/8 inch iron pipe set in the point of intersection of the South line of Winkler Drive and the present West line of Plum Creek Lane, the Northeast corner of the tract herein described;

THENCE, South 04 deg. 53 min. East, along said West line of Plum Creek Lane, a distance of 50.24 feet to a 5/8 inch iron rod in the said West line of Plum Creek Lane, the beginning of a curve to the right;

THENCE, in a Southeastly direction, along said curve to the right and said West line of Plum Creek Lane, having a radius of 180.00 feet a distance of 105.2 feet to a 3/4 inch iron pipe in said West line of Plum Creek Lane and the end of said curve to the right;

THENCE, South 20 deg. 04 min. West, along said West line of Plum Creek Lane, a distance of 84.86 feet to a bronze monument; the Southeast corner of the tract herein described and the Northeast corner of a tract owned by Southwestern Bell Telephone Company;

THENCE, North 89 deg. 54 min. West, along the North line of said Southwestern Bell Telephone Company tract a distance of 367.70 feet to a bronze monument, the Southwest corner of the tract herein described;

THENCE, North 20 deg. 42 min. East, a distance of 233.79 feet to the South line of Winkler Drive and the PLACE OF BEGINNING.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.

Legal Description not to be used for conveyance purposes or for issuance of policy(s). See requirement on Schedule C.

COPY

FILED FOR RECORD

2:54:19 PM

Monday, October 14, 2024

Tenesha Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL

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

Monday, October 14, 2024

Tenesha Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



COPY

8
Mppt
R

**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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Lender or Lender's Assignee, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Wm. Bruce Stanfill, Benjamin Lancaster, and Ryan Krone, 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.

See

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o Akerman LLP, Mailing Address: 1300 Post Oak Blvd., Suite 2300, Houston, Texas 77056

**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 Lender or Lender's Assignee has requested the herein appointed Substitute Trustee to sell said real 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, the Lender or the Lender's Assignee has further requested that the undersigned, as Substitute Trustee, sell all personal property located on the real property in accordance with the terms and provisions of Tex.Bus.&Com. Code § 9.001 *et. seq.* The sale of the personal property will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements or fixtures on the Property shall be deemed realty to the extent permitted by the Deed of Trust, the Loan Agreement and/or the laws of the State of Texas (taken together collectively, the "Property").

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on November 5, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said 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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on the 5th day of November, 2024, no earlier than 1:00 pm and no later than 4:00 pm, the Substitute Trustee under the Deed of Trust shall conduct a foreclosure auction to sell the Property in the area for conducting foreclosure sales (as designated by the Harris County Clerk and/or Commissioner), at the Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, Texas 77045, and will be sold to the highest bidder for cash.

INSTRUMENT TO BE

FORECLOSED:

Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the "Deed of Trust") dated December 27, 2021 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. RP-2022-59 in the real property records of Harris County Texas, with DLP Lending Fund, LLC as the

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5430
FILED 10/14/2024 3:06:16 PM

Lender to secure certain indebtedness in the original amount of \$54,570,000.00 and the performance of certain obligations set forth therein by Westheimer 2021, LLC (the "Borrower"):

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

Three tracts of land containing 17.9795 acres (783,185 square feet), being the same acreage described in a deed to PFRC Sub, LLC as recorded under Harris County Clerk's file no. 20110005177 and being all of Mariners Village Section Two, according to the plat thereof recorded in Volume 223, Page 67 of the Harris County Map Records, (2.7369 acres and 3.0107 acres described herein as tracts 1 and 2), and all of Mariners Village according to the plat thereof recorded under Volume 211, Page 74 of the Harris County Map Records, (12.2319 acres described herein as Tract 3), and all located in the J.D. Taylor Survey, Abstract No. 72, in the City of Houston, Harris County, Texas all now known as The Palms on Westheimer Apartments, and all three tracts being more fully described by metes and bounds and (with bearings referenced to said plat of Mariners Village, in Exhibit A attached hereto.

REPORTED PROPERTY ADDRESS:

6425 Westheimer Road, Houston, Harris County, Texas 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 Lender or the Lender's Assignee 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 that 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

FILED 10/14/2024 3:06:16 PM FRCL-2024-5430 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

further recourse against the Trustee, Substitute Trustee, Lender or Lender's Assignee, or its attorney(s).

The Deed of Trust permits the Lender or Lender's Assignee 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 OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 14th day of October, 2024.

Respectfully,

AKERMAN, LLP



Wm. Bruce Stanfill
Ryan Krone
1300 Post Oak Blvd., Suite 2300
Houston, Texas 77056
P: 713-623-0887
F: 713-960-1527
ATTORNEYS FOR THE LENDER OR THE
LENDER'S ASSIGNEE

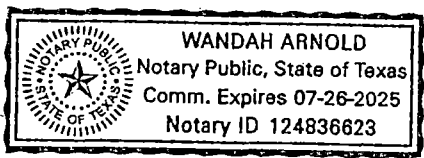
FILED 10/14/2024 3:06:16 PM FRCL-2024-5430 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned Notary Public, on this 14th day of October, 2024, personally appeared Ryan Krone, Attorney at Akerman LLP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed it for the purposes and consideration therein expressed.

282



Wanda Arnold
Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:
Wm. Bruce Stanfill
Akerman LLP
1300 Post Oak Blvd., Suite 2300
Houston, Texas 77056

COPY UNOFFICIAL

EXHIBIT A

UNOFFICIAL

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5430
FILED 10/14/2024 3:06:16 PM

GF No.: 169029

Policy No.:

LEGAL DESCRIPTION

Legal description of the land:

DESCRIPTION OF THREE TRACTS OF LAND CONTAINING 17,9795 ACRES (783,185 SQUARE FEET), BEING THE SAME ACREAGE DESCRIBED IN A DEED TO PFRS SUB, LLC AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20110005177 AND BEING ALL OF MARINERS VILLAGE SECTION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 223, PAGE 67 OF THE HARRIS COUNTY MAP RECORDS, (2.7369 ACRES AND 3.0107 ACRES DESCRIBED HEREIN AS TRACTS 1 AND 2), AND ALL OF MARINERS VILLAGE ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 211, PAGE 74 OF THE HARRIS COUNTY MAP RECORDS, (12.2319 ACRES DESCRIBED HEREIN AS TRACT 3), ALL LOCATED IN THE J. D. TAYLOR SURVEY, ABSTRACT NO. 72, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ALL THREE TRACTS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WITH BEARINGS REFERENCED TO SAID PLAT OF MARINERS VILLAGE);

TRACT ONE - 2.7369 ACRES (119,221 SQUARE FEET):

BEGINNING AT A "PK" NAIL FOUND IN THE EAST LINE OF THE FRENCH QUARTER APARTMENTS AS RECORDED UNDER VOLUME 158, PAGE 110 OF THE HARRIS COUNTY MAP RECORDS, THE SAME POINT BEING THE NORTHWEST CORNER OF SAID MARINERS VILLAGE, SECTION TWO, AND THE SOUTHWEST CORNER OF A CALLED 2.467 ACRE TRACT DESCRIBED IN A DEED TO MARINERS CENTER, L.P. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. U873357 AND U873358;

THENCE, N 89° 53' 30" E, ALONG THE NORTH LINE OF SAID MARINERS VILLAGE, SECTION TWO AND THE SOUTH LINE OF SAID 2.467 ACRE TRACT, A DISTANCE OF 536.35 FEET TO A 5/8-INCH IRON ROD FOUND IN A WEST LINE OF MARINERS VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 211, PAGE 74 OF THE HARRIS COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF SAID CALLED 2.467 ACRE TRACT AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 00° 07' 00" W, ALONG A WEST LINE OF SAID MARINERS VILLAGE, A DISTANCE OF 222.74 FEET TO A 5/8-INCH IRON ROD SET IN THE SOUTH LINE OF SAID MARINERS VILLAGE, SECTION TWO, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT AND AN INTERIOR CORNER OF SAID MARINERS VILLAGE;

THENCE, S 89° 53' 30" W, ALONG A NORTHERLY LINE OF SAID MARINERS VILLAGE, A DISTANCE OF 534.15 FEET TO A 5/8-INCH IRON ROD FOUND IN THE WEST LINE OF SAID MARINERS VILLAGE, SECTION TWO, THE EAST LINE OF THE AFORESAID FRENCH QUARTER APARTMENTS AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 00° 27' 00" W, ALONG THE EAST LINE OF SAID FRENCH QUARTER APARTMENTS AND WEST LINE OF SAID MARINERS VILLAGE, SECTION TWO, A DISTANCE OF 222.75 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 2.7369 ACRES OF LAND.

TRACT TWO - 3.0107 ACRES (131,144 SQUARE FEET):

BEGINNING AT AN "X" CUT IN A CONCRETE CURB FOUND IN AN EAST LINE OF SAID MARINERS VILLAGE, AND BEING THE SOUTHWEST CORNER OF A CALLED 2.228 ACRE TRACT DESCRIBED IN A DEED TO MARINERS CENTER, L.P. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. U873357 AND U873358 AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 89° 53' 30" E, ALONG THE NORTH LINE OF SAID MARINERS VILLAGE, SECTION TWO, AND ALONG THE SOUTH LINES OF SAID 2.228 ACRE TRACT, A DISTANCE OF 588.78 FEET TO A 5/8-INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF BRIARGROVE DRIVE (60 FEET WIDE AS PER

D

UNCOPY

FILED 10/14/2024 3:06:16 PM FRCL-2024-5430 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

GF No.: 169029

Policy No.:

LEGAL DESCRIPTION
(Continued)

VOLUME 159, PAGE 102 OF THE HARRIS COUNTY MAP RECORDS) AND THE EAST LINE OF AN 80-FOOT WIDE HARRIS COUNTY FLOOD CONTROL EASEMENT AS RECORDED IN VOLUME 2333, PAGE 538 AND VOLUME 4852, PAGE 237 BOTH OF THE HARRIS COUNTY DEED RECORDS, THE SAME ROD BEING THE NORTHEAST CORNER OF MARINERS VILLAGE SECTION TWO AND OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 00° 07' 00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BRIARGROVE DRIVE AND THE EAST LINE OF SAID 80-FOOT WIDE HARRIS COUNTY FLOOD CONTROL EASEMENT, A DISTANCE OF 222.74 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID MARINERS VILLAGE AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 89° 53' 30" W, ALONG A NORTHERLY LINE OF SAID MARINERS VILLAGE, A DISTANCE OF 588.78 FEET TO AN "X" CUT IN A CONCRETE WALK FOUND IN AN EAST LINE OF THE AFORESAID MARINERS VILLAGE FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 00° 07' 00" E, ALONG AN EAST LINE OF THE AFORESAID MARINERS VILLAGE, A DISTANCE OF 222.74 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 3.0107 ACRES OF LAND.

TRACT THREE - 12.2319 ACRES (532,820 SQUARE FEET):

BEGINNING AT A 5/8-INCH IRON ROD SET IN THE NORTH LINE OF UNITY CHURCH OF CHRISTIANTY, SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NUMBER 509014 OF THE HARRIS COUNTY MAP RECORDS, SAME ROD BEING THE SOUTHWEST CORNER OF SAID MARINERS VILLAGE AND THE SOUTHEAST CORNER OF THE FRENCH QUARTER APARTMENTS ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 158, PAGE 110 OF THE HARRIS COUNTY MAP RECORDS;

THENCE, N 00° 27' 00" W, ALONG THE EAST LINE OF SAID FRENCH QUARTER APARTMENTS, AND THE EAST LINE OF SAID MARINERS VILLAGE A DISTANCE OF 431.91 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID MARINERS VILLAGE AND THE SOUTHWEST CORNER OF MARINERS VILLAGE, SECTION TWO ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 223, PAGE 67 OF THE HARRIS COUNTY MAP RECORDS;

THENCE, N 89° 53' 30" E, ALONG A SOUTH LINE OF SAID MARINERS VILLAGE, SECTION TWO, A DISTANCE OF 534.15 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE WESTERLY PORTION OF SAID MARINERS VILLAGE, SECTION TWO AND AN INTERIOR CORNER OF SAID MARINERS VILLAGE AND OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 00° 07' 00" E, ALONG AN EAST LINE OF SAID MARINERS VILLAGE, SECTION TWO AND THE EAST LINE OF A CALLED 2.467 ACRE TRACT DESCRIBED IN A DEED TO MARINERS CENTER, L.P. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO'S. U873357 AND U873358, A DISTANCE OF 422.74 FEET TO A ALUMINUM DISK FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WESTHEIMER ROAD (120 FEET WIDE AS PER VOLUME 2425, PAGE 481 OF THE HARRIS COUNTY DEED RECORDS) FOR THE NORTHEAST CORNER OF SAID 2.467 ACRE TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF AFORESAID MARINERS VILLAGE AND OF THIS HEREIN DESCRIBED TRACT;

UNRECORDED COPY

GF No.: 169029

Policy No.:

LEGAL DESCRIPTION

(Continued)

THENCE, N 89° 53' 30" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WESTHEIMER ROAD AND THE NORTH LINE OF SAID MARINERS VILLAGE, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 2.228 ACRE TRACT DESCRIBED IN A DEED TO MARINERS CENTER, L.P. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO'S. U873357 AND U873358 AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID MARINERS VILLAGE AND OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 00° 07' 00" W, ALONG THE WEST LINE OF SAID 2.228 ACRE TRACT AND THE WEST LINE OF THE EASTERLY PORTION OF SAID MARINERS VILLAGE, SECTION TWO, A DISTANCE OF 422.74 FEET TO AN "X" CUT IN A CONCRETE WALK FOUND FOR AN INTERIOR CORNER OF SAID MARINERS VILLAGE AND OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 89° 53' 30" E, ALONG A SOUTH LINE OF SAID MARINERS VILLAGE, SECTION TWO, A DISTANCE OF 588.78 FEET TO A 5/8-INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF BRIARGROVE DRIVE (60 FEET WIDE AS PER VOLUME 159, PAGE 102 OF THE HARRIS COUNTY MAP RECORDS) AND IN THE EAST LINE OF AN 80-FOOT WIDE HARRIS COUNTY FLOOD CONTROL EASEMENT AS RECORDED IN VOLUME 2333, PAGE 538 AND VOLUME 4852, PAGE 237 OF THE HARRIS COUNTY DEED RECORDS, SAID POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID MARINERS VILLAGE AND OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 00° 07' 00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BRIARGROVE DRIVE AND THE EAST LINE OF SAID 80-FOOT WIDE HARRIS COUNTY FLOOD CONTROL EASEMENT, A DISTANCE OF 427.61 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 5.4516 ACRE TRACT DESCRIBED IN A DEED TO STORAGE EQUITIES / PS PARTNERS VI - HOUSTON I RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. K763146, THE SOUTHEAST CORNER OF SAID MARINERS VILLAGE AND OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 89° 41' 00" W, ALONG THE SOUTH LINE OF SAID MARINERS VILLAGE, THE NORTH LINE OF SAID 5.4516 ACRE TRACT AND THE NORTH LINE OF SAID UNITY CHURCH OF CHRISTIANITY, SECTION ONE, A DISTANCE OF 1178.68 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 12.2319 ACRES (532,820 SQUARE FEET) OF LAND.

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.

UNOFFICIAL COPY

FILED FOR RECORD

2:54:19 PM

Monday, October 14, 2024

Tenesia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, October 14, 2024

Tenesia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



COPY

B
appt
R

**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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Lender or Lender's Assignee, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate William Bruce Stanfill, Benjamin Lancaster, and Ryan Krone, 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.

3le

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o Akerman LLP, Mailing Address: 1300 Post Oak Blvd., Suite 2300, Houston, Texas 77056

**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 Lender or Lender's Assignee has requested the herein appointed Substitute Trustee to sell said real 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, the Lender or the Lender's Assignee has further requested that the undersigned, as Substitute Trustee, sell all personal property located on the real property in accordance with the terms and provisions of Tex.Bus.&Com. Code § 9.001 *et. seq.* The sale of the personal property will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements or fixtures on the Property shall be deemed realty to the extent permitted by the Deed of Trust, the Loan Agreement and/or the laws of the State of Texas (taken together collectively, the "Property").

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on November 5, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said 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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on the 5th day of November, 2024, no earlier than 1:00 pm and no later than 4:00 pm, the Substitute Trustee under the Deed of Trust shall conduct a foreclosure auction to sell the Property in the area for conducting foreclosure sales (as designated by the Harris County Clerk and/or Commissioner), at the Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, Texas 77045, and will be sold to the highest bidder for cash.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the "Deed of Trust") dated March 20, 2023 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. RP-2023-113617 in the real property records of Harris County Texas, with DLP Lending Fund, LLC as

the Lender to secure certain indebtedness in the original amount of \$38,677,500.00 and the performance of certain obligations set forth therein by Pecan2020, LLC (the "Borrower").

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

16.2935 acres of land comprised of the Woodfall Court Apartments, the plat of same being recorded in Volume 308, Page 100, Harris County Map Records, and the Woodfall Court Apartments Phase Two, the plat of which is recorded in Volume 320, Page 60, of the Harris County Map Records out of the John W. Bryan Survey, A-159, Harris County, Texas, said 16.2935 acres being more particularly described by metes and bounds in Exhibit A attached hereto.

REPORTED PROPERTY ADDRESS:

14531 Ella Blvd., #520, Houston, Harris County, Texas 77014.

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 Lender or the Lender's Assignee 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 that 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, Lender or Lender's Assignee, or its attorney(s).

The Deed of Trust permits the Lender or Lender's Assignee 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

FILED 10/14/2024 3:06:17 PM FRCL-2024-5431 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

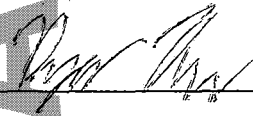
place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 14th day of October, 2024.

Respectfully,

AKERMAN, LLP



Wm. Bruce Stanfill
Ryan Krone
1300 Post Oak Blvd., Suite 2300
Houston, Texas 77056
P: 713-623-0887
F: 713-960-1527

ATTORNEYS FOR THE LENDER OR THE LENDER'S ASSIGNEE

UNOFFICIAL COPY

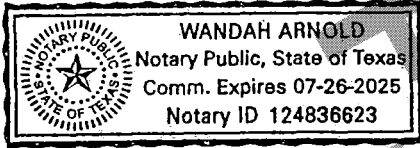
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

BEFORE ME, the undersigned Notary Public, on this 14th day of October, 2024, personally appeared Ryan Krone, Attorney at Akerman LLP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed it for the purposes and consideration therein expressed.

RK



Wanda Arnold
Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:
Wm. Bruce Stanfill
Akerman LLP
1300 Post Oak Blvd., Suite 2300
Houston, Texas 77056

COPY

UNO EXHIBIT A
ORIGINAL COPY

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

BEING 16.2935 acres of land comprised of WOODFALL COURT APARTMENTS, VOLUME 308, PAGE 100, H.C.M.R. AND WOODFALL COURT APRTMENTS PHASE TWO, VOLUME 320, PAGE 60, H.C.M.R., out of the John W. Bryan Survey, A-159, Harris County Texas, said 16.2935 acres being more particularly described in two parcels as follows:

Parcel I:

All that certain 6.9869 acres of land being all of Woodfall Court Apartments according to the plat thereof recorded in Volume 308, Page 100, of the Harris County Map Records said tract being that same certain property described as Tract I (7.000 acres) in a deed dated 5-11-2012 from Tritex Real Estate Advisors II, Inc. to Cranbrook Polo Club, LLC, filed for record in Clerk's File No. 20120209195, of the Official Public Records of Real Property of Harris County, Texas, out of the John W. Bryan Survey, A-159, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1" iron pipe marking the northeast corner of said Woodfall Court Apartments and being on the west right-of-way line of Ella Boulevard (100' wide), and being a point on a curve to the left having a central angle of 07° 45' 17", a radius of 2,050.00', and a chord bearing of S 07° 55' 13" W - 277.25';

THENCE with said curve to the left and with said west right-of-way line an arc distance of 277.46' to a found 5/8" iron rod with cap for corner;

THENCE N 85° 54' 37" W - 587.87', with the south line of said Woodfall Court Apartments to a found 5/8" iron rod for corner;

THENCE N 06° 08' 34" E - 751.24', with the east right-of-way line of a 140' wide Harris County Flood Control District easement filed in the Deed Records of Harris County, Texas in Volume 1225, Page 1 to a found 1" iron pipe marking the northwest corner of said Woodfall Court Apartments and the southwest corner of that certain called 8.7628 acre tract described in the deed dated April 20, 2004 from C.A. Dwyer 1962 Trust to West Little York 62 Ac., Ltd., filed for record in Clerk's File No. X563368, Film Code No. 585-01-1323 of the Official Public Records of Real Property of Harris County, Texas;

THENCE S 46° 37' 15" E - 748.73', with the southwest line of said 8.7628 acre tract and the northeast line of said Woodfall Court Apartments to the POINT OF BEGINNING of the herein described tract and containing 6.9869 acres (304,350 square feet) of land, more or less.

Parcel II:

ALL that certain 9.3066 acres of land being all of Woodfall Court Apartments Phase Two according to the plat thereof recorded in Volume 320, Page 60, of the Harris County Map Records, said tract being that same certain property described as Tract II (9.3056 acres), in the deed dated May 11, 2012 from Tritex Real Estate Advisors II, Inc. to Cranbrook Polo Club, LLC, filed for record in Clerk's File No. 20120209195, of the Official Public Records of Real Property of Harris County, Texas, out of the John

W. Bryan Survey, A-159, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with cap marking the intersection of the cutback line in the west right-of-way line of Ella Boulevard with the north right-of-way line of Braymark Drive (60' Wide);

THENCE S 80° 35' 04" W - 106.14', with said north right-of-way line of Braymark Drive, to a found 1" iron pipe marking the Point of Curvature of a curve to the right having a central angle of 07° 09' 56" a radius of 3,195.00' and a chord bearing S 84° 10' 02" W - 399.31';

THENCE continuing with said north right-of-way line of Braymark Drive and with said curve to the right for an arc distance of 399.57', to a found 5/8" iron rod with cap marking the Point of Tangency;

THENCE S 87° 44' 04" W - 100.17', continuing with said north right-of-way line of Braymark Drive, to a found 5/8" iron rod with cap for corner located in the east right-of-way line of the 140' wide Harris County Flood Control District easement (Ditch P145-03-00) filed in the Deed Records of Harris County, Texas in Volume 1225, Page 1;

THENCE N 02° 13' 40" W - 551.87', with said east right-of-way line of the 140' wide Harris County Flood Control District easement to a found 5/8" iron rod with cap marking an angle corner;

THENCE N 06° 32' 47" E - 169.18', continuing with said east right-of-way line of the 140' wide Harris County Flood Control District easement, to a found 5/8" iron rod for corner and marking the northwest corner of the aforementioned Woodfall Court Apartments Phase Two;

THENCE S 85° 54' 37" E - 587.87', with the north line of said Woodfall Court Apartments Phase Two and being the south line of Woodfall Court Apartments according to the plat thereof recorded in Volume 308, Page 100 of the Harris County Map Records to a found 5/8" iron rod with cap for corner and being a point being on a curve to the left having a central angle of 06° 15' 31", a radius of 2,050.00' and a chord bearing S 00° 51' 49" W - 223.82';

THENCE continuing with said west right-of-way line of Ella Boulevard (100' wide) and with said curve to the left for an arc distance of 223.93', to a found 5/8" iron rod with cap marking the Point of Tangency;

THENCE S 02° 12' 57" E - 134.27', continuing with said west right-of-way line of Ella Boulevard, to a found 1/2" iron rod marking the Point of Curvature of a curve to the left having a central angle of 06° 55' 14", a radius of 2,050.00' and a chord bearing S 05° 40' 34" E - 247.46;

THENCE continuing with said west right-of-way line of Ella Boulevard and with said curve to the left for an arc distance of 247.61', to a found 5/8" iron rod with cap marking a cutback corner;

THENCE S 35° 39' 33" W - 14.16', with the cutback line, to the POINT OF BEGINNING of the herein
escribed tract and containing 9.3066 acres (405,97 square feet) of land, more or less.

Parcel ID for reference only: 0411150000169

Property Address for reference only: 14531 Ella Blvd # 520 Houston, TX 77014

UNOFFICIAL COPY

FILED FOR RECORD

2:54:19 PM

Monday, October 14, 2024

Tenesha Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

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

Monday, October 14, 2024

Tenesha Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5431

FILED 10/14/2024 3:06:17 PM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5432
FILED 10/14/2024 4:39:41 PM

Notice of Foreclosure Sale

October 14, 2024

Deed of Trust

Dated: February 5, 2024

Grantor: Hidalgo Properties LLC

Trustee: Geoff J. Henley

Lender: Christopher M. Jackson

Recorded in: Film Code No. RP-2022-400364 551614 of the real property records of Harris County, Texas

Legal Description: Lot 3, Block 1, of Lakeville Section 1, an addition in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 527117 of Map Records, Harris County, Texas

Secures: Promissory Note in the original principal amount of \$25,000, executed by Geoff J. Henley ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Shakeatha Davis

Substitute Trustee's Address: 2500 E TC Jester Blvd, Ste 101 Houston, Texas 77008

Foreclosure Sale:

Date: Tuesday, November 5, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three hours thereafter.

Place: Bayou City of Event Center, 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 or as designated by the County Commissioners Court

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

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

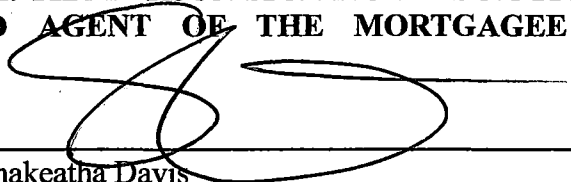
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

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



Shakeatha Davis
Attorney and Substitute Trustee for Christopher Jackson

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS § §

WHEREAS, on February 5, 2024, **Hidalgo Properties, LLC** ("Maker" or "Borrower"), executed and delivered that certain **Hidalgo Properties Lien Note** in the original principal amount of TWENTY-FIVE THOUSAND AND NO/000 (\$25,000.00), payable and bearing interest as stated therein; being secured by that certain **Deed of Trust and Security Agreement** dated February 5, 2024, executed by **Hidalgo Properties, LLC** as "Grantors" in favor of Geoff J. Henley, Trustee, and filed for record on February 5, 2024 in the Official Public Records of Harris County, Texas, under File No. RP-2022-400364 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 **Hidalgo Properties, LLC** ("Maker" or "Borrower") dated February 5, 2024 in the original principal amount of TWENTY-FIVE THOUSAND DOLLARS AND NO/100 (\$25,000.00), payable and bearing interest as stated therein, being a renewal and extension of the 2024 Note and secured by the Deed of Trust.

Reference is further made to that certain **Collateral Assignment of Rents and Leases** dated February 5, 2024, executed by **Hidalgo Properties, LLC** as "Assignor" and filed for record on August 4, 2024 in the Official Public Records of Harris County, Texas, under File No. RP-2022-400364.

WHEREAS, on February 5, 2024, **Hidalgo Properties, LLC** ("Maker" or "Borrower"),

executed and delivered that certain **Promissory Note** in the original principal amount TWENTY FIVE THOUSAND AND NO/100 (\$25,000.00), 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, Christopher Jackson, 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 **Shakeatha Davis, 2500 E TC Jester Blvd, Ste 101 Houston, Texas, 77008**, 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: November 5, 2024

Time: 1:00 p.m. C.S.T

Place: Bayou City of Event Center, 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 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: Lot 3, Block 1, of Lakeville Section 1, an addition in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 527117 of Map Records, Harris County, Texas.

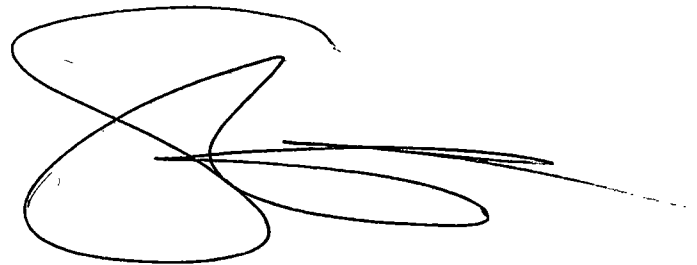
A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN Film Code No. 527117 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE & EXCEPT THEREFROM THAT CALLED 0.6187-ACRE PORTION AWARDED TO THE STATE OF TEXAS UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2022-400364 OF THE OFFICIAL 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.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE SERVING ON ACTIVE MILITARY DUTY,

UNOFFICIAL COPY

INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 OTHERWISE. ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, 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.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

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 to be sold is described as follows: LOT THREE (3), IN BLOCK TWELVE (12), OF THE AMENDED MAP OF MONTROSE ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 23, MAP RECORDS OF HARRIS COUNTY, TEXAS, commonly known as 3406 AUDUBON PL, HOUSTON, TEXAS 77006.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated December 29, 2015, and recorded in Document No. 20160004816, real property records of Harris County, Texas.

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

Date: 11/05/2024

Time: 10:00 AM

Place: Harris County, Texas at the following location: MAGNOLIA SOUTH BALLROOM OF THE 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 OFFICE OF HARRIS COUNTY.

4. Terms of the 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 GREG ALAN JEU, provides that it secures the payment of the indebtedness in the original principal amount of \$250,000.00 and obligations therein described including but not limited to (a) the promissory note, loan, credit agreement, confirmation letter and disclosure; and (b) all renewals and extensions of the note, loan, credit agreement, confirmation letter and disclosure. WELLS FARGO BANK, NATIONAL ASSOCIATION, whose address is 100 W. Washington Street, Phoenix, AZ 85003, is the current mortgagee of the note and deed of trust.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Section 51.0076, the undersigned attorney for WELLS FARGO BANK, NATIONAL ASSOCIATION has named and appointed, and by these presents does name and appoint Sandy Dasigenis, Jeff Leva, Steve Leva and Nicole Durrett as Substitute Trustees authorized to act under and by virtue of said Deed of Trust. The mailing address and telephone number of said Substitute Trustees is: 10406 Rockley Road, Houston, TX 77099; (281) 561-5038.

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


Mark D. Cronenwett, Partner
Texas Bar No. 00787303
Lewis Brisbois Bisgaard & Smith LLP
2100 Ross Avenue, Suite 2000
Dallas, TX 75201
Telephone: 214-722-7110
Email: mark.cronenwett@lewis.brisbois.com

Certificate of Posting

I am _____ whose address is _____, I declare under penalty of perjury that on _____, 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 Commissioner Court.

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: October 4th, 2024

Substitute Trustee: Joseph Mattingly
 2247 Central Drive
 Bedford, Texas 76021

Appointed by written instrument dated October 4th, 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: 9246 Linda Vista Rd Houston, TX 77078

Note Amount: 85000.00

Deed of Trust

Date: 2/27/2015

Borrower: Edgar Eduardo Gomez, and wife Tracy Joanna Gomez, with her joining herein to perfect the security interest but not to otherwise be liable.

Mortgagee: CP Originations, LTD, and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: 20150081082

Assignment Instrument #: 20150091558

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

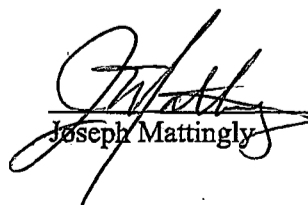
Date of Sale: November 5th, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is **10:00 am**, Harris, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Bayou City Event Center at 9401 Knight Rd Houston TX 77045. Or area designated by the County Commissioner.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property .


 Joseph Mattingly

AFTER RECORDING RETURN TO:
 Capital Mortgage Servicing, LLC
 2247 Central Dr. STE 200
 Bedford, TX 76021
 817.656.5153

"EXHIBIT A"

9246 Linda Vista Rd Houston, TX 77078

Property (including any improvements): Lot Nine Hundred Fifty-Two (952), in Block Forty-Two (42), of Chatwood Place Section Six, a subdivision in Harris County, Texas., according to the map or plat records thereof recorded in Volume 52, Page 65 of the Map Records of Harris County, Texas.

FILED 10/15/2024 8:30:28 AM FRCL-2024-5435 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: October 4th, 2024

Substitute Trustee: Andrew Mattingly

2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated October 4th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

Mortgagee: Capital Plus Financial

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 1221 Evanston St Houston, TX 77015

Note Amount: 88000.00

Deed of Trust

Date: 9/21/2026

Borrower: Roberto Mendoza Bautista and wife, Imelda Maldonado Torres, with her joining herein to perfect the security interest but not to otherwise be liable.

Mortgagee: CP Originations, LTD. , and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: RP-2016-430357

Assignment Instrument #: RP-2016-434161

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

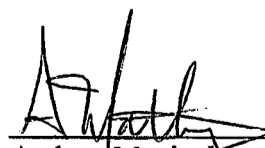
Date of Sale: November 5th, 2024, being the first Tuesday in said month.

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"

1221 Evanston St Houston, TX 77015

Property (including any improvements): Lot Two Hundred Thirty-Six (236), in Block Seven (7), of Home Owned Estates, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 28, Page 4 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

FILED 10/15/2024 8:30:29 AM
FRCL-2024-5436
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Substitute Trustee's Sale

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

Date: October 4th, 2024

Substitute Trustee: Andrew Mattingly
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated October 4th, 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: 9130 Talton St Houston, TX 77078

Note Amount: 164100.00

Deed of Trust

Date: August 27th, 2021

Borrower: Ana Ruth Orellana Hernandez and husband, Daniel Elias Rosas, with him joining herein to perfect the security interest but not to otherwise be liable.

Mortgagee: Capital Plus Financial, LLC
Recording Instrument #: RP-2021-515312

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

Date of Sale: November 5th, 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

FILED 10/15/2024 8:30:30 AM FRCL-2024-5437 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

"EXHIBIT A"

9130 Talton St Houston, TX 77078

Property (including any improvements): Lot Seventeen (17), in Block Eleven (11), of LAKE FOREST, SECTION ONE (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 40, Page 63 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

FILED 10/15/2024 8:30:30 AM FRCL-2024-5437 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 15, 2024

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN H. HA, or BENJAMIN K. WILLIAMS

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

DEED OF TRUST:

Date: November 29, 2023

Grantor: HOUSTON HOME FLIPS PROMOTIONS 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 WILLIAMS

Recording Information: Document No. RP-2023-452175, Official Public Records,
Harris County, Texas

Property:

Lot Seventeen (17), in Block Fifteen (15), OAK FOREST, SECTION ONE (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 48 of the Map Records, Harris County, Texas.

NOTE:

Date: November 29, 2023

Amount: \$120,000.00

Debtor: HOUSTON HOME FLIPS PROMOTIONS LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC



DATE OF SALE OF PROPERTY:

Tuesday, November 5, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5439
FILED 10/15/2024 8:32:43 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 15, 2024

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN H. HA, or BENJAMIN K. WILLIAMS

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

DEED OF TRUST:

Date: February 9, 2023

Grantor: HOUSTON HOME FLIPS PROMOTIONS 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 WILLIAMS

Recording Information: Document No. RP-2023-47147, Official Public Records, Harris County, Texas

Property:

Lot Seventeen (17), in Block Fifteen (15), OAK FOREST, SECTION ONE (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 48 of the Map Records, Harris County, Texas.

NOTE:

Date: February 9, 2023

Amount: \$1,600,000.00

Debtor: HOUSTON HOME FLIPS PROMOTIONS LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC



FILED 10/15/2024 8:32:43 AM
FRCL-2024-5439
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

DATE OF SALE OF PROPERTY:

Tuesday, November 5, 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

24TX404-0082
1320 GRIFFIN STREET, HOUSTON, TX 77009

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 6, IN BLOCK 168, OF HAMBLEN'S EXTENSION TO RYON ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9A, PAGE 110 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated May 16, 2022 and recorded on May 19, 2022 as Instrument Number RP-2022-262654 in the real property records of HARRIS County, Texas, which contains a power of sale. Correction Instrument recorded August 7, 2024 as Instrument Number RP-2024-287588.

Sale Information:

November 05, 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 BRIAN KEITH JACKSON secures the repayment of a Note dated May 16, 2022 in the amount of \$250,000.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing 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.



4826801

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5440
FILED 10/15/2024 8:32:43 AM

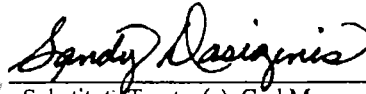
Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, 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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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 NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **May 28, 2024**, **Kiara D. Kirkendoll** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Brooke Thompson, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$140,000.00**, payable to the order of PKT Homes, LLC, which Deed of Trust is recorded under Clerk's File No. **RP-2024-196590** 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 19. BLOCK 21 OF BLUERIDGE SEC. 2, in Harris County, Texas, commonly known as 10114 Chesterfield Drive, Houston, Texas 77051; 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 PKT Homes, 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, November 05, 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, November 05, 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 October 15, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1985

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 **November 07, 2023**, **Francisco Vega** ("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 **\$109,200.00**, payable to the order of **LJC Financial, LLC**, which Deed of Trust is recorded under **Clerks File No. RP-2023-431074** 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 Thirty-seven (37), in Block Twenty-seven 27, of Sunnyside Gardens, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 26, Page 71 of the Map Records of Harris County, Texas, commonly known as 5229 Wilmington Street, Houston, Texas 77033;
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 **LJC Financial, LLC**, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 05, 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, November 05, 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 **October 15, 2024**.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1987

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 **March 06, 2023**, **Lundens of Houston Transportation and Mgmt 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 **\$126,000.00**, payable to the order of **LJC Financial, LLC**, which Deed of Trust is recorded under **Clerk's File No. RP-2023-81911** in the **Real Property Records of Harris County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot One (1), in Block Fourteen (14), of Reedwoods Addition, an addition to the City of Houston, Harris County, Texas, according to the map or plat thereof recorded in Volume 42, Page 71 of the Map Records of Harris County, Texas, commonly known as 3002 Sparrow Street, Houston, Texas 77051; 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 **LJC Financial, LLC**, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 05, 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, November 05, 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 October 15, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1856

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 January 03, 2022, The Law Offices of Rudy G. Vasquez, PC ("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 \$238,000.00, payable to the order of Priority Investor Loans, LLC, 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:

West One-half (W. 1/2) of Lot Number Fifteen (15), being the West Twenty (W. 20) feet thereof, and the East Thirty feet (E. 30 ft.) of Lot Number Sixteen (16), all in Block Number Seventy-Nine (79), of BELT JUNCTION CITY, an addition to the City of Houston, Harris County, Texas, according to the Map of said addition of record in Volume 2, at Page 30, of the Map Records of Harris County, Texas, commonly known as 515 Caplin Street, Houston, Texas 77022; 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, November 05, 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, November 05, 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 October 15, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1939

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

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

STATE OF TEXAS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF HARRIS

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, 20th 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, 20th 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, November 5, 2024**, at a time commencing not earlier than **10:00 AM** and no later than **1:00 PM**, to the highest bidder for cash (except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust) at the area designated by the Harris County Commissioner's Court as the area where non-judicial foreclosures shall take place, and more specifically the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, pursuant to Section 51.002 of the Texas Property Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

PURSUANT TO SECTION 51.0075(A) OF THE TEXAS PROPERTY CODE, SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO SET FURTHER REASONABLE CONDITIONS FOR CONDUCTING SUCH SALE CONTEMPLATED BY THIS NOTICE. ANY SUCH FURTHER CONDITIONS SHALL BE ANNOUNCED BEFORE BIDDING IS OPENED FOR THE FIRST SALE OF THE DAY BY SUBSTITUTE TRUSTEE.

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

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


[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

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

AMANDA COTTRELL
STEVEN GERSTEN
KELLY VAZHAPPILLY
ALEXANDRIA AMERINE
GRACE MILLER

EXECUTED AND EFFECTIVE OCTOBER 15, 2024.



Sheppard, Mullin, Richter & Hampton LLP
2200 Ross Avenue, 20th Floor
Dallas, Texas 75201

COPY UNOFFICIAL

FRCL-2024-5446
FILED 10/15/2024 8:35:01 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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 29, IN BLOCK 6, OF STERLING GREEN, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 252, PAGE 43 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/21/1998 and recorded in Document T449329 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: 11/05/2024

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 MIKE WEISSENBORN, provides that it secures the payment of the indebtedness in the original principal amount of \$43,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II 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.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.

After Recording, Please Return To:

c/o Jackson Walker L.L.P.
1401 McKinney Street, Suite 1900
Houston, Texas 77010
Attn: Clinton Kuykendall

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 15, 2024

NOTE: Promissory Note described as follows:

Date: December 27, 2022

Borrower: PINEFOREST2016 INVESTMENT LLC, a Texas limited liability company

Lender: FIDELITY BANK, N.A., a national banking association

Original Principal Amount: \$20,430,000.00

DEED OF TRUST: Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Rents and Fixture Filing described as follows:

Date: December 27, 2022

Grantor: PINEFOREST2016 INVESTMENT LLC, a Texas limited liability company

Trustee: RORY LAISLE

Beneficiary: FIDELITY BANK, N.A., a national banking association

Recorded in: Document Number RP-2022-601969, of the Official Public Records of Harris County, Texas

LENDER: FIDELITY BANK, N.A., a national banking association

BORROWER: PINEFOREST2016 INVESTMENT LLC, a Texas limited liability company

PROPERTY: The real property more particularly described on Exhibit A, attached hereto

SUBSTITUTE TRUSTEE: Any of Clinton Kuykendall, Timothy Dominguez, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, or Andrew Mills-Middlebrook.

Substitute Trustee's Mailing Address:

c/o Jackson Walker L.L.P.
1401 McKinney Street, Suite 1900
Houston, Texas 77010

Attn: Clinton Kuykendall

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

November 5, 2024, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Bayou City Event Center in the area known as the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Harris County, Texas, in instrument(s) recorded in the real property records of Harris County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the holder of the Note and the Deed of Trust lien securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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 (Texas UCC).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.



Clinton Kuykendall, Substitute Trustee

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

ALL OF TIMBERS OF NORTHBOROUGH APARTMENTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 308, PAGE 97 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

A.P.N. 1145860000022

COPY

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5467

FILED 10/15/2024 9:34:25 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **CASA ORONA EVERHART, LLC**, a Texas **limited liability company** dated June 13, 2024, duly filed for record on June 20, 2024, and recorded in the Office of the County Clerk of Harris County, Texas under Harris County Clerk's File No. **RP-2024-223789** of the Official Public Records of Real Property of Harris County, Texas, conveying to **BLACK, MANN and GRAHAM, LLP**, Trustee, the following described real property and improvements thereon in Harris County, Texas, to-wit:

Lot 7, Block 2, of BRIDGELAND PARKLAND VILLAGE, SECTION 20, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 686126 of the Map Records of Harris County, Texas; and

WHEREAS, **TACTICAL WEALTH FIXED INCOME FUND, LLC**, a Delaware limited liability company, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as 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

NOVEMBER 5, 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.

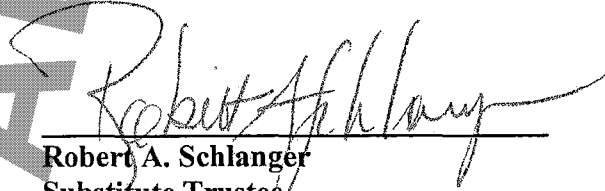
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY 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:

Tactical Wealth Fixed Income Fund, LLC
9911 Rose Commons Drive, Suite E122
Huntersville, North Carolina 28078

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



Robert A. Schlanger
Substitute Trustee
5325 Katy Freeway, Suite Two
Houston, Texas 77007

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

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust 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

NOVEMBER 5, 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:

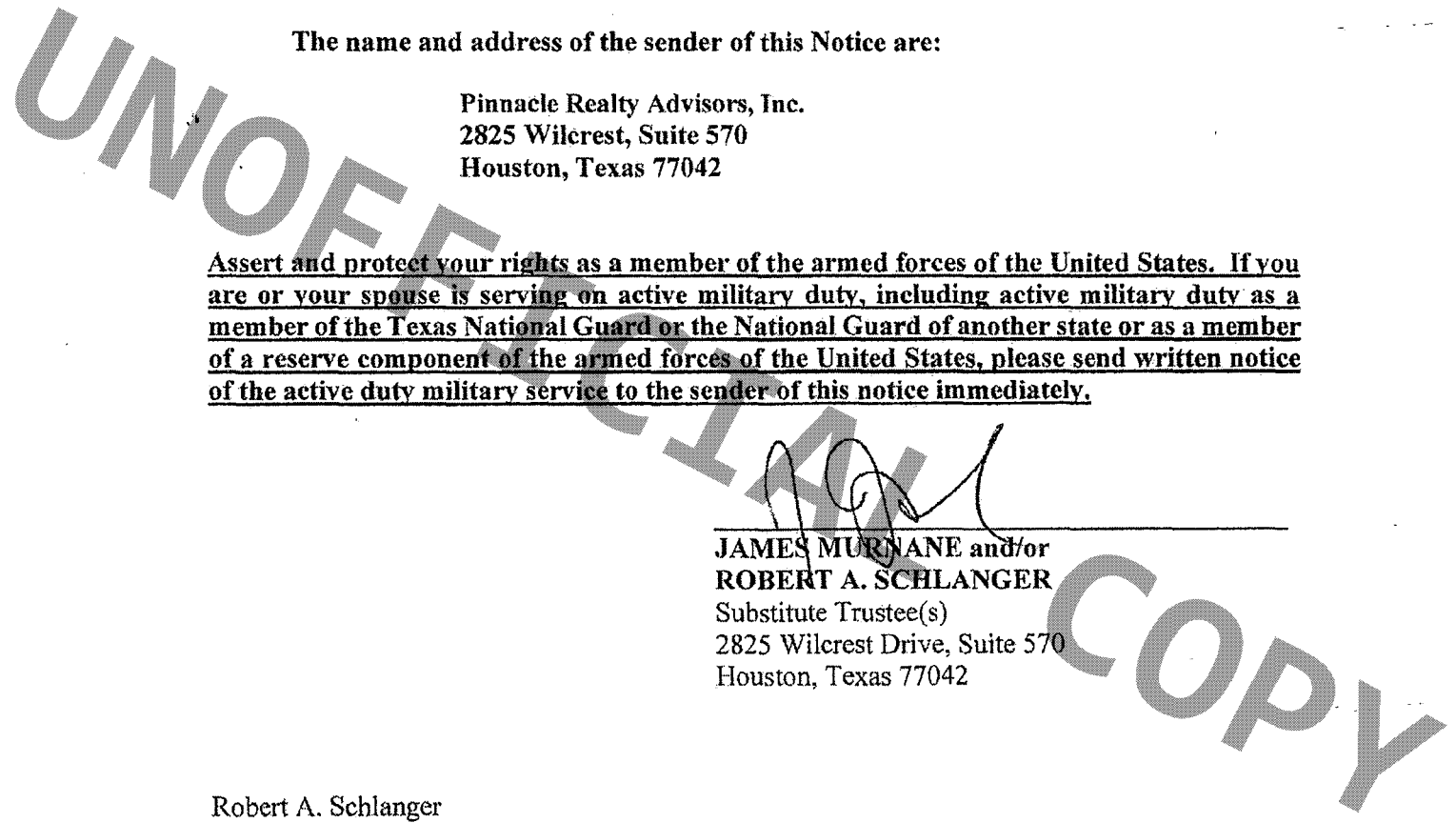
Pinnacle Realty Advisors, Inc.
2825 Wilcrest, Suite 570
Houston, Texas 77042

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



FILED 10/15/2024 9:13:29 AM
FRCL-2024-5460
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

NOVEMBER 5, 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

FILED 10/15/2024 9:13:29 AM
FRCL-2024-5460
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 re-filing may be after the date originally scheduled for this sale.

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

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

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN "AS IS, WHERE 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.

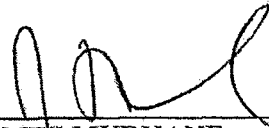
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5460
FILED 10/15/2024 9:13:29 AM

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

UNOFFICIAL COPY

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 executed by **SECUREPROPERTYUSA, LLC**, a Texas limited liability company, dated January 5, 2024, and duly filed for record on January 10, 2024, in the Office of the County Clerk of Harris County, Texas under Harris County Clerk's File No. **RP-2024-10348** of the Official Real Property Records of Harris County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Harris County, Texas, to-wit:

BEING Lot Fourteen (14), in Block Fifteen (15), of PARK HOLLOW PLACE, SECTION FIVE (5), a subdivision in Harris County, Texas, according to the recorded Map or Plat thereof, recorded in Volume 284, Page 136, Map Records of Harris County, Texas; and

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

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

Robert A. Schlanger

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

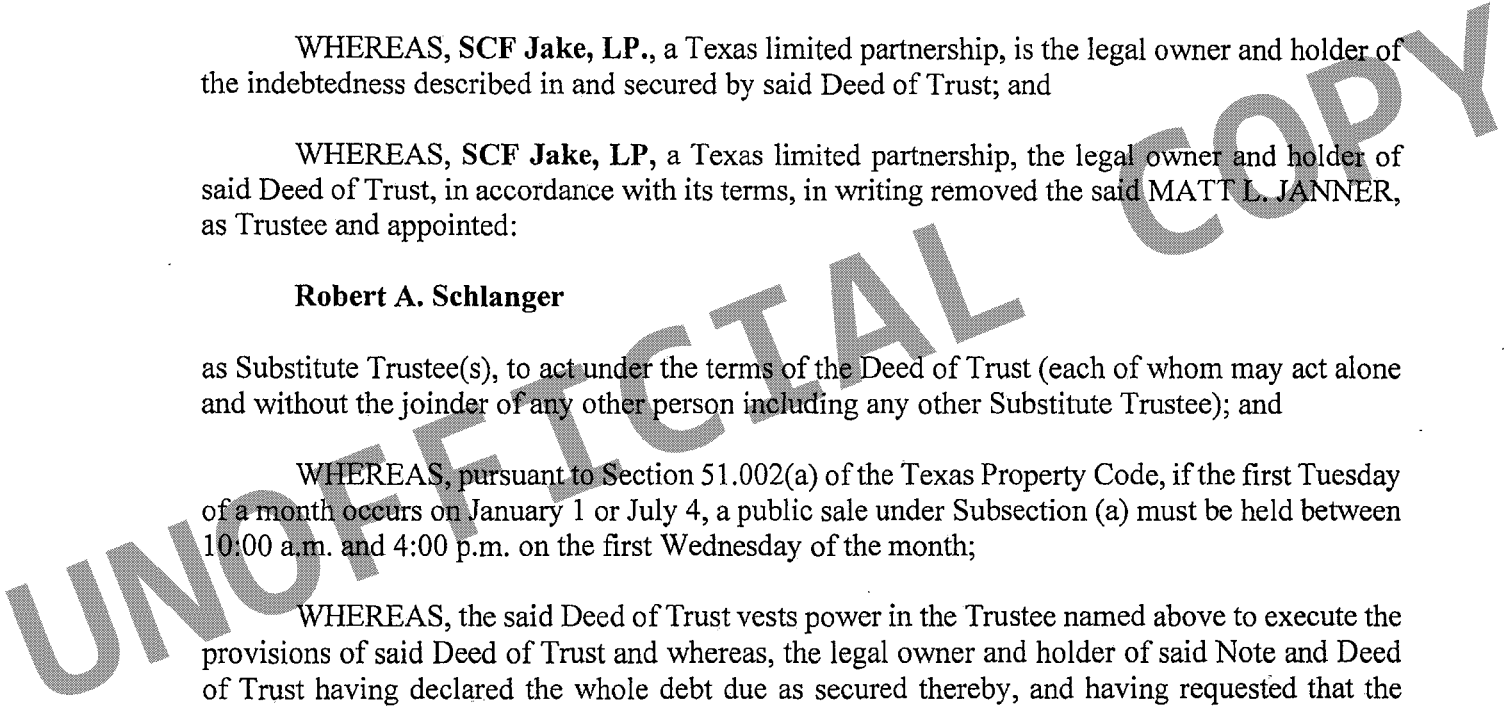
WHEREAS, pursuant to Section 51.002(a) of the Texas Property Code, if the first Tuesday of a month occurs on January 1 or July 4, a public sale under Subsection (a) must be held between 10:00 a.m. and 4:00 p.m. on the first Wednesday of the month;

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

November 5, 2024

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter (but prior to 4:00 p.m.), on said day, sell the above described property to the highest bidder for cash at the following location:

That area designated by that certain Order of Commissioners Court of Harris County, Texas, adopted on August 3, 2023 and filed for record on August 11,



FILED 10/15/2024 9:13:29 AM
FRCL-2024-5461
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

2023 and recorded under Harris County Clerk's File No. RP-2023-304925 (the "Designation Order"), and being generally described as that portion of the Bayou City Event Center (located at 9401 Knight Road, Houston, Texas 77045) and described as follows, to-wit:

The indoor portion of the Bayou City Event Center generally known as the Magnolia South Ballroom as designated in Exhibit "B" attached to the Designation Order, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

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

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

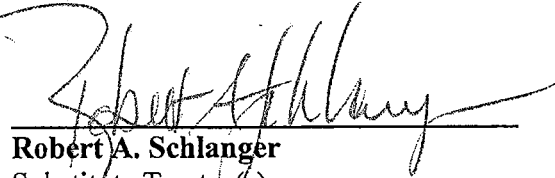
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY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

INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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

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

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



Robert A. Schlanger
Substitute Trustee(s)

5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **October 8, 2024**

Substitute Trustee: **DIEGO COVARRUBIAS**

Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

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

Note: **SIXTY-SEVEN THOUSAND AND NO/100THS DOLLARS
(\$67,000.00)**

Deed of Trust

Date: **December 15, 2023**

Grantor: **JANNICE SHEIMELE MCCLAIN**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated December 15, 2023, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership JANNICE SHEIMELE MCCLAIN, recorded under Clerk's Document No. RP-2024-7278 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith JANNICE SHEIMELE MCCLAIN, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2024-7279 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 09, Block 9, LOS PINOS SEC 1, Harris County, Texas, according to the map recorded under Document Number RP-2023-39168, in the Map Records of Harris County, Texas.**

County: **Harris**

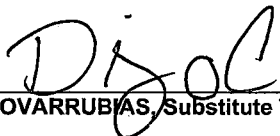
Date of Sale (first Tuesday of month): **November 5, 2024**

Time of Sale: **10:00 a.m.**

Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

DIEGO COVARRUBIAS is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.



 DIEGO COVARRUBIAS, Substitute Trustee

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Second Lien Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing (as amended, restated, modified, supplemented or assigned, the "**Deed of Trust**"):

Dated: July 28, 2020

Grantor: CYPRESSWOOD SPRING MEMORY CARE, LLC, a Texas limited liability company

Beneficiary: PSF I CYPRESSWOOD, LLC, a Delaware limited liability company

Original Trustee: PETER GRAF

Recorded: July 28, 2020, in County Clerk's File No. RP- 2020-336743, of the Official Public Records of Harris County, Texas, and as further affected by that certain Amended and Restated Second Lien Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing dated April 28, 2022, and recorded April 29, 2022, in County Clerk's File No. RP- 2022-227199, of the Official Public Records of Harris County, Texas

Secures: (i) Promissory Note dated December 17, 2012, executed by Grantor and payable to the order of Beneficiary, as substituted and replaced by that certain Promissory Note dated May 20, 2013, in the original principal amount of \$9,531,381.00, and as affected by that certain Amended and Restated Promissory Note dated July 28, 2020, and (ii) Second Lien Promissory Note dated July 28, 2020, executed by Grantor and payable to the order of Beneficiary, in the original principal amount of \$3,039,532.00 (collectively, as amended, restated, modified, supplemented or assigned from time to time, and as transferred to Beneficiary via allonge, the "**Note**")

Beneficiary's Address: PSF I Cypresswood, LLC
3100 Monticello Avenue, Suite 600
Dallas, Texas 75205

FILED 10/15/2024 10:36:04 AM FRCL-2024-5468 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Property: The real property described in Exhibit A attached hereto, together with any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust or related security agreements

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

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: Macy D. Smith

Foreclosure Sale: (the "Foreclosure Sale")

Date: Tuesday, November 5, 2024

Time: The Foreclosure Sale will take place 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., local time.

Place: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 (or another location as designated for foreclosure sales by the Harris County Commissioners 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 Beneficiary's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

UNOFFICIAL COPY

FILED 10/15/2024 10:36:04 AM FRCL-2024-5468 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Beneficiary, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

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 personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust or any related security agreements 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.

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

[SIGNATURE PAGE FOLLOWS]

COPY UNOFFICIAL

FILED 10/15/2024 10:36:04 AM FRCL-2024-5468 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

WITNESS MY HAND this 15 day of October, 2024.



Amar Sood, Patricia Poston, David Poston, Nick Poston,
Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or
Nicole Durrett
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: Macy D. Smith

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned Notary Public, do hereby certify that Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Beneficiary, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the 15 day of October, 2024.

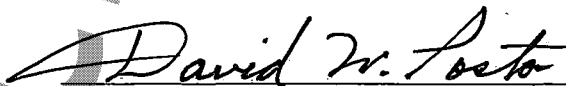
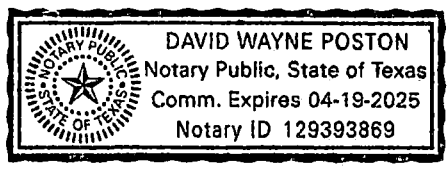

Notary Public, State of Texas
Commission Expires: 4-19-2025
Printed Name: DAVID W. POSTON

Exhibit A: Real Property Description



FILED 10/15/2024 10:36:04 AM
FRCL-2024-5468
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

REAL PROPERTY DESCRIPTION

TRACT 1 (FEE SIMPLE):

Being a 2.834 acre tract situated in the George H. Delesdernier Survey, Abstract Number 229, Harris County, Texas; being all of a called 2.834 acre tract conveyed to Cypresswood Memory Care, LLC by Special Warranty Deed dated May 25, 2010 and filed for record under Clerk's File No. 20100221213 of the Harris County Official Public Records of Real Property; said 2.834 acres being more particularly described as follows with all bearings based on a call of North 34°05'55" West along the northwest line of said 2.834 acres:

BEGINNING at a 5/8-inch iron rod found (with cap stamped "Terra Surveying") in the southeast right-of-way of Cypresswood Drive (called 100-foot wide) and the northwest line of Restricted Reserve "A" of Cypresswood Business Park as shown on a plat filed for record under Film Code No. 598017 of the Harris County Map Records, same being the west corner of said 2.834 acres;

THENCE, North 55°54'05" East, 302.83 feet along the southeast right-of-way of said Cypresswood Drive the northwest line of said 2.834 acres to a found 5/8-inch iron rod, for the west corner Restricted Reserve "F" of Wimbledon Champions Section One as shown on a plat filed for record under Film Code No. 350031 of the Harris County Map Records and the north corner of said 2.834 acres;

THENCE, South 33°24'37" East, 411.48 feet along the southwest line of said Restricted Reserve "F", the southwest line of Wimbledon Champions Estates Section One as shown on a plat filed for record under Film Code No. 357124 of the Harris County Map Records and the northeast line of said 2.834 acres to a found 5/8-inch iron rod (with cap stamped "Terra Surveying"), in the southwest line of Lot 7, Block 1 of said Wimbledon Champions Estates Section One, for the north corner of a called 3.703 acre tract conveyed to Cypresswood Business Park Property Owners Association, Inc. by Special Warranty Deed dated May 25, 2010 and filed for record under Clerk's File No. 20100221214 of the Harris County Official Public Records of Real Property and the east corner of said 2.834 acres;

THENCE, South 56°04'40" West, 297.89 feet along the northwest line of said 3.703 acres and the southeast line of said 2.834 acres to a found 5/8-inch iron rod (with cap stamped "Terra Surveying"), in the southeast line of said Restricted Reserve "A", for the south corner of said 2.834 acres;

THENCE, North 34°05'55" West, 410.54 feet, departing the northwest line of said 3.703 acres and the southeast line of said Restricted Reserve "A", along the southwest line of said 2.384 acres to the POINT OF BEGINNING, CONTAINING 2.834 acres of land in Harris County, Texas.

TRACT 2 (EASEMENT ESTATE):

Non-exclusive easement for ingress and egress over and across access driveways as set forth in and created by Access and Utility Easement executed by and between RRB Land Investments, Ltd., and Cypresswood Memory Care, LLC, dated May 25, 2010, recorded May 27, 2010, under Harris County Clerk's File No. 20100221218 of the Real Property Records, Harris County, Texas.

FILED 10/15/2024 10:36:04 AM FRCL-2024-5468 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TRACT 3 (EASEMENT ESTATE):

Non-exclusive easement for drainage of storm water into the Detention Pond as set forth in Declaration of Covenants and Conditions for Cypresswood Business Park executed by RRB Land Investments, Ltd., a Texas limited partnership, dated May 25, 2010, recorded May 27, 2010, under Harris County Clerk's File No. 20100221212 of the Real Property Records, Harris County, Texas.

UNOFFICIAL COPY

23TX577-0099
100 WILLARD STREET #10, HOUSTON, TX 77006

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

UNIT 10, IN BUILDING 1, OF THE VISTAS AT MIDTOWN, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF RECORDED IN FILM CODE NO. 193114, AND AMENDED IN FILM CODE NOS 193289, 198212 AND 201088 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 28, 2021 and recorded on June 28, 2021 as Instrument Number RP-2021-362187 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: November 05, 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 JEAN PRUCIEN secures the repayment of a Note dated June 28, 2021 in the amount of \$247,350.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Lakeview Loan Servicing, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Lakeview Loan Servicing, 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.

FILED 10/15/2024 10:36:05 AM FRCL-2024-5469 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, 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, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Chris Poston declare under penalty of perjury that on the 15 day of October, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

COPY

TAT

FILED 10/15/2024 10:36:06 AM FRCL-2024-5470 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: October 15, 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

COPY

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.

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, November 5, 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 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

Patricia Poston
Patricia Poston, Substitute Trustee

STATE OF TEXAS

§
§
§

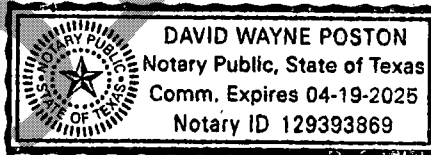
COUNTY OF HARRIS

Subscribed and sworn to before me on this 15 day of October 2024.

David W. Poston
Notary Public, State of Texas

[SEAL]

My Commission expires:
4-19-2025



After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

COPY

UN

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. #H-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 5.00 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. #B-390885) AND LOT 31 ("THE WANG TRACT"; H.C.C.F. #L-340695), SAME BEING THE NORTH OR REAR UNE 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 80.00 FEET AND SUBTENDING A

CENTRAL ANGLE OF 64 DEGREES 22 MINUTES 54 SECONDS TO THE PLACE OF BEGINNING AND CONTAINING 11,112 SQUARE FEET / 0.2551 ACRE OF LAND.

1

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: October 15, 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: April 28, 2022

Grantor: Linda Swarzman

Original Lender: Riverbend Funding, LLC

Trustee: 2001 Agency Corporation

FRCL-2024-5471
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 10/15/2024 10:36:07 AM

UNOFFICIAL COPY

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, November 5, 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 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]

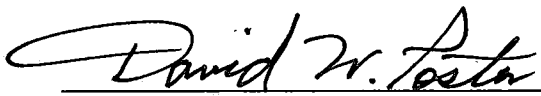
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5471
FILED 10/15/2024 10:36:07 AM



Chris Poston, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

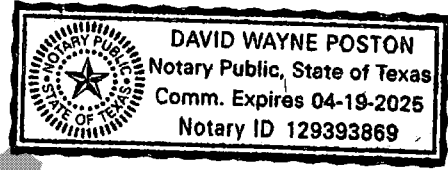
Subscribed and sworn to before me on this 15 day of October 2024.



Notary Public, State of Texas

[SEAL]

My Commission expires:
4-19-2025



After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

UNOFFICIAL COPY

EXHIBIT A

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 Irwood Drive, Baytown, TX 77521.

UNOFFICIAL COPY

FRCL-2024-5472 FILED 10/15/2024 10:36:08 AM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

Date: October 15, 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

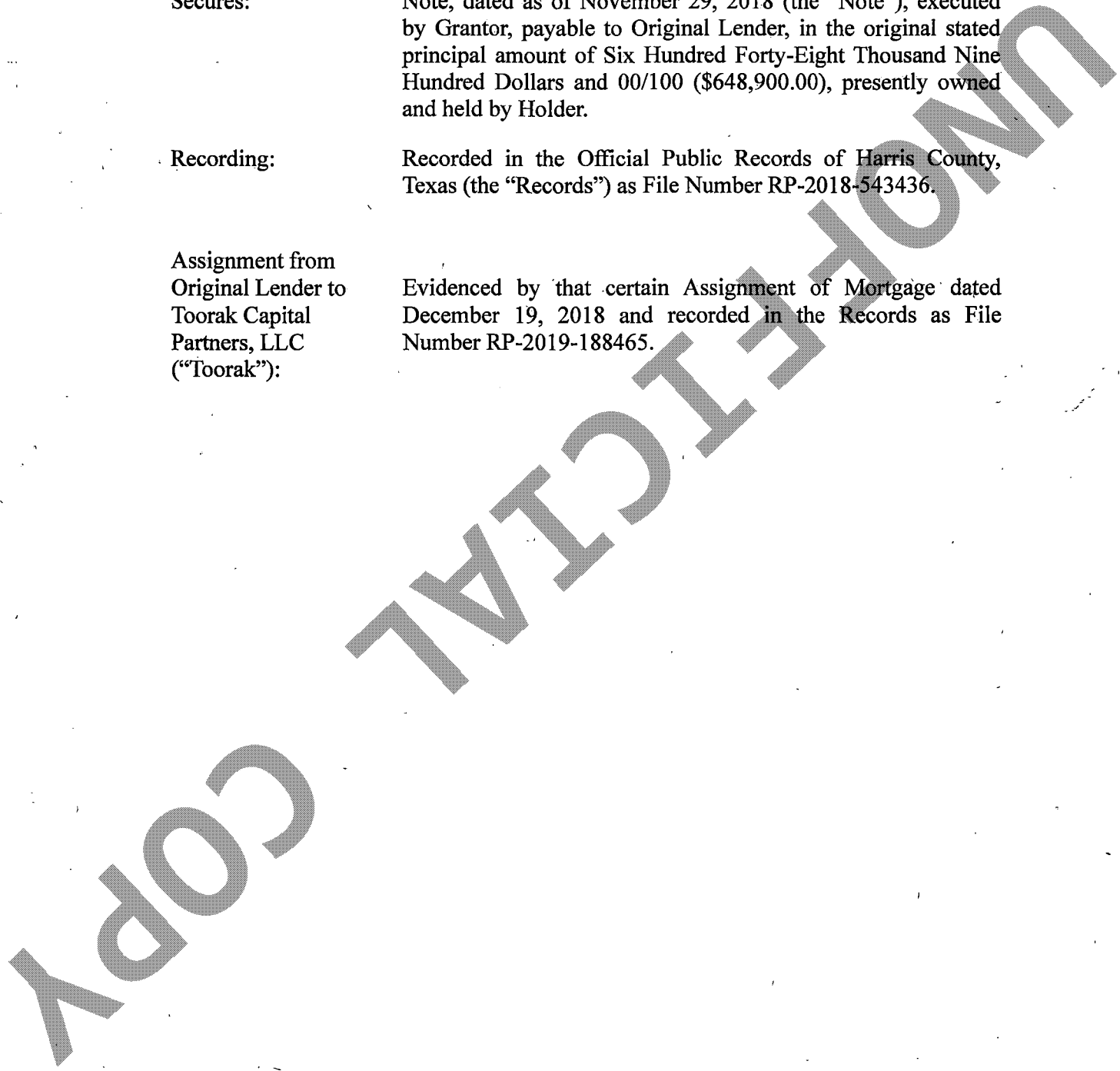
Original Lender: Housemax Funding, LLC

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, November 5, 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 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]

COPY

OFFICIAL

Patricia Poston
Patricia Poston

Substitute Trustee

STATE OF TEXAS

§
§
§

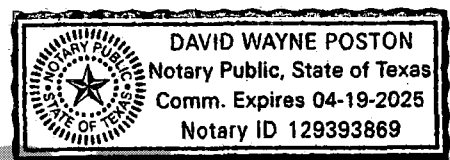
COUNTY OF HARRIS

Subscribed and sworn to before me on this 15 day of October 2024.

David W. Poston

Notary Public, State of Texas

[SEAL]



My Commission expires:

4-19-2025

UNOFFICIAL COPY

After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5472

FILED 10/15/2024 10:36:08 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

Date: October 15, 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, November 5, 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 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]

UNOFFICIAL COPY

FILED 10/15/2024 10:36:09 AM FRCL-2024-5473 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Chris Poston

Chris Poston, Substitute Trustee

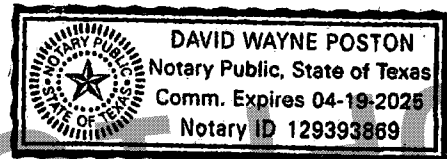
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Subscribed and sworn to before me on this 15 day of October 2024.

David W. Poston

Notary Public, State of Texas

[SEAL]



My Commission expires:
4-19-2025

After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

FILED 10/15/2024 10:36:09 AM
FRCL-2024-5473
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

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: October 14, 2024

Borrower: Sutter Ranch Holdings, LLC

Borrower's Address: 8524 Highway 6 N,
Houston, Texas 77095

Holder: Citibank, N.A., as trustee for the registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2021-KF114

Holder's Address: c/o KeyBank National Association
11501 Outlook Street Suite 300
Overland Park, KS 66211

Substitute Trustee: James Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves and each of them acting alone

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

-and-

2950 North Harwood St., #2100
Dallas, Texas 75201

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

Date: April 1, 2021

Grantor: Sutter Ranch Holdings, LLC

Original Lender: Berkeley Point Capital LLC, d/b/a Newmark Knight Frank

Trustee: Courtney D. Bristow, Esq.

Secures: Multifamily Note, dated as of April 1, 2021 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Eighteen Million One Hundred Fifty-Seven Thousand and 00/100 Dollars (\$18,157,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as Document Number RP-2021-176557

Assignment from Original Lender to Interim Lender: Evidenced by that certain Assignment of Security Instrument, dated as of January 14, 2021, and recorded in the Records as Document Number RP-2021-176559

Assignment from Interim Lender to Holder: Evidenced by that certain Assignment of Security Instrument, dated as of June 24, 2021, and recorded in the Records as Document Number RP-2021-362301

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, November 5, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter

FILED 10/15/2024 10:36:10 AM FRCL-2024-5474 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNRECORDED

Place of Sale:

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

Holder has appointed James Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note has been accelerated and 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

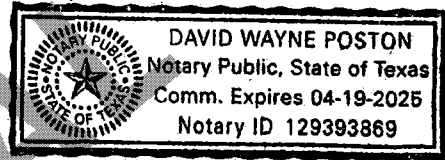
Chris Poston, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

~~September~~ ¹⁵ ~~September~~ ^{OCTOBER} 2024, personally appeared CHRIS POSTON, the Affiant and Substitute Trustee.

David W. Poston
Notary Public, State of Texas

My Commission expires:
4-19-2025



After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

UNOFFICIAL COPY

EXHIBIT A**DESCRIPTION OF THE PROPERTY**

All of **WINDCREST AT WEST ROAD**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 375131, of the Map Records of Harris County, Texas, being more particularly described as follows:

BEING a 11.24 acre (489, 676 square feet) tract of land situated in the J.E. Durkee Survey, Abstract No. 1069 of Harris County, Texas and being all of a called 11.242 acre tract described as **WINDCREST AT WEST ROAD**, a subdivision plat filed for record under Film Code 375131 of the Harris County Map Records, said 11.24 acre tract also being a portion of a called 11.545 acre tract of land described in an Instrument to Windcrest West Road, Ltd. filed for record under Harris County Clerk's File (H.C.C.F.) No. R064656, said 11.24 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "Survcon Inc." found (Control Monument) for the Southeast corner of said **WINDCREST AT WEST ROAD** and being in the West right-of-way line of Greens Crossing Boulevard (100-foot width) as shown on the plat of **GREENS LANDING SECTION SIX**, a subdivision plat filed for record under Film Code 365068 of the Harris County Map Records, same also being the Northeast corner of Unrestricted Reserve "B" of said **GREENS LANDING SECTION SIX**;

THENCE, S 86° 58' 19" W, a distance of 850.98 feet along the South line of said **WINDCREST AT WEST ROAD** and the North line of said Unrestricted Reserve "B" to a 3/4-inch iron rod found (Control Monument) for the Southwest corner of said **WINDCREST AT WEST ROAD** and the Northwest corner of said Unrestricted Reserve "B", same also being in an East line of Restricted Reserve "A" of **GREENS LANDING SECTION FIVE**, a subdivision plat filed for record under Film Code 353106 of the Harris County Map Records;

THENCE, N 03° 01' 41" W, a distance of 386.02 feet along the West line of said **WINDCREST AT WEST ROAD** and an East line of said Restricted Reserve "A" of **GREENS LANDING SECTION FIVE** to a 5/8-inch iron rod found for the Northwest corner of said **WINDCREST AT WEST ROAD**, the most Easterly Northeast corner of said Restricted Reserve "A" of **GREENS LANDING SECTION FIVE**, same also being the most Southerly Southeast corner of a called 18.11 acre tract described in an Instrument to Harris County Municipal Utility District No. 321 filed for record under H.C.C.F. No. R727337;

THENCE, the following courses and distances along the Northwesterly line of said **WINDCREST AT WEST ROAD** and a Southeasterly line of said 18.11 acre tract:

N 50° 32' 44" E, a distance of 300.00 feet to a 3/4-inch iron rod found for corner;

N 35° 25' 15" E, a distance of 475.70 feet to 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the North corner of said WINDCREST AT WEST ROAD, same being a corner of said 18.11 acre tract, same also being the beginning of a non-tangent curve to the left having a center which bears N 73° 24' 27" E, 2,100 feet in the West right-of-way line of said Greens Crossing Boulevard (100-foot width) and from which a 5/8-inch iron rod with cap stamped "Surveyor Inc." bears S 34° 55' E, 0.65 feet;

THENCE, the following courses and distances along the East line of said WINDCREST AT WEST ROAD and the West right-of-way line of said Greens Crossing Boulevard:

In a Southerly direction, along said curve to the left, a distance of 342.32 feet, having a radius of 2,100.00 feet, a central angle of 09° 20' 23" and a chord which bears S 21° 15' 45" E, 341.94 feet to a 1/2-inch iron rod found for the point of tangency;

S 25° 55' 56" E, a distance of 210.12 feet to a 5/8-inch iron rod found for the beginning of a curve to the right;

In a Southerly direction, along said curve to the right, a distance of 437.53 feet, having a radius of 2,000.00 feet, a central angle of 12° 32' 04" and a chord which bears S 19° 39' 54" E, 436.66 feet to the POINT OF BEGINNING and containing 11.24 acres (489,676 square feet) 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: October 14, 2024

Borrower: NEXT VINTAGE PARK, LLC

Borrower's Address: 11777 Katy Freeway
Suite 567 (South Atrium)
Houston, Texas 77079

Holder: Citibank, N.A., as trustee for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2020-KF95

Holder's Address: c/o KeyBank National Association
11501 Outlook Street, Suite 300
Overland Park, KS 66211

Substitute Trustee: James Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Dürrett, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves and each of them acting alone

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

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

Date: September 10, 2020

Grantor: NEXT VINTAGE PARK, LLC

Original Lender: CBRE Capital Markets, Inc.

Trustee: John D. Hammond

Secures: Multifamily Note, dated as of September 10, 2020 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Twenty Four Million Six Hundred Fifty Thousand and 00/100 Dollars (\$24,650,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as Document Number RP-2020-425679

Assignment from Original Lender to Interim Lender: Evidenced by that certain Assignment of Security Instrument, dated September 10, 2020, and recorded in the Records as Document Number RP-2020-425680

Assignment from Interim Lender to Holder: Evidenced by that certain Assignment of Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated December 17, 2020, and recorded in the Records as Document Number RP-2020-630430

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust

Foreclosure Sale:

Date of Sale: Tuesday, November 5, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter

Place of Sale:

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

Holder has appointed James Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.

[signature on following page]

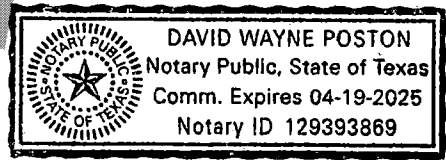
Chris Poston, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Subscribed and sworn to before me, the undersigned authority, on this 15 day of October 2024, personally appeared CHRIS POSTON, the Affiant and Substitute Trustee.

David W. Poston
Notary Public, State of Texas

My Commission expires:
4-19-2025



After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

UNOFFICIAL

FILED 10/15/2024 10:36:11 AM FRCL-2024-5475 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

DESCRIPTION OF THE LAND

All of BRIDGEGATE APARTMENTS, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 192, Page 97, of the Map Records of Harris County, Texas, **SAVE AND EXCEPT** that portion of subject property awarded to the State of Texas by Condemnation Proceeding under Agreed Judgment filed in Cause No. 1049223 in the County Civil Court at Law No. 2, Harris County, Texas, a copy of which is recorded under Harris County Clerk's File No. 20150568810.

UNOFFICIAL COPY

that certain Amended and Restated Promissory Note dated July 28, 2020, and (ii) Second Lien Promissory Note dated July 28, 2020, executed by Grantor and payable to the order of Beneficiary, in the original principal amount of \$3,039,532.00 (collectively, as amended, restated, modified, supplemented or assigned from time to time, and as transferred to Beneficiary via allonge, the "Note")

Beneficiary's Address: PSF I Cypresswood, LLC
3100 Monticello Avenue, Suite 600
Dallas, Texas 75205

Property: The real property described in Exhibit A attached hereto, together with any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust or related security agreements

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

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: Macy D. Smith

Foreclosure Sale: (the "Foreclosure Sale")

Date: Tuesday, November 5, 2024

Time: The Foreclosure Sale will take place 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., local time.

Place: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 (or another location as designated for foreclosure sales by the Harris County Commissioners 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 Beneficiary's bid may be credited against the outstanding 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 such default(s), Beneficiary, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

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 personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust or any related security agreements 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.

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

[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5476
FILED 10/15/2024 10:36:12 AM

WITNESS MY HAND this 15 day of October, 2024.

Amar Sood, Patricia Poston, David Poston, Nick Poston,
Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or
Nicole Durrett
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: Macy D. Smith

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned Notary Public, do hereby certify that Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Beneficiary, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the 15 day of October, 2024.

Notary Public, State of Texas
Commission Expires: 4-19-2025
Printed Name: DAVID W. POSTON

Exhibit A: Real Property Description

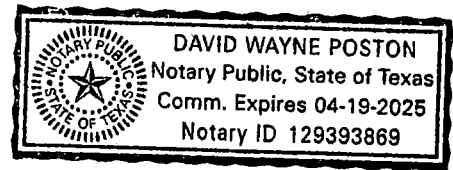


EXHIBIT A**REAL PROPERTY DESCRIPTION****TRACT 1 (FEE SIMPLE):**

Being a 2.834 acre tract situated in the George H. Delesdernier Survey, Abstract Number 229, Harris County, Texas; being all of a called 2.834 acre tract conveyed to Cypresswood Memory Care, LLC by Special Warranty Deed dated May 25, 2010 and filed for record under Clerk's File No. 20100221213 of the Harris County Official Public Records of Real Property; said 2.834 acres being more particularly described as follows with all bearings based on a call of North 34°05'55" West along the northwest line of said 2.834 acres:

BEGINNING at a 5/8-inch iron rod found (with cap stamped "Terra Surveying") in the southeast right-of-way of Cypresswood Drive (called 100-foot wide) and the northwest line of Restricted Reserve "A" of Cypresswood Business Park as shown on a plat filed for record under Film Code No. 598017 of the Harris County Map Records, same being the west corner of said 2.834 acres;

THENCE, North 55°54'05" East, 302.83 feet along the southeast right-of-way of said Cypresswood Drive the northwest line of said 2.834 acres to a found 5/8-inch iron rod, for the west corner Restricted Reserve "F" of Wimbledon Champions Section One as shown on a plat filed for record under Film Code No. 350031 of the Harris County Map Records and the north corner of said 2.834 acres;

THENCE, South 33°24'37" East, 411.48 feet along the southwest line of said Restricted Reserve "F", the southwest line of Wimbledon Champions Estates Section One as shown on a plat filed for record under Film Code No. 357124 of the Harris County Map Records and the northeast line of said 2.834 acres to a found 5/8-inch iron rod (with cap stamped "Terra Surveying"), in the southwest line of Lot 7, Block 1 of said Wimbledon Champions Estates Section One, for the north corner of a called 3.703 acre tract conveyed to Cypresswood Business Park Property Owners Association, Inc. by Special Warranty Deed dated May 25, 2010 and filed for record under Clerk's File No. 20100221214 of the Harris County Official Public Records of Real Property and the east corner of said 2.834 acres;

THENCE, South 56°04'40" West, 297.89 feet along the northwest line of said 3.703 acres and the southeast line of said 2.834 acres to a found 5/8-inch iron rod (with cap stamped "Terra Surveying"), in the southeast line of said Restricted Reserve "A", for the south corner of said 2.834 acres;

THENCE, North 34°05'55" West, 410.54 feet, departing the northwest line of said 3.703 acres and the southeast line of said Restricted Reserve "A", along the southwest line of said 2.384 acres to the POINT OF BEGINNING, CONTAINING 2.834 acres of land in Harris County, Texas.

TRACT 2 (EASEMENT ESTATE):

Non-exclusive easement for ingress and egress over and across access driveways as set forth in and created by Access and Utility Easement executed by and between RRB Land Investments, Ltd., and Cypresswood Memory Care, LLC, dated May 25, 2010, recorded May 27, 2010, under Harris County Clerk's File No. 20100221218 of the Real Property Records, Harris County, Texas.

FILED 10/15/2024 10:36:12 AM FRCL-2024-5476 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TRACT 3 (EASEMENT ESTATE):

Non-exclusive easement for drainage of storm water into the Detention Pond as set forth in Declaration of Covenants and Conditions for Cypresswood Business Park executed by RRB Land Investments, Ltd., a Texas limited partnership, dated May 25, 2010, recorded May 27, 2010, under Harris County Clerk's File No. 20100221212 of the Real Property Records, Harris County, Texas.

UNOFFICIAL COPY

Notice of Foreclosure Sale

10/14/2024

4704 Burning Tree Dr, Baytown, Texas 77521 ("Deed of Trust"):

Dated: 12/19/2023

Grantor: A & R Construction & Home, LLC

Trustee: Jonathan Paull

Lender: JJP Capital Group

Recorded in: File #2023-478531 of the real property records of Harris County, Texas

Legal Description: Lots Seven (7) and Eight (8) of COUNTRY CLUB OAKS, SECTION SIX, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 259, Page 15 of the Map Records of Harris County, Texas.

Otherwise known as:

4704 Burning Tree Dr
Baytown, Texas 77521

Secures: Promissory Note ("Note") in the original principal amount of \$242,372.50, executed by A & R Construction & Home, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 5th, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am and not later than three hours thereafter.

Place: Bayou City Event Center
9401 Knight Road
Houston, Texas 77045

COPY

UNOFFICIAL

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 JJP Capital Group'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, JJP Capital Group, 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 JJP Capital Group's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JJP Capital Group's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JJP Capital Group 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.

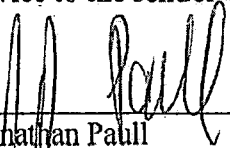
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 JJP Capital Group. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Jonathan Paul
2700 Post Oak 21st Floor
Houston, TX 77056
Telephone (713) 227.1525
Telecopier (713) 227.5840

COPIES
UNOFFICIAL

Notice of Foreclosure Sale

10/14/2024

302 Shore Acres Blvd, Shoreacres, Texas 77571 ("Deed of Trust"):

Dated: 03/1/2024

Grantor: Provision Funding INC

Trustee: Jonathan Paull

Lender: JJP Capital Group LLC.

Recorded in: The Original Deed was filed under RP-2024-79302 in the Real Property Records of Harris County, Texas. Correction instrument filed under RP-2024-118051 of the real property records of Harris County, Texas

Legal Description: Lot Twenty-Four (24), and the East Forty Feet (40') of Lot Twenty-Five (25), in Block Five (5), of SHOREACRES, an Addition in Harris County, Texas according to the map or plat therefore, recorded in Volume 7, Page 10 of the Map Records of Harris County, Texas.

Otherwise known as:

302 Shore Acres Blvd
Shoreacres, Texas 77571

Secures: Promissory Note ("Note") in the original principal amount of \$157,677.00, executed by Provision Funding INC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 5th, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: Bayou City Event Center

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 JJP Capital Group'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/or in the performance of the obligations of the Deed of Trust. Because of that default, JJP Capital Group, 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 JJP Capital Group's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JJP Capital Group's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

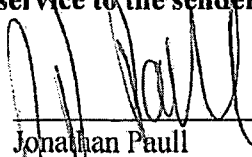
If JJP Capital Group passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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



Jonathan Paul
Post Oak, 21st Floor
Houston, TX 77056
Telephone (713) 227.1525
Telecopier (713) 227.5840

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5464
FILED 10/15/2024 9:21:35 AM

Notice of Foreclosure Sale

10/14/2024

310 Shore Acres Blvd, Texas 77571 ("Deed of Trust"):

Dated: 03/1/2024
Grantor: Provision Funding INC
Trustee: Jonathan Paull
Lender: JJP Capital Group LLC.
Recorded in: The Original Deed was filed under RP-2024-79299 in the Real Property Records of Harris County, Texas. Correction instrument filed under RP-2024-136537 of the real property records of Harris County, Texas

Legal Description: LT 26 & W 20 FT OF LT 25 & E 20 FT OF LT 27 BLK 5 S SHOREACRES

Otherwise known as:

310 Shore Acres Blvd
Shoreacres, Texas 77571

Secures: Promissory Note ("Note") in the original principal amount of \$121,777.50, executed by Provision Funding INC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 5th, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: Bayou City Event Center
9401 Knight Road
Houston, Texas 77045

UNOFFICIAL COPY

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 JJP Capital Group'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/or in the performance of the obligations of the Deed of Trust. Because of that default, JJP Capital Group, 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 JJP Capital Group's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JJP Capital Group's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JJP Capital Group 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.

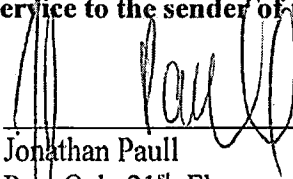
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 JJP Capital Group. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Jonathan Paull
Post Oak, 21st Floor
Houston, TX 77056
Telephone (713) 227.1525
Telecopier (713) 227.5840

COPY

UNOFFICIAL

Notice of Foreclosure Sale

10/14/2024

128 Shadylawn St., LaPorte Texas 77571 ("Deed of Trust"):

Dated: 03/1/2024

Grantor: Provision Funding INC

Trustee: Jonathan Paull

Lender: JJP Capital Group LLC.

Recorded in: The Original Deed was filed under RP-2024-79301 in the Real Property Records of Harris County, Texas. Correction instrument filed under RP-2024-185272 of the real property records of Harris County, Texas

Legal Description: LT 17 & W 20 FT OF LT 16 BLK 10 SHOREACRES

Otherwise known as:

128 Shadylawn St
La Porte, Texas 77571

Secures: Promissory Note ("Note") in the original principal amount of \$130,225.22, executed by Provision Funding INC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 5th, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: Bayou City Event Center
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 JJP Capital Group'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/or in the performance of the obligations of the Deed of Trust. Because of that default, JJP Capital Group, 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 JJP Capital Group's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JJP Capital Group's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JJP Capital Group 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.

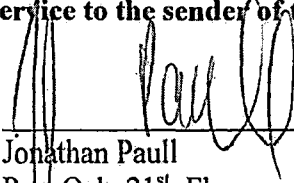
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 JJP Capital Group. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Jonathan Paul
Post Oak, 21st Floor
Houston, TX 77056
Telephone (713) 227.1525
Telecopier (713) 227.5840

UNOFFICIAL COPY

Notice of Foreclosure Sale

10/14/2024

8419 Laurel Trails Drive, Houston, Texas 77095, ("Deed of Trust"):

Dated: 05/17/2024

Grantor: VB BUMBLE BEE HOLDINGS, LLC

Trustee: Bob Droubi

Lender: RMBD, a Texas limited liability company

Recorded in: File # RP-2024-186503 of the real property records of Harris County, Texas.

Legal Description: Lot Forty-six (46), in Block Fifty-seven (57), of Copperfield Middlegate Village, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 332, Page 69, of the Map Records of Harris County, Texas.

Otherwise known as:

8419 Laurel Trails Drive
Houston, TX 77095

Secures: The Deed of Trust (File # RP-2024-186503) and the Promissory Note ("Note") in the original principal amount of \$228,000.00, executed by VB BUMBLE BEE HOLDINGS, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 5th, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am and not later than three hours thereafter.

Place: Bayou City Event Center
9401 Knight Road
Houston, Texas 77045

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

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If RMBD passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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

as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Paul Culpeper
107701 Corporate Dr. Suite 360
Stafford, Texas 77477
Tel: 281-4941030

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, November 5, 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.

FRCL-2024-5478
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 10/15/2024 12:18:29 PM

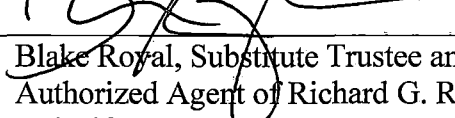
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and 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.

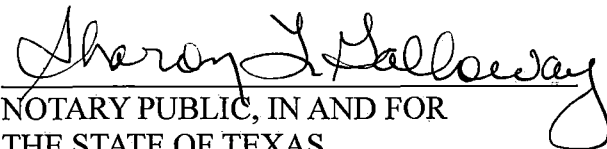
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

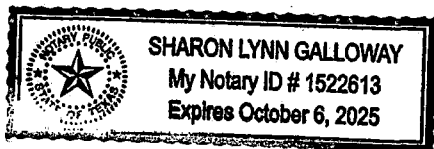
This Notice of Foreclosure Sale is executed this 15th day of October, 2024.

By: 
Blake Royal, Substitute Trustee and
Authorized Agent of Richard G. Rawson
and wife, Dawn Rawson

Address:
c/o BoyarMiller
2925 Richmond Avenue, 14th Floor
Houston, Texas 77098

Subscribed, sworn to and acknowledged before me, the undersigned authority, on the 15th day of October, 2024.


NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

)

Date of Notice: October 15, 2024

Deed of Trust:

Dated: November 1, 2019

Grantor: Alejandra Bustamante.

Grantor's Address: 6725 Neff Street, Houston, Texas 77074

Original and Current Beneficiary: LCQ Designs, LLC, whose address is P.O. Box 131183, Houston, Texas 77219

Trustee: Rex L. Kesler

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-2019-486746

Property: **Unit 146, in Building "P", of MEADOWRIDGE, a Condominium project in Harris County, Texas, together with Limited Common Elements and an Undivided Interest in and to the General Common Elements, as defined in and according to the Condominium Declaration recorded in/under Volume 123, Page 51; Volume 123, Page 85; Volume 139, Page 17; and Volume 139, Page 25, of the Condominium Records of Harris County, Texas, when taken with all amendments and/or supplements thereto, which unit is commonly known as and addressed as 3900 Woodchase, Unit 146, Houston, Texas 77042**

Date of Sale: Tuesday, November 5, 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 cashier's check(s), 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 the 15th day of October, 2024.



REX L. KESLER
Substitute Trustee



Rex L. Kesler
Attorney at Law
1040 W. Gardner
Houston, Texas 77009
(281) 501-3098 - Telephone
(281) 501-3191 - Telecopier
keslerhearings@gmail.com

Attorney for Beneficiary

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Date of Notice: October 15, 2024

Deed of Trust:

 Dated: August 1, 2020

 Grantor: Alejandra Bustamante.

 Grantor's Address: 6725 Neff Street, Houston, Texas 77074

 Original and Current
 Beneficiary: Full House, LLC, whose address is P.O. Box 131183,
 Houston, Texas 77219

 Trustee: Rex L. Kesler

 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-2020-352439

 Property: Unit 115 in Building No. 4 of Huntwick Forest Townhomes, according to
 the map or plat thereof recorded in Volume 327, Page 123, of the Map
 Records of Harris County, Texas, and being more particularly described by
 metes and bounds in Exhibit "A" attached hereto and made a part hereof by
 reference for all purposes (commonly known and addressed as 5515 Strack
 Road, Unit 115, Houston, Texas 77069, and hereinafter referred to as the
 "Property")

Date of Sale: Tuesday, November 5, 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 cashier's check(s), at the place and

COPY

UNOFFICIAL


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 the 15th day of October, 2024.



REX L. KESLER
Substitute Trustee



Rex L. Kesler
Attorney at Law
1040 W. Gardner
Houston, Texas 77009
(281) 501-3098 - Telephone
(281) 501-3191 - Telecopier
keslerhearings@gmail.com

Attorney for Beneficiary

UNOFFICIAL COPY

4. Legal description of the land:

Unit 115 in Building No. 4 of Huntwick Forest Townhomes, according to the map or plat thereof recorded in Volume 327, Page 123 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

D

COMMENCING at a point in the Southeasterly line of Strack Road (60 foot wide), and being the North most corner of said Huntwick Forest Townhomes, said point also being one of the Westerly corner of Huntwick Forest Subdivision, Block 16, Section Ten, as recorded in Volume 226, Page 32 of the Map Records of Harris County, Texas;

THENCE South 32 degrees 02 minutes 22 seconds East, along a Southwesterly line of said Huntwick Forest Subdivision, a distance of 99.13 feet to a point for corner;

THENCE South 57 degrees 08 minutes 27 seconds West, a distance of 230.01 feet to a point, marking the East most corner and the POINT OF BEGINNING of the herein described tract;

THENCE South 57 degrees 08 minutes 27 seconds West, a distance of 11.70 feet to a point, marking a corner of the herein described tract;

THENCE South 32 degrees 51 minutes 33 seconds East, a distance of 2.00 feet to a point, marking a corner of the herein described tract;

THENCE South 57 degrees 08 minutes 27 seconds West, a distance of 5.00 feet to a point, marking a corner of the herein described tract;

THENCE North 32 degrees 51 minutes 33 seconds West, a distance of 2.00 feet to a point marking a corner of the herein described tract;

THENCE South 57 degrees 08 minutes 27 seconds West, a distance of 5.50 feet to a point, marking the South most corner of the herein described tract;

THENCE North 32 degrees 02 minutes 22 seconds West, a distance of 50.30 feet to a point, marking the West most corner of the herein described tract;

THENCE North 57 degrees 08 minutes 27 seconds East, a distance of 12.20 feet to a point, marking a corner of the herein described tract;

THENCE South 32 degrees 51 minutes 33 seconds East, a distance of 8.70 feet to a point, marking a corner of the herein described tract;

THENCE North 57 degrees 08 minutes 27 seconds East, a distance of 10.00 feet to a point, marking the North most corner of the herein described tract;

THENCE South 32 degrees 51 minutes 33 seconds East, a distance of 41.60 feet to a point, marking the POINT OF BEGINNING of the herein described tract.

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

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5483
FILED 10/15/2024 1:05:01 PM

UNOFFICIAL COPY

FILED 10/15/2024 1:13:39 PM FRCL-2024-5484 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Foreclosure Sale

October 15, 2024

Deed of Trust Security Agreement – Financing Statement:

Dated: December 20, 2021

Grantor: Abigail Pizana
219 Myrtle Drive
Baytown, Texas 77520

Samuel Olivarez II
219 Myrtle Drive
Baytown, Texas 77520

Substitute Trustee: Cordoba Law Firm, PLLC
Phillip B. Knop
Jason M. Cordoba
R.P. Matthew Allen

Lender: Realvest Capital Fun XVI, LLC

Recorded in: Recorded under Clerk's File No. RP-2022-36843 in the Official Records of Harris County, Texas.

Legal Description: Lot Two (2), Block One (1), of LAKEWOOD ESTATES SECTION THREE, as addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 664154 of the Map Records of Harris County, Texas.

Secures: The Real Estate Lien Note of even date herewith, in the original principal sum of THREE HUNDRED FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$305,900.00) ("Wraparound Lien Debt"), payable by GRANTOR to the order of BENEFICIARY, bearing interest at the rate therein stated, with principal and interest being payable as therein provided.

Foreclosure Sale:

Date: Tuesday, November 5, 2024

Time: The sale will begin at 10:00 A.M. or no later than three hours after that time.

Place: 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 pursuant to Section 51.002 of the Texas Property Code.

COPY

UNOFFICIAL

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

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

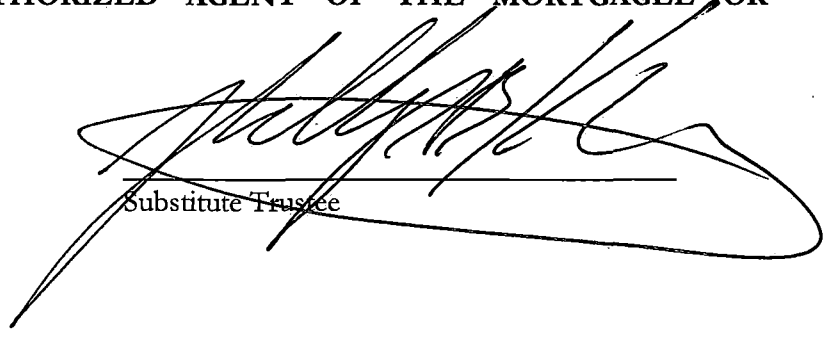
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS, WHERE IS, AND WITH ALL FAULTS,"** 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.

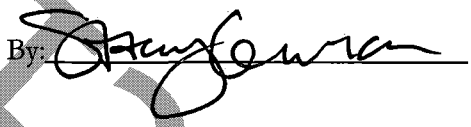
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Substitute Trustee

Certificate of Posting

I, Stacey Gurka, Paralegal at Cordoba Law Firm, whose address is 1920 Country Place Pkwy, Ste 170, Pearland, Texas 77584. I declare under penalty of perjury that on October 15, 2024, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and cause it to be posted at the location directed by the Harris County Commissioners.

By: 

FILED 10/15/2024 1:13:39 PM FRCL-2024-5484 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPIES
HARRIS COUNTY CLERK
UNOFFICIAL

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 MADE A PART HEREOF.

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

 Date: **November 5, 2024**
 Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.
 Place: **Harris County Courthouse in Houston, Texas**, at the following location: the area designated by the
 Commissioners Court of **Houston, Harris County, Texas**, pursuant to § 51.002 of the Texas Property
 Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale
 will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit 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 **Rose Marie Ochoa and Jose E. Ochoa, wife and husband.**
5. Obligations Secured. The Deed of Trust is dated **June 14, 2006**, and is recorded in the office of the County Clerk of **Harris County, Texas**, in/under **Z383859, 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 **\$26,200.00**, executed by **Rose Marie Ochoa, Jose E. Ochoa**, and payable to the order of **Indymac Bank, F.S.B., a Federally Chartered Savings Bank**.

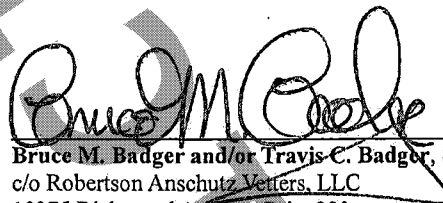
Original Mortgagee: Indymac Bank, F.S.B., a Federally Chartered Savings Bank.

Current Mortgagee of Record: Deutsche Bank National Trust Company, as Trustee and Supplemental Interest Trustee for IndyMac ABS, Inc., Home Equity Mortgage Asset-Backed Trust, Series INDS 2006-2B whose address is 55 Beattie Place Suite 100, Greenville, SC 29601.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Sent by: Clare V. Cougill
Robertson Anschutz Veters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED October 15, 2024.



Bruce M. Badger and/or Travis C. Badger, Substitute Trustee
c/o Robertson Anschutz Veters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: 713-244-1360

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

1007726-1

RP-2024-355889

UNOFFICIAL

COPY

EXHIBIT A

LOT FOURTEEN (4) IN BLOCK TWO (2) OF CITY PARK SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PUBLIC CODE NO. 582070 OF THE MAP RECORDS OF HARRIS COUNTY, 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 FOUR (4), IN BLOCK TWO (2), OF PARQUES AT SHADY ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILE CODE NO. 655222 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: November 5, 2024

Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.

Place: Harris County Courthouse in **Houston, Texas**, at the following location: the area designated by the Commissioners Court of **Houston, Harris County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

- 3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit 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 **Stephen Howard, an unmarried man.**
- 5. Obligations Secured. The Deed of Trust is dated **November 22, 2016**, and is recorded in the office of the County Clerk of **Harris County, Texas**, in/under **RP-2016-529431, 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 **\$75,000.00**, executed by **Stephen Bernard Howard**, and payable to the order of **International Bank of Commerce.**

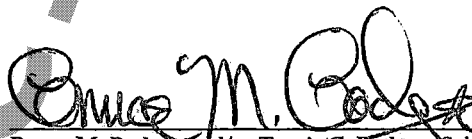
Original Mortgagee: International Bank of Commerce.

Current Mortgagee of Record: International Bank of Commerce whose address is **8998 Research Blvd., First Floor, Austin, TX 78758.**

- 6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
- 7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Sent by: Clare V. Cougill
Robertson Anschutz Veters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

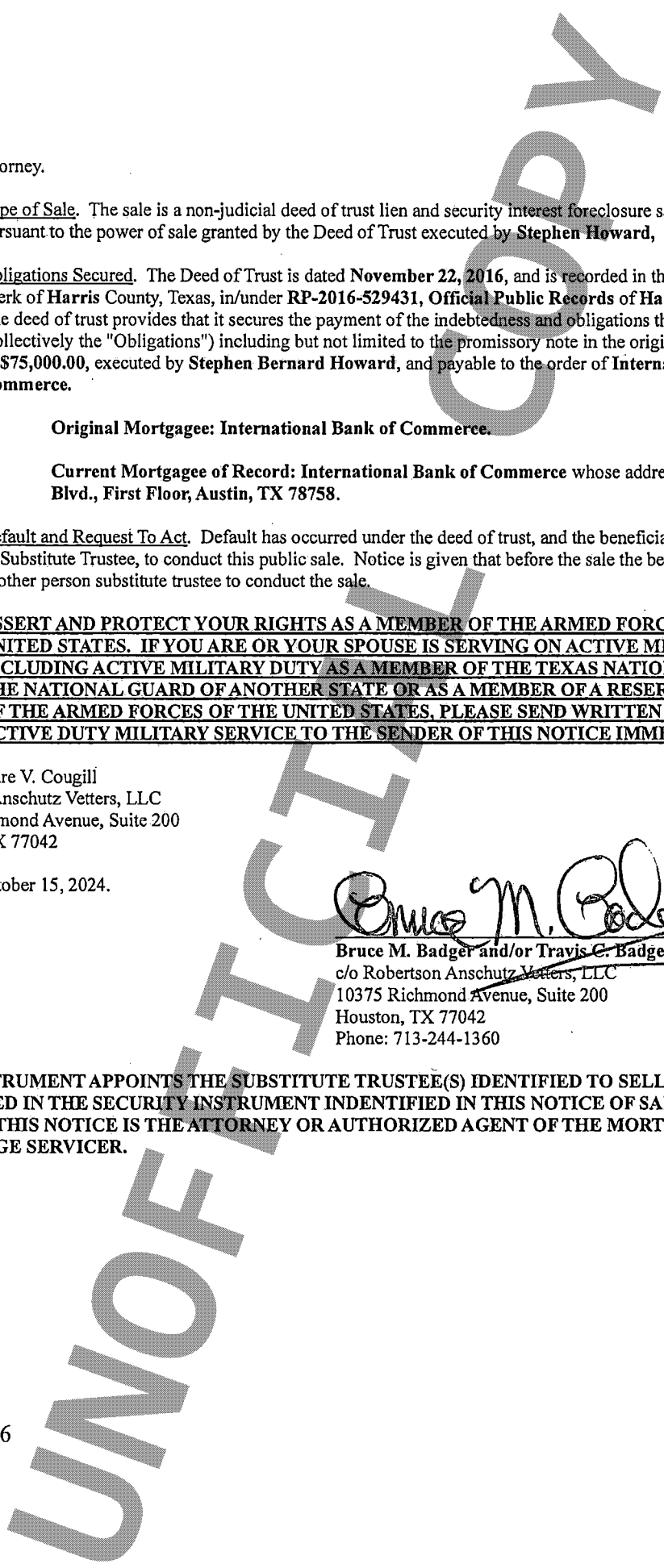
DATED October 15, 2024.



Bruce M. Badger and/or Travis C. Badger, Substitute Trustee
c/o Robertson Anschutz Veters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: 713-244-1360

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

1007403-6



NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF HARRIS §

CONTRACT FOR DEED:

Date: June 29, 2001
Buyer: Patricia Ann Rendon & Valeriano Mendoza Rendon
Seller: South Central Mortgage Service Corporation

CURRENT BENEFICIARY: Soubresaut Trust, Providence Capital Trust & Achilles Capital Trust

TRUSTEE: Bruce M. Badger and/or Travis C. Badger
TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


PROPERTY DESCRIPTION: THE WEST 1/2 OF LOTS 15 AND 16, IN BLOCK 5, OF HIGHLANDS TOWNSITE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 14 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT A 15 FOOT TRACT OF LAND ALONG THE SOUTH LOT LINE OF LOT 15.

DATE OF SALE: Tuesday, November 5, 2024
TIME OF SALE: No earlier than 11:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Harris County Commissioners Court, Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045.

Because of default in performance of the obligations and/or covenants set forth in the Contract of Deed described hereinabove, Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Contract of Deed.

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

DATED: October 15, 2024


Bruce M. Badger and/or Travis C. Badger
Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5479
FILED 10/15/2024 12:47:28 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: October 10, 2024

Deed of Trust ("Deed of Trust"):

Date: February 4, 2022

Grantor: Filena Patricia Cruz Najera

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. RP-2022-123046 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: February 4, 2022

Borrower: Filena Patricia Cruz Najera

Lender: The Owner Finance Company

Original Principal Amount: \$276,000.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT EIGHT (8), IN BLOCK ONE (1), OF ASHLEY POINTE, SECTION ELEVEN (11), A SUBDIVISION IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 675622 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 10203 SIERRA GRACE LANE, HOUSTON, TX 77089 ("PROPERTY ADDRESS").

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

Date: Tuesday, November 05, 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.

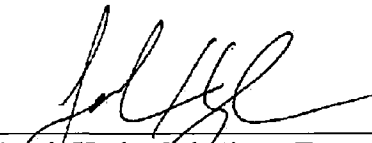
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 October 10, 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

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: October 10, 2024

Deed of Trust ("Deed of Trust"):

Date: February 4, 2022

Grantor: Filena Patricia Cruz Najera

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. RP-2022-123046 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: February 4, 2022

Borrower: Filena Patricia Cruz Najera

Lender: The Owner Finance Company

Original Principal Amount: \$276,000.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT EIGHT (8), IN BLOCK ONE (1), OF ASHLEY POINTE, SECTION ELEVEN (11), A SUBDIVISION IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 675622 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 10203 SIERRA GRACE LANE, HOUSTON, TX 77089 ("PROPERTY ADDRESS").

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

Date: Tuesday, November 05, 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.

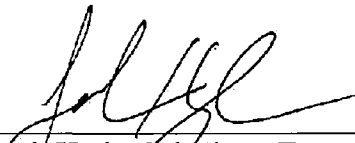
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 October 10, 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

FRCL-2024-5489
FILED 10/15/2024 1:38:17 PM
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: October 12, 2024

Deed of Trust ("Deed of Trust"):

Date: April 7, 2022

Grantor: Katrina Wyman

Trustee: AJ100K Investments LLC

Beneficiary: AJ100K Investments LLC

Recorded As: Doc. No. RP-2024-335519 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: April 7, 2022

Borrower: Katrina Wyman

Lender: AJ100K Investments LLC

Original Principal Amount: \$310,000.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT FOUR (4), IN BLOCK THIRTY-ONE (31), OF WEDGEWOOD VILLAGE, SECTION SIX (6). A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 203, PAGE 68 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 5011 ABERCREEK AVENUE, FRIENDSWOOD, TEXAS 77546 ("PROPERTY ADDRESS").

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

Date: Tuesday, November 05, 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.

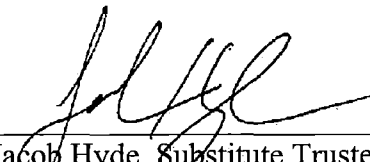
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 October 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 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: October 15, 2024

Deed of Trust ("Deed of Trust"):

Date: February 16, 2024

Grantor: Juan Antonio Curiel Aleman and Melissa Lilian Saavedra Portales

Trustee: AJ100K Investments LLC

Beneficiary: AJ100K Investments LLC

Recorded As: Doc. No. RP-2024-311962 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: February 16, 2024

Borrower: Juan Antonio Curiel Aleman and Melissa Lilian Saavedra Portales

Lender: AJ100K Investments LLC

Original Principal Amount: \$244,000.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT TWENTY-EIGHT (28), IN BLOCK NINE (9), OF WESTBANK, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 227, PAGE 16, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

Date: Tuesday, November 05, 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.

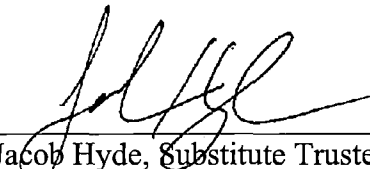
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 October 15, 2024



Jacob Hyde, Substitute Trustee
 Texas Bar No. 24074464
 Gerald Gonzales, Substitute Trustee
 100 E. Whitestone Blvd., Ste. 148-299
 Cedar Park, TX 78613
 Tel: (512) 992-8591
 jacob.hyde.law@gmail.com

COPY

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 5th day of November 2024, the designated Substitute Trustee 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 substitute 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 10/15/2024 1:33:15 PM
FRCL-2024-5485
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Date of Deed of Trust: March 4, 2024

Executed by: Provision Funding Inc.

Original Trustee named in Deed of Trust: Nino Gonzalez

Substitute Trustee: L. Scott Horne
1795 Northwest Highway, Garland, TX
972-271-1700

Original amount of Secured Indebtedness: \$66,000.00

Original Beneficiary named in Deed of Trust: YNCG Spendthrift Trust

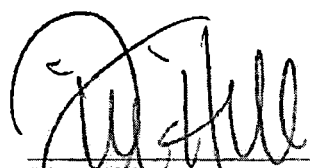
Property described in Deed of Trust:
Lot 17, W 20 FT of Lot 16, Block 10, Shoreacres Addition in Harris County, Texas.
More commonly known as **128 Shadylawn Street, Shoreacres, TX 77571**

Said Deed of Trust is recorded under Document No. RP-2024-379819 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. YNCG Spendthrift Trust is representing itself as the current mortgagee and their address is:

11919 Muir Groves Trail
Humble, TX 77346
daniel@desrosiers.me

EXECUTED this 14 day of October 2024

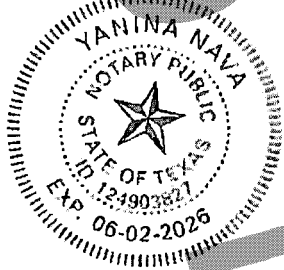


Tina Hill, Attorney
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 14 day of October 2024, by Tina Hill, 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

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 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 5th day of November 2024, the designated Substitute Trustee 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 substitute 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.

Date of Deed of Trust: March 4, 2024

Executed by: Provision Funding Inc.

Original Trustee named in Deed of Trust: Nino Gonzalez

Substitute Trustee: L. Scott Horne
1795 Northwest Highway, Garland, TX
972-271-1700

Original amount of Secured Indebtedness: \$46,000.00

Original Beneficiary named in Deed of Trust: YNCG Spendthrift Trust

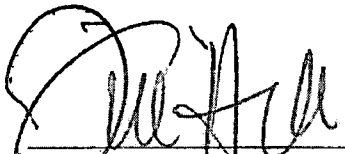
Property described in Deed of Trust:
Lot 26, W 20 FT of Lot 25 & E 20 FT of Lot 27, Block 5, Shoreacres Addition in Harris County, Texas. More commonly known as **310 Shoreacres Blvd., Shoreacres, TX 77571**

Said Deed of Trust is recorded under Document No. RP-2024-379818 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. YNCG Spendthrift Trust is representing itself as the current mortgagee and their address is:

11919 Muir Groves Trail
Humble, TX 77346
daniel@desrosiers.me

EXECUTED this 14 day of October 2024



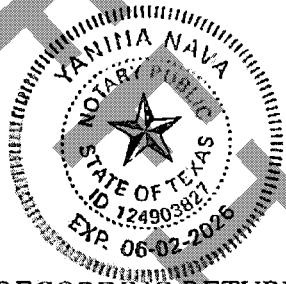
Tina Hill, Attorney
1795 Northwest Highway
Garland, TX 75041
972-271-1700

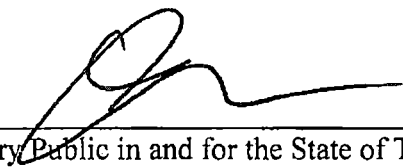
UNOFFICIAL COPY

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 14 day of October 2024, by Tina Hill, in the capacity therein stated.





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

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 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 5th day of November 2024, the designated Substitute Trustee 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 substitute 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 10/15/2024 1:33:48 PM FRCL-2024-5486 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Date of Deed of Trust: March 4, 2024

Executed by: Provision Funding Inc.

Original Trustee named in Deed of Trust: Nino Gonzalez

Substitute Trustee: L. Scott Horne
1795 Northwest Highway, Garland, TX
972-271-1700

Original amount of Secured Indebtedness: \$56,000.00

Original Beneficiary named in Deed of Trust: YNCG Spendthrift Trust

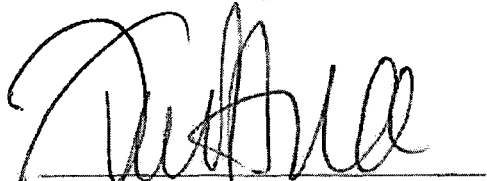
Property described in Deed of Trust:
Lot 24, & E 40 FT of Lot 25, Block 5, Shoreacres Addition in Harris County, Texas.
More commonly known as **302 Shoreacres Blvd., Shoreacres, TX 77571**

Said Deed of Trust is recorded under Document No. RP-2024-379817 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. YNCG Spendthrift Trust is representing itself as the current mortgagee and their address is:

11919 Muir Groves Trail
Humble, TX 77346
daniel@desrosiers.me

EXECUTED this 14 day of October 2024



Tina Hill, Attorney
1795 Northwest Highway
Garland, TX 75041
972-271-1700

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.

1. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

LOTS ONE (1), AND TWO (2), IN BLOCK THREE (3) OF SUBDIVISION OF A TEN ACRE LOT 65, IN THE J.S. HOLMAN SURVEY, ABSTRACT 323 AND THE WEST 98.3 FEET OF LOTS THREE (3) AND FOUR (4), IN BLOCK THREE (3), OF A SUBDIVISION OF TEN ACRE LOT 65, IN THE J.S. HOLMAN SURVEY, ABSTRACT 323 HEREIN REFERRED TO COLLECTIVELY AS THE "BASTROP PROPERTY" LOCATED AT 4213 BASTROP ST., HOUSTON, TEXAS.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated May 27, 2022, from SNG INVESTMENTS AND PROPERTIES LLC, as grantor, conveying the Property in trust to DAN J. GUARINO, as Trustee, for the benefit of Frost Bank ("Beneficiaries"), recorded under Clerk's File Number RP-2022-286850, 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: November 5, 2024

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiaries thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiaries have the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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

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

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

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated **May 27, 2022**, in the original principal amount of **SEVEN HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 (\$784,000.00)**, executed by **SNG INVESTMENTS AND PROPERTIES LLC** and payable to the order of **Frost Bank**. **Frost Bank** is the current owners and holders of the Note and Obligations and are the current Beneficiaries under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") in that certain *Appointment of Substitute Trustee* dated February 8, 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 **SNG INVESTMENTS AND PROPERTIES LLC**, the default was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Matthew S. Rupley, c/o Murray | Lobb, PLLC, at 2200 Space Park Drive, Suite 350, Houston, Texas 77058, phone number (281) 488-0630.

DATED this the 15 day of October, 2024.



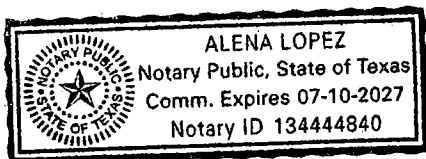
MATTHEW S. RUPLEY, Substitute Trustee

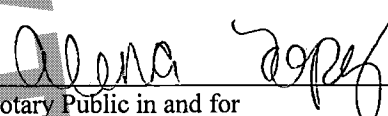
c/o Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 14th day of October, 2024, by MATTHEW S. RUPLEY.





Notary Public in and for
The State of TEXAS

COPY UNOFFICIAL

NOTICE OF SALE

In accordance with:

- (1) the authority conferred upon Idlewood Condominium Association by those certain instruments entitled: "Condominium Declaration for Idlewood: (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Harris County, Texas , under Harris County Clerk ' s Volume 59, Page 23 et. seq. 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 Idlewood Condominium Association (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 Valizadeh, Aghdas resulting from Valizadeh, Aghdas 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 November 05, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

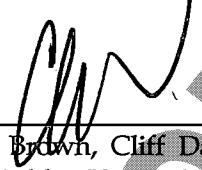
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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 a part of IDLEWOOD, a Condominium Project in Harris County, Texas, as fully described in, and as located, delineated and defined in the Condominium Declaration for IDLEWOOD, together with the survey plat, by-laws and exhibits thereto, recorded in Volume 59, Page 23, Volume 62, Page 129, Volume 67, Page 93, Volume 100, Page 50 Volume 107, Page 74, Volume 110, Pages 122 and 123, Volume 131, Page 40, and Volume 148, Page 65, all of the Condominium Records of Harris County, Texas Condominium

Unit 188, in Building "O", and the space encompassed by the boundaries thereof; and more commonly known as 10049 Westpark Dr Unit 188, Houston, TX 77042.

EXECUTED this the 15th day of October, 2024.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Melissa Mclain, Brittany Olsen, and/or Eric B. Tonsul, Agent and Trustee for Idlewood Condominium Association

COPY

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 Blanco, Jose Ivan & Infante, Kirsys resulting from Blanco, Jose Ivan & Infante, Kirsys 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 November 5, 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. 2565-1, 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 A PART OF MARBLE ARCH TOWNHOMES, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND DEFINED IN THE CONDOMINIUM DECLARATION FOR MARBLE ARCH TOWNHOMES, TOGETHER WITH THE SURVEY PLAT, BY LAWS, AND EXHIBITS ATTACHED THERETO, RECORDED

IN VOLUME 46 PAGE 110 AND AMENDED IN VOLUME 53, PAGE 101 OF THE
CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS. and more commonly
known as 2565 Marilee Ln Unit 1, Houston, TX 77057-4241.

EXECUTED this the 14th day of October, 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-2024-5497

FILED 10/15/2024 3:18:19 PM

NOTICE OF SALE

In accordance with:

(1) WHEREAS, that certain instrument entitled "Condominium Declaration for WOODWAY PLACE ATRIUM CONDOMINIUM" executed by Woodway Place Atrium Condominium, a joint venture of Bland Development Corporation, and Arenco Development Company, both Texas corporations, the former owner(s) and Grantor(s) of the property of Harris County, Texas, and duly recorded under Harris County Clerks' File Number G510325 and in Volume 108, Page 1, Et Seq., of the Condominium Records of Harris County, Texas, subjected all of those certain units described in the Declaration to assessments for common expenses all for the benefit of WOODWAY PLACE ATRIUM CONDOMINIUM ASSOCIATION, a Texas non-profit corporation; and

(2) the lien created in the Declaration in favor of **Woodway Place Atrium Condominium 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 Stewart, Kenneth D resulting from Stewart, Kenneth D 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 November 05, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

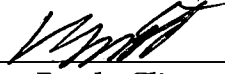
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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 704, of WOODWAY PLACE ATRIUM CONDOMINIUM, a Condominium Project situated in Harris County, Texas, according to the Declaration of Condominium and Exhibits attached thereto of recorded in Volume 108, Page 1, amended in Volume 116, Page 100, Volume 159, Page 104, Volume 161, Page 84, Volume 164, Page 20, Volume 165, Page 99 and Volume 166, Page 99, 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 661 Bering Drive Unit 704, Houston, TX 77057.

EXECUTED this the 15th day of October, 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 Woodway Place Atrium Condominium Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5498

FILED 10/15/2024 3:18:20 PM

COPIES
WARRANTY
COMMON

NOTICE OF SALE

In accordance with:

(1) WHEREAS, that certain instrument entitled "Condominium Declaration for WOODWAY PLACE ATRIUM CONDOMINIUM" executed by Woodway Place Atrium Condominium, a joint venture of Bland Development Corporation, and Arenco Development Company, both Texas corporations, the former owner(s) and Grantor(s) of the property of Harris County, Texas, and duly recorded under Harris County Clerks' File Number G510325 and in Volume 108, Page 1, Et Seq., of the Condominium Records of Harris County, Texas, subjected all of those certain units described in the Declaration to assessments for common expenses all for the benefit of WOODWAY PLACE ATRIUM CONDOMINIUM ASSOCIATION, a Texas non-profit corporation; and

(2) the lien created in the Declaration in favor of **Woodway Place Atrium Condominium 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 Garg, Rahul resulting from Garg, Rahul 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 November 05, 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 709, Woodway Place Atrium, 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 108, Page 1, Volume 116, Page 100, Volume 159, Page 104 and Volume 161, Page 84, all of the Condominium Records of Harris County, Texas. and more commonly known as 661 Bering Drive Unit 709, Houston, TX 77057.

EXECUTED this the 15th day of October, 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 Woodway Place Atrium Condominium Association, Inc.

UNOFFICIAL

COPY

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **The Woodvine Park Council of Co-Owners, Inc.** by those certain instruments entitled: *"Condominium Declaration for Woodvine Park" recorded under Volume 128, Page 1, et seq. of the Condominium Records of Harris County, Texas (hereinafter referred to as "Declaration")* 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 **The Woodvine Park Council of Co-Owners, 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 Whittington, Ann L resulting from Whittington, Ann L 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 November 5, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

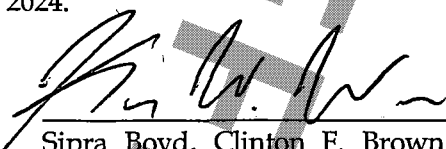
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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 DESCRIBE CONDOMINIUM UNIT AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF WOODVINE PARK, PHASE TWO, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR WOODVINE PARK, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 128, PAGE 1 AND VOLUME 133, PAGE 132 OF THE CONDOMINIUM RECORDS OF SAID

COUNTY: CONDOMINIUM UNIT NUMBER 2, IN BUILDING "E", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND THAT PART OF THE LIMITED COMMON ELEMENTS, BEING PARKING SPACE(S) NO(S). PS-E2, TOGETHER WITH THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND THAT PART OF THE LIMITED COMMON ELEMENTS, BEING BALCONY SPACE NO(S). B-E2, TOGETHER WITH THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND AN UNDIVIDED 1.52227 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 1311 Antoine Drive Unit 140, Houston, TX 77055.*

EXECUTED this the 14th day of October, 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 The Woodvine Park Council of Co-Owners, Inc.

COPY

DIGITAL

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Woodway Place II Condominium Association, Inc.** by those certain instruments entitled: *"Condominium Declaration, for Woodway Place II" Recorded under Volume 125, Page 34, et seq. of the Condominium Records of Harris County, Texas* (collectively the "Declaration") 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 **Woodway Place II Condominium 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 Khavarmanesh, Erfan resulting from Khavarmanesh, Erfan 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 November 5, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

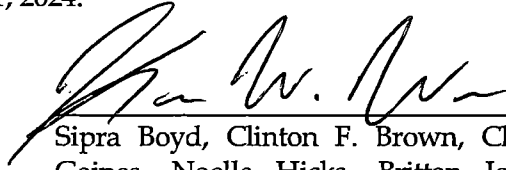
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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 1903, Floor 19, of WOODWAY PLACE II, a Condominium Project situated in Harris County, Texas, according to the Declaration of Condominium and Plats and Exhibits attached thereto of record in Volume 125. Page 34, Volume 157. Page 32, Volume 157. Page 42, and Volume 157, Page 46, Film Code No(s).161144, 161145, 161146, 166025,166029,166129,166142,159082,170036,170073,1700117,171008.171095.171105 ,171129, 172012, 172068, 172078 and 173023, 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 651 Bering Drive Unit 1903, Houston, TX 77057.

EXECUTED this the 14th day of October, 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 Woodway Place II Condominium Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5501

FILED 10/15/2024 3:18:23 PM

COPY
UNOFFICIAL

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **359 Post Oak Lane Owners Association, Inc.** by those certain instruments entitled: "*Condominium Declaration for Post Oak Lane, a Condominium Community*" recorded under Volume 43, Page 88, et seq. of the Condominium Records of Harris County, Texas (hereinafter referred to as "Declaration"), which is filed in the Official Public Records of Real Property of Harris County, Texas, under Harris County Clerk's File Number 170110292, 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 **359 Post Oak Lane 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 Choy, Julian resulting from Choy, Julian 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 **November 5, 2024**, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

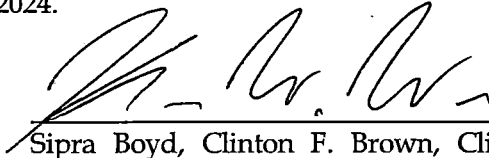
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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 231, 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 POST OAK LANE, a Condominium Project in the City of Houston, Harris County, Texas, as fully described in and as located, delineated and defined in the Condominium Declaration for POST OAK LANE, together with the survey plat, by-laws and exhibits attached thereto, recorded in Volume 43, Page 88; Volume 96, Page 145; Volume 97, Page 1; Volume 114,

Page 103 and Volume 160, Page 75 of the Condominium Records of Harris County, Texas.
and more commonly known as 361 North Post Oak Lane Unit 231, Houston, TX 77024.

EXECUTED this the 14th day of October, 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 359 Post Oak Lane Owners Association,
Inc.

COPY

UNOFFICIAL

Notice of Substitute Trustee's Sale

Date: October 15, 2024

Mortgagee: SVSM Capital LLC

Note: Note dated November 17, 2023 in the original principal amount of \$367,500.00

Deed of Trust

Date: November 17, 2023

Grantor: Crockett Lighthouse LLC

Mortgagee: SVSM Capital LLC

Recording information: Clerk's File No. RP-2023-461499, of the Official Public Records of Real Property of Harris County, Texas

Property: Lot Five (5), and the adjoining North twenty-eight feet (N.28') of Lot Six (6), in Block Six (6), of BARKER'S LANDING, SECTION ONE (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 251, Page 103 of the Map Records of Harris County, Texas.

Substitute Trustee's Name: Michael P. Goehring, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin, any to act

Substitute Trustee's Address: 12337 Jones Road, Suite 319, Houston, Texas 77070 (Harris County)

County: Harris

Date of Sale (first Tuesday of month): November 5, 2024

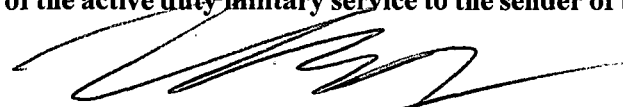
Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Michael P. Goehring, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

By: 
Michael P. Goehring, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin, any to act

PREPARED IN THE OFFICE OF:

The Goehring Law Firm, PLLC
12337 Jones Road, Suite 319
Houston, Texas 77070
Telephone: (832) 740-1777
Email: mike@goehringlawfirm.com

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5503
FILED 10/15/2024 3:31:12 PM

Notice of Substitute Trustee's Sale

Date: October 15, 2024

Mortgagee: SVSM Capital LLC

Note: Note dated August 3, 2023 in the original principal amount of \$245,000.00

Deed of Trust

Date: August 3, 2023

Grantor: Crockett Lighthouse LLC

Mortgagee: SVSM Capital LLC

Recording information: Clerk's File No. RP-2023-295314, of the Official Public Records of Real Property of Harris County, Texas

Property: Being a 0.331 acre parcel of land situated in the A. Schouten Survey, Abstract 685, Harris County, Texas, and being part of Lots 12 and 13, in Block 1 of Western Estates, Section 1 (unrecorded), and being the same property as described in deed recorded in Harris County Clerk's File F072058, with the basis of bearings being said deed, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Michael P. Goehring, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin, any to act

Substitute Trustee's Address: 12337 Jones Road, Suite 319, Houston, Texas 77070 (Harris County)

County: Harris

Date of Sale (first Tuesday of month): November 5, 2024

Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Michael P. Goehring, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

By:

Michael P. Goehring, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin, any to act

PREPARED IN THE OFFICE OF:

The Goehring Law Firm, PLLC

12337 Jones Road, Suite 319

Houston, Texas 77070

Telephone: (832) 740-1777

Email: mike@goehringlawfirm.com

Exhibit "A"

Being a 0.331 acre parcel of land situated in the A. Schouten Survey, Abstract 685, Harris County, Texas, and being part of Lots 12 and 13, in Block 1 of Western Estates, Section 1 (unrecorded), and being the same property as described in deed recorded in Harris County Clerk's File F072058, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the eastern right of way of Long Oak Drive (60' R.O.W.) for the northwest corner of the called 0.4256 acres as described in H.C.C.F. S477704, and marking the southwest corner of the herein described parcel;

THENCE, North 01° 04' 42" East, a distance of 80.00 feet along the eastern right of way of Long Oak Drive to a 5/8" iron rod found for the southwest corner of the called 0.330 acres as described in H.C.C.F. R354467, and marking the northwest corner of the herein described parcel;

THENCE, South 88° 55' 18" East, a distance of 180.00 feet along the southern line of the called 0.330 acres to a point for corner in the western line of Lot 18, Block 7 of Heatherwood Village, Section 1 as recorded in Volume 210, Page 94 of the Map Records of Harris County, and from which a 5/8" iron rod found bears South 01° 04' 42" West; a distance of 0.89 feet, for the southeast corner of the called 0.330 acres, and marking the northeast corner of the herein described parcel;

THENCE, South 01° 04' 42" West, a distance of 180.00 feet along the western line of Heatherwood Village, Section 1 to a point for corner, and from which a Fence Post found bears South 28° 51' 14" West, a distance of 0.49 feet, for the northeast corner of the called 0.4256 acres, and marking the southeast corner of the herein described parcel;

THENCE, North 88° 55' 18" West, a distance of 180.00 feet along the northern line of the called 0.4256 acres back to the POINT OF BEGINNING and containing 0.331 acres of land.

Commonly known as 15102 Long Oak Dr., Houston, TX 77070.

COPY

UNOFFICIAL

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Diane Hernandez, of Harris County, Texas, to Patrick D. Hagerty, Trustee, dated September 21, 2023, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File No. RP-2023-366248 of the Official Public Records of Real Property of Harris County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$217,500.00, 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, November 5, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners Court at the hour of 10:00 a.m. or within three hours thereafter of that day, the property described as follows:

LOT TWENTY-SEVEN (27), OF SUNRISE COURTS A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGE 18 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (the "property") More commonly known as 107 Belview, Baytown, TX 77521

EXECUTED this 2nd day of October, 2024.


Patrick D. Hagerty Trustee

EXHIBIT 'A'

TRACT I:

Lot Nine (9), in Block One (1), of WIMBLEDON CENTER COURT ESTATES, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 359074, of the Map Records of Harris County, Texas.

TRACT II:

Field notes for survey of a 0.360 acre tract of land out of an 18.3839 acre tract of land described in deed recorded under Harris County Clerk's File No. N592208, in the GEORGE H. DELESDERNIER SURVEY, ABSTRACT NO. 229, Harris County, Texas, and being that same 0.360 acre tract described in deed recorded under Harris County Clerk's File No. U342173, and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the Southeast line of that said 18.3839 acre tract, and westerly line Wimbledon Centre Court Estates, a subdivision of record under Film Code No. 359074, of the Map Records of Harris County, Texas;

THENCE N 31 deg. 50 min. 32 sec. W, 26.74 feet along the Southeast line of said 18.3839 acre tract and westerly line of said Wimbledon Centre Court Estates to a 5/8 inch iron rod found at the most Southerly corner of Lot 9, Block 1, of said subdivision, said iron rod also marking the most Southerly corner, and POINT OF BEGINNING of the herein described tract;

THENCE N 81 deg. 02 min. 37 sec. W, 82.32 feet to a 5/8 inch iron rod found for corner;

THENCE N 21 deg. 54 min. 24 sec. W, 121.10 feet to a 5/8 inch iron rod found for corner;

THENCE S 68 deg. 12 min. 43 sec. W, 35.97 feet to a 5/8 inch iron rod found for corner;

THENCE N 21 deg. 43 min. 07 sec. W, 128.83 feet to a 5/8 inch iron rod found for corner in the Southeast line of said 18.3839 acre tract, and westerly line of said subdivision;

THENCE N 88 deg. 28 min. 44 sec. E, 62.78 feet to a 5/8 inch iron rod found for corner in the Southeast line of said 18.3839 acre tract, and Westerly line of said subdivision;

THENCE S 31 deg. 50 min. 32 sec. E, 274.48 feet along the Southeast line of said 18.3839 acre tract and Westerly line of said subdivision to the POINT OF BEGINNING, and containing 0.360 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

DEED OF TRUST:

Date: August 22, 2023
Grantor: Emplify, LLC
Original Beneficiary: Equity Trust Company Custodian FBO Jeffrey R. Burrell IRA Accounting #200190864
Trustee: Kent M. Hanszen
Recording Info: Clerk's File No. RP-2023-324684 of the Real Property Records of Harris County, Texas

CURRENT BENEFICIARY: Equity Trust Company Custodian FBO Jeffrey R. Burrell IRA Accounting #200190864

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger
SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

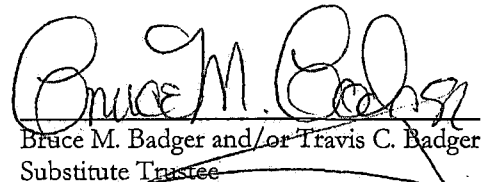
PROPERTY DESCRIPTION: Lots 5 and 6, in Block 47, of Sunset Heights, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 3, Page 43 of the Map Records of Harris County, Texas.

DATE OF SALE: Tuesday, November 5, 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: October 15, 2024


Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

FILED 10/15/2024 2:57:22 PM FRCL-2024-5494 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

NOTICE OF FORECLOSURE SALE

October 14, 2024

Deed of Trust ("Deed of Trust"):

Dated: June 30, 2024

Grantor: CHARLTON HC INVESTMENTS, INC

Trustee: Phipps Garza PLLC

Lender: SIERRA VISTA REALTY, LLC

Property: Lot Twenty One (21), in Block One (1), of Catalina North, an addition in Harris County, Texas according to the map or plat thereof, recorded in Volume 155, Page 128 of the Map Records of Harris County, Texas.

Address: 12086 Sela Lane Houston, TX 77072

Recorded: 07/03/2024, file number RP-2024-245095 in the Official Public Records of HARRIS County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of ONE HUNDRED EIGHTY THREE THOUSAND AND 00/00 DOLLARS (U.S. \$183,000.00), executed by CHARLTON HC INVESTMENTS, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated June 30, 2024 and executed by Paul Miranda.

Substitute Trustee: Erik Garza

Substitute Trustee's Address: 2060 North Loop West Suite 140 Houston, TX 77018

Foreclosure Sale:

Date: Tuesday, November 5, 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

Place: 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

COPY

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that SIERRA VISTA REALTY, 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, SIERRA VISTA REALTY, 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 SIERRA VISTA REALTY, 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 SIERRA VISTA REALTY, 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 SIERRA VISTA REALTY, 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 SIERRA VISTA REALTY, 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 NOTES THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO
SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN
THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR
AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Phipps Garza, PLLC



Erik Garza
2060 North Loop West, Suite 140
Houston, TX 77018
713-677-0423
erik@pgfirm.net
Attorney for Sierra Vista Realty, LLC

UNOFFICIAL COPY

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: October 15, 2024

Type of Security Instrument: Deed of Trust

Date of Instrument: April 12, 2021

Debtor: Tami Ellington

Original Trustee: Stephanie A. Roman, Trustee

Substitute Trustee: James N. Richards or Clayton Gaddis

Current Beneficiary: Lester Swanigan and Lajoyce Swanigan

County of Property: Harris County, Texas

Recording Information: Harris County Real Property Records Document Number RP-2021-229331

Property Description: LOT TWO (2), IN BLOCK THREE (3), OF REPLAT OF GLEN ARBOR, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 55, PAGE 37 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (more commonly known as 715 Lloyd Lane Baytown, Texas 77521).

Date of Sale of Property: 11/05/2024

Earliest Time of Sale of Property: The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Harris County Courthouse, Bayou Event Center 9401 Knight Road, Houston, Texas 77045 or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.

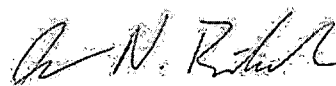
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

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

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
214-559-7387

Executed on October 10, 2024


James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 214-559-7387
Fx: 817-518-9286
Email: nate@jnrichardslawpc.com

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. October 15, 2024
2. Trustee. Melina B. Cain, 416 Westheimer, Houston, Texas 77006; Phone (713) 623-8200
3. Payee. BMI Investments Incorporated, 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 8409 Madera Rd., Houston, Texas 77078, more particularly described in that certain Commercial Deed of Trust dated February 24, 2022 which is recorded under Harris County Clerk's file No. RP-2022-10979 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Promissory Note dated February 24, 2021 in the original principal amount of \$201,685.00 (the "Note"), and executed by Milton Josimar Maldonado Gutierrez and Deysi Karina Rodriguez as Makers (collectively, the "Maker"), and currently payable to the order of BMI Investments Incorporated, 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 RP-2022-10979.
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): November 5, 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. 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 \$1,750.00 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

If to Payee:
BMI Investments, Incorporated, a Texas corporation, 1925 Southwest Freeway, Houston, Harris County, Texas 77098; Telephone: (713) 524-0401. Attn: Barbra Markman

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 15th day of October, 2024.

BMI INVESTMENTS, INCORPORATED
a Texas corporation

By: 

Melina B. Cain, Trustee
416 Westheimer
Houston, Texas 77006
Telephone: 713-623-8200

COPY

UNRECORDED

EXHIBIT A

Lot Five Hundred Nineteen (519), in Block Thirty - Six (36), MELBOURNE PLACE, SECTION THREE (3), a subdivision in Harris County, Texas, according to the Map or Plat recorded in Volume 49, Page 37, of the Map Records of Harris County, Texas aka 5409 MADERA RD, HOUSTON, TEXAS 77078.

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. October 15, 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 4620 Mayflower, Houston, Texas 77033, more particularly described in that certain Commercial Deed of Trust dated May 22, 2022 which is recorded under Harris County Clerk's file No. RP-2022-310942 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Promissory Note dated May 22, 2020 in the original principal amount of \$134,830.00 (the "Note"), and executed by Freddi Encino Morales and Yahaira Dalila Garcia Garcia 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 RP-2022-310942
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): November 5, 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 or paid real estate taxes 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 \$1,750.00 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

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.

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 15th day of October, 2024.

MARKMAN MARTINEZ INVESTMENTS INC.
a Texas corporation

By: 

Melina B. Cain, Trustee
416 Westheimer
Houston, Texas 77006
Telephone: 713-623-8200

COPY

EXHIBIT A

LOT FIVE (5), IN BLOCK TWENTY EIGHT (28), SUNNYSIDE COURT, SECTION TWO (2), A SUBDIVISION OUT OF THE ENOCH HARRIS SURVEY IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 28, PAGE 7, MAP RECORDS, HARRIS COUNTY, TEXAS.

Commonly known as 4620 MAYFLOWER STREET, HOUSTON HARRIS COUNTY, TEXAS 77033.

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. October 15, 2024
2. Trustee. Melina B. Cain, 416 Westheimer, Houston, Texas 77006; Phone (713) 623-8200
3. Payee. BMI Investments Incorporated, 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 4635 Sunflower, Houston, Texas 77051, more particularly described in that certain Commercial Deed of Trust dated August 31, 2021 which is recorded under Harris County Clerk's file No. RP-2022-310942 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Promissory Note dated May 22, 2020 in the original principal amount of \$134,830.00 (the "Note"), and executed by Agape-Mark Investments, LLC, a Texas limited liability company as Maker (the "Maker"), and currently payable to the order of BMI Investments Incorporated, 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 RP-2022-511681.

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): November 5, 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, which has matured, or under the Deed of Trust. Specifically, the Maker has not performed its obligations to make timely payments on the Property or paid real estate taxes 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 \$1,500.00 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

If to Payee:

BMI Investments Incorporated, a Texas corporation, 1925 Southwest Freeway, Houston, Harris County, Texas 77098; Telephone: (713) 524-0401. Attn: Barbra Markman; E-mail: 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 15th day of October, 2024.

BMI INVESTMENTS INCORPORATED
a Texas corporation

By: 
Melina B. Cain, Trustee
416 Westheimer
Houston, Texas 77006
Telephone: 713-623-8200

UNOFFICIAL COPY

EXHIBIT A

Lot Six (6), Block Five (5), EAST SUNNYSIDE COURT, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 21, Page 41 of the Map Records of Harris County, Texas aka 4635 Sunflower Street, Houston Texas 77051.

COPY UNOFFICIAL

NOTICE OF FORECLOSURE SALE

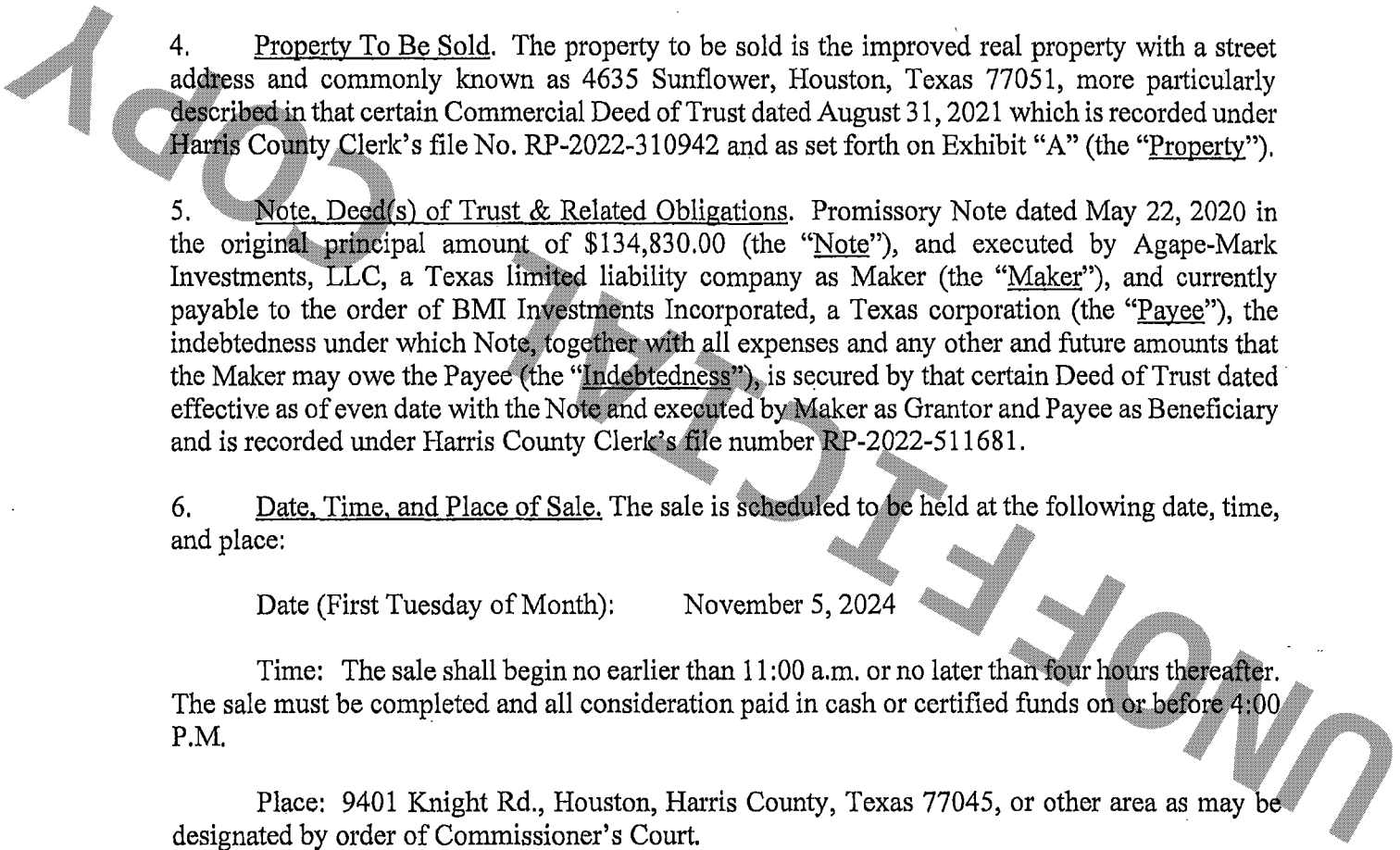
NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. October 15, 2024
2. Trustee. Melina B. Cain, 416 Westheimer, Houston, Texas 77006; Phone (713) 623-8200
3. Payee. BMI Investments Incorporated, 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 4635 Sunflower, Houston, Texas 77051, more particularly described in that certain Commercial Deed of Trust dated August 31, 2021 which is recorded under Harris County Clerk's file No. RP-2022-310942 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Promissory Note dated May 22, 2020 in the original principal amount of \$134,830.00 (the "Note"), and executed by Agape-Mark Investments, LLC, a Texas limited liability company as Maker (the "Maker"), and currently payable to the order of BMI Investments Incorporated, 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 RP-2022-511681.
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): November 5, 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, which has matured, or under the Deed of Trust. Specifically, the Maker has not performed its obligations to make timely payments on the Property or paid real estate taxes 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 \$1,500.00 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

If to Payee:

BMI Investments Incorporated, a Texas corporation, 1925 Southwest Freeway, Houston, Harris County, Texas 77098; Telephone: (713) 524-0401. Attn: Barbra Markman; E-mail: 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 15th day of October, 2024.

BMI INVESTMENTS INCORPORATED
a Texas corporation

By: 

Melina B. Cain, Trustee
416 Westheimer
Houston, Texas 77006
Telephone: 713-623-8200

EXHIBIT A

Lot Six (6), Block Five (5), EAST SUNNYSIDE COURT, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 21, Page 41 of the Map Records of Harris County, Texas aka 4635 Sunflower Street, Houston Texas 77051.

UNOFFICIAL

COPY

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. October 15, 2024
2. Substitute Trustee. Melina B. Cain, 416 Westheimer, Houston, Texas 77006; Phone (713) 623-8200
3. Payee. Orlando Salgado and Julissa Mendoza, as the present Payee and current holder of the Note and present Beneficiary under the Wrap Around 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 3926 Farmer St., Houston, TX 77020, more particularly described as:

Lot 15, Block 4 of EXTENSION OF BURKE'S THIRD ADDITION, in Harris County, Texas, according to the map or plat thereof recorded in Vol. 855, Page 41 of the Harris County Deed Records (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Wrap Around Promissory Note dated December 28, 2023 in the original principal amount of \$194,026.67 (the "Note"), and executed by Clay Pit Partners Texas, LLC as Maker (the "Maker"), and currently payable to Orlando Salgado and Julissa Mendoza as Payee (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 Wrap Around Deed of Trust dated effective as of even date with the Note and executed by Maker as Grantor and Payee as Beneficiary and recorded under Harris County Clerk's File No. RP-2023-489971.
6. Prior Lien Information. The liens of the Wrap Around Promissory Note and Wrap Around Deed of Trust were originally "wrapped around" and made subordinate to the liens of the First Lien Deed of Trust dated April 13, 2023, executed by Orlando Salgado and Julissa S. Mendoza, husband and wife, as joint tenants, to Black, Mann & Graham LLP, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as nominee for UNITED WHOLESALE MORTGAGE, LLC, and its successors and assigns, recorded in Harris County Clerk's Office under File No. RP-2023-136187, covering the Property and securing payment of of that certain promissory note of even date therewith from Grantee to Beneficiary in the original principal amount of \$114,269.33.
7. 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): November 5, 2024.

Time: The sale shall begin no earlier than 11:00 a.m. or no later than four hours thereafter. The sale must be complete 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 such other area as may be later designated by order of Commissioner's Court.

8. 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 Wrap Around Deed of Trust and applicable Texas law.

9. 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 complete the sale of the Property before 4:00 pm on the day the Property is auctioned.

10. New Trustee May Be Appointed. Before the sale, the Payee may appoint a different trustee to conduct the sale and will not necessarily notify the Maker of such appointment. Notwithstanding the appointment of any additional substitute trustee, the Maker can contact the Payee and/or the Trustee named below before the date of the sale with additional details about the Property and the sale noticed hereby.

11. Current Obligations. The Maker did not perform its obligations to the Payee under the Note and Deed of Trust. Specifically, the Indebtedness was accelerated because of the Maker's default, most recently the Maker defaulted by not paying the Indebtedness after providing the Payee assurances that the Maker had already done so. Thus, the Maker now owes the Beneficiary (i) the accelerated loan balance; (ii) all amounts to pay property taxes and force place insurance on the Property if such items have not been paid or provided before the date of posting for foreclosure; (iii) attorney's fees of \$950.00 to review the file, monitor compliance, 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 Substitute Trustee and/or the Payee to get the exact amount due before the sale.**

12. Questions. Questions concerning the sale must be directed to the Trustee, or to the Payee at the following addresses and phone numbers:

If to Substitute Trustee:

Melina B. Cain, 416 Westheimer Rd., Houston, Harris County, Texas 77006; Telephone: (713) 623-8200; E-mail: melina@houstonlegal.services

If to Payee:

Orlando Salgado and Julissa Mendoza, 6843 Rycroft Drive, Riverside, Riverside County, California 92506; Attn: Orlando Salgado; Telephone: (951)783-7610; E-mail: osp1144@gmail.com.

13. 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.**

14. 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, send written notice of the active duty military service to the sender of this notice and Substitute Trustee immediately.

15. Sale Subject to all Prior Matter of Records. Except as is unambiguously required by applicable law, this sale will be expressly subject to the Wrap Around Deed of Trust and to any title matters of record as of the date of this Notice, if any, to the extent that they remain in force and affect the Property, 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.

16. 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 WRAP AROUND NOTE, THE WRAP AROUND DEED OF TRUST OR THE ACTIONS OF THE PAYEE, CURRENT HOLDER AND/OR TRUSTEE.

Executed in Multiple Originals this 15th day of October 2024.

Orlando Salgado & Julissa Mendoza

By:



Melina B. Cain, Substitute Trustee
416 Westheimer, Hou., TX 77006
Telephone: 713-623-8200

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 6/1/2021
Grantor(s): Tonya Rae Dean
Mortgagee: HISD RE, LLC, a Nevada Limited Liability Company
Recorded in: Clerk's File No. RP-2021-560169
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 29 AND 30 IN BLOCK 52 OF MANCHESTER SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 26 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 11/05/2024
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

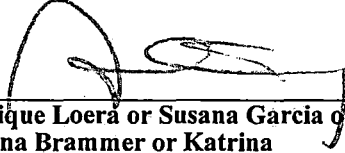
ACTIVE MILITARY SERVICE NOTICE

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:

HISD RE, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



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

COPY UNOFFICIAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 10/7/2016
Grantor(s): Norberto Rodriguez and Higinio Mireles Collazo
Mortgagee: Clyde Homes, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2016-525792
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 Ten (10), of Pleasant View, Section Three (3), a resubdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 49, Page 48 of the map records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024
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

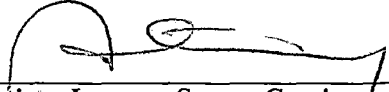
ACTIVE MILITARY SERVICE NOTICE

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:

Clyde Homes, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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: 9/15/2021
Grantor(s): Selvyn Adonay Escoto
Mortgagee: SWE Living, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2022-38680
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" (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024
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

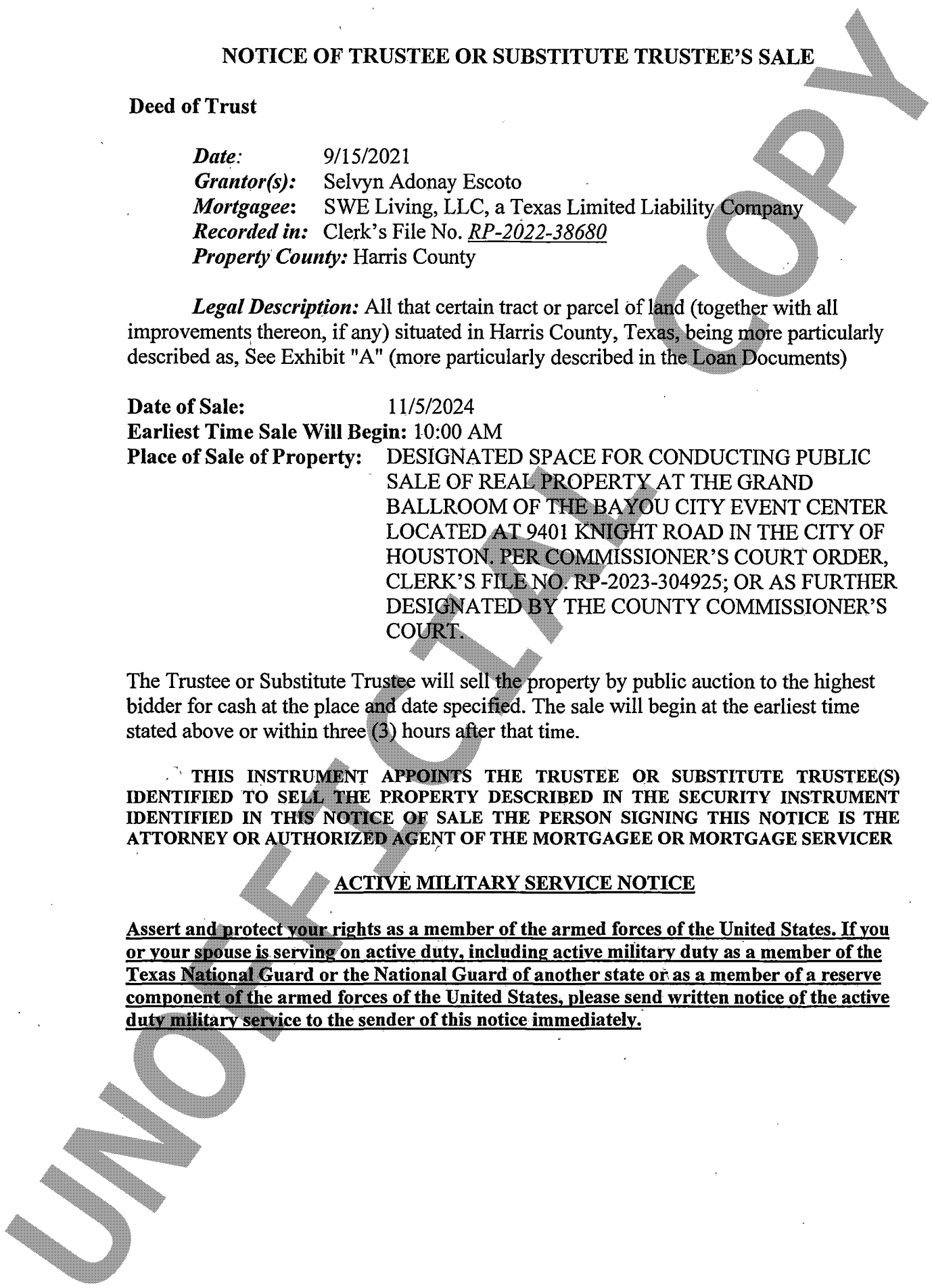
ACTIVE MILITARY SERVICE NOTICE

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-2024-5512

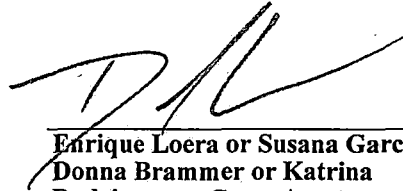
FILED 10/15/2024 4:06:34 PM



The Mortgagee, whose address is:

SWE Living, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



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

FRCL-2024-5512
FILED 10/15/2024 4:06:34 PM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT "A"

All that certain tract of land containing 53,112 square feet and being out of and a part of the F. H. Rankin League Survey, Abstract 57, in Harris County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

COMMENCING for reference at a 5/8 inch iron rod at the southwest corner of Lot 1, Block 9 of Spanish Cove, Section 11, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 173, Page 1 of the Harris County Map Records;

THENCE North 17 deg. 35' 15" East, a distance of 196.10 feet to the PLACE OF BEGINNING;

THENCE North 17 deg. 35' 15" East, a distance of 220.77 feet to a point;

THENCE North 77 deg. 13' 28" West, a distance of 249.73 feet to a point on the east right of way line of proposed Lake Houston Parkway (100 feet wide);

THENCE South 12 deg. 46' 32" West with said east right of way line, a distance of 39.87 feet to a point;

THENCE southwesterly with said right of way line along the arc of a 9,218.00 foot radius curve to the right, (said curve having a central angle of 1 deg. 07' 11" and a chord which bears South 13 deg. 20' 08" West for a distance of 180.13 feet) along said arc for a distance of 180.13 feet to a point;

THENCE South 77 deg. 13' 28" East, a distance of 232.97 feet to the PLACE OF BEGINNING.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

COPY

TOTAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/19/2020

Grantor(s): Ciro R. Hernandez Reyes

Mortgagee: Finally Home, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. RP-2020-240306

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 22, IN BLOCK 44 OF SCENIC WOODS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS IN VOLUME 46, PAGE 9, OF THE MAP RECORDS (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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

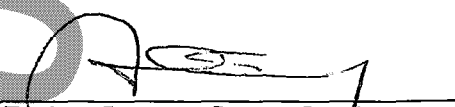
ACTIVE MILITARY SERVICE NOTICE

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:

Finally Home, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



Enrique Loera or Susana Gardia 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: 8/1/2012

Grantor(s): Maria H. Rodriguez and Ramon A. Garcia

Mortgagee: 2011 Homes, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 20120540555

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 The South One-Half (S 1/2) of Lot One (1), and the South One Hundred Feet (S 100') of Lot Two (2), in Block Five (5), of Lakeside Park Estates, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 12, Page 38, of the Map Records of Harris County, Texas, (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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

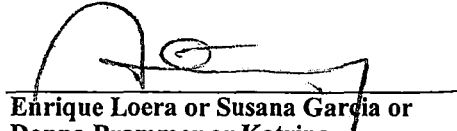
ACTIVE MILITARY SERVICE NOTICE

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:

2011 Homes, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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**

FILED 10/15/2024 4:06:36 PM FRCL-2024-5514 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date 4/01/2015

Grantor(s): Maria S. Garrett and Edward F. Garrett Jr. and Mario V. Garrett

Original Payee: Homes Quick, LP, a Texas Limited Partnership

Deed of Trust Information: Executed on 4/01/2015, recorded in the public records of Harris County, Texas, in or under File No. 20150274817

Current Mortgagee Holder: Pine Brook Homes, LP, a Texas 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 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: 11/5/2024

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

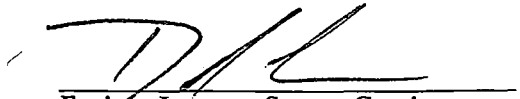
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

The Mortgagee, whose address is:

Pine Brook Homes, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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 Martínez 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

FILED 10/15/2024 4:06:37 PM FRCL-2024-5515 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 6/30/2015

Grantor(s): Miguel Gaytan-Rosas and Bricia E. Guevara

Mortgagee: 2013 SWE, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 20150412563

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 3 in Block 15 of Northwood Manor, Section 2, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 58, Page 1, of the map records of Harris County, Texas, (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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.

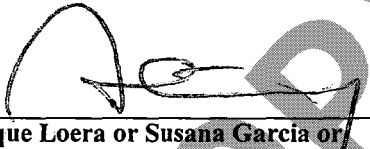
THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

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:
2013 SWE, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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**

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 8/30/2017

Grantor(s): Jorge Huerta Juarez and Maria Del Carmen Romero

Mortgagee: Moving Places, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. RP-2017-515175

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 Fifteen (15), Block Five (5), Scenic Wood, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 46, Page 9 of the map records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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:
Moving Places, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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 Martínez 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

FILED 10/15/2024 4:06:39 PM FRCL-2024-5517 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 7/31/2015

Grantor(s): Ralph G. Holiday Jr.

Mortgagee: PRW Holdings, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 20150422060

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 (20), in Block E, of Sunnyside Extensioin South, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 21, Page 48 of the map records of Harris County, Texas, (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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:

PRW Holdings, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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**

COPY

UNOFFICIAL

FILED 10/15/2024 4:06:40 PM FRCL-2024-5518 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 9/15/2023
Grantor(s): Enrique Junior Diego
Mortgagee: 524 Heights Blvd, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2023-433678
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), BLOCK TEN (10), OF MACGREGOR PALMS, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 34, PAGE 66, OF THE MAP RECORDS FOR HARRIS COUNTY TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024
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

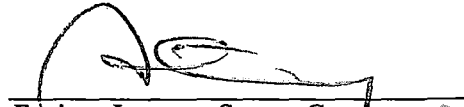
ACTIVE MILITARY SERVICE NOTICE

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:

524 Heights Blvd, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/01/2023

Grantor(s): Tammy Elizabeth Dennis and Craig A. Dennis

Mortgagee: 1423 Kipling, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. RP-2023-144923

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" (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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

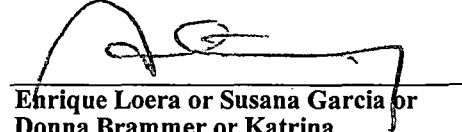
ACTIVE MILITARY SERVICE NOTICE

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:

1423 Kipling, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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**

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5520

FILED 10/15/2024 4:06:42 PM

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND COMMONLY KNOWN AS TRACT FIFTY-ONE (51), BLOCK FOUR (4), TOWER OAKS SECTION THREE (3), AN UNRECORDED SUBDIVISION IN THE JAMES MORGAN SURVEY, HARRIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A CERTAIN 57.78 ACRE TRACT OUT OF THE JAMES MORGAN SURVEY, ABSTRACT NO. 789, DESCRIBED IN DEED FROM HOUSTON BANK & TRUST CO. TO WATONGA CORPORATION DATED APRIL 30TH, 1956, RECORDED IN VOLUME 5146 PAGE 613, DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 50 MINUTES EAST A DISTANCE OF 260.00 FEET TO A POINT FOR CORNER ON THE EAST LINE OF MORGAN DRIVE, A DEDICATED STREET;

THENCE NORTH 00 DEGREES 10 MINUTES EAST ALONG THE EAST LINE OF MORGAN DRIVE, A DISTANCE OF 837.73 FEET TO A POINT IN THE CENTER LINE OF A PIPELINE EASEMENT SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 54, TOWER OAKS SEC THREE III;

THENCE NORTH 46 DEGREES 25 MINUTES EAST A DISTANCE OF 428.54 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE MOST SOUTHERLY CORNER OF LOT 51 AND THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 43 DEGREES 35 MINUTES WEST A DISTANCE OF 250.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE MOST WESTERLY CORNER OF LOT 51;

THENCE NORTH 46 DEGREES 25 MINUTES EAST A DISTANCE OF 130.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE MOST NORTHERLY CORNER OF LOT 51;

THENCE SOUTH 43 DEGREES 35 MINUTES EAST A DISTANCE OF 250.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE MOST EASTERLY CORNER OF LOT 51;

THENCE SOUTH 46 DEGREES 25 MINUTES WEST A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING.

COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 9/30/2022

Grantor(s): Wendell Maurice King

Mortgagee: 2301 Commonwealth, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. RP-2022-585861

Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as, LT 383 BLK 34, NORTH PLAZA R/P. according to the map or plat records of Harris County, Texas, (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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-2024-5521

FILED 10/15/2024 4:06:43 PM

The Mortgagee, whose address is:

2301 Commonwealth, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5521

FILED 10/15/2024 4:06:43 PM

COPY ORIGINAL UNRECORDED

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 8/23/2021

Grantor(s): Jose Ruben Rivera-Reyes and Isaias Ruiz Valentin

Mortgagee: 2018 Longterm RE, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. RP-2021-712581

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 Ten (10), Block fifty-eight (58), Scenic Woods, An addition in Harris County, Texas, According to the map or plat thereof recorded in Vol. 46, Page 9, Map Records, Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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

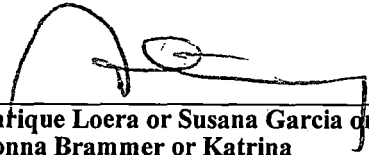
ACTIVE MILITARY SERVICE NOTICE

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:

2018 Longterm RE, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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**

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 04/05/2024

Grantor(s): Jose Luis Trejo Tolentino and Araceli Lozano Tello

Mortgagee: 1507 California, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. RP-2024-228290

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 BEING LOT 7, BLOCK 6 OF GLENWOOD FOREST, SECTION 1, AND ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 154, PAGE 34, MAP RECORDS, HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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

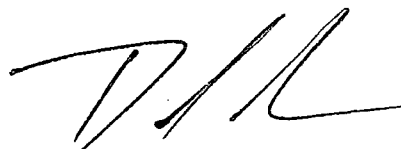
ACTIVE MILITARY SERVICE NOTICE

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 10/15/2024



**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: 5/1/2020
Grantor(s): Manuel De Jesus Barrera and Blanca Barrera
Mortgagee: 2018 Longterm RE, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2020-647954
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, All that real property more particularly described as: THE WEST 80.5 FEET OF LOT THREE (3) IN BLOCK SEVENTEEN (17) OF MAIN STREET GARDENS, NO. TWO (2), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 55, PAGE 67, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, UNDER DOC. NO. M422812 (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024
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

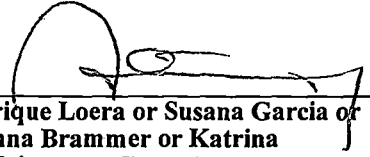
ACTIVE MILITARY SERVICE NOTICE

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:

2018 Longterm RE, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



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

FILED 10/15/2024 4:06:46 PM
FRCL-2024-5524
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 6/25/2024

Grantor(s): Dora Alicia Morales Hernandez

Mortgagee: 2212 Dunlavy, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. RP-2024-282995

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 306, OAKWOOD GARDENS CONDOMINIUM, 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 FILM CODE NO. 203278, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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:

2212 Dunlavy, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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 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: 11/5/2024
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

FILED 10/15/2024 4:06:48 PM
 FRCL-2024-5526
 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 10/15/2024.



**Enrique Loera or Susana Garcia or Jose
Martinez 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**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5526

FILED 10/15/2024 4:06:48 PM

COPY

TWIST

UNO

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 CONRER 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 CORNERT 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.

UNRESTRICTED COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 8/17/2016

Grantor(s): Roy A. Farias

Mortgagee: Pine Brook Homes, LP, a Texas Limited Partnership

Recorded in: Clerk's File No. RP-2016-460757

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 Number 32, Block 2 in Almeda Gardens Addition, an addition as shown in the recorded plat/map thereof in Volume 37, Page 69, map of Harris County Records, (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

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

ACTIVE MILITARY SERVICE NOTICE

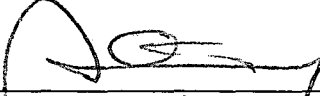
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

COPY

The Mortgage, whose address is:

Pine Brook Homes, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



**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**

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date 2/16/2023
Grantor(s): Shawana Bennings
Original Payee: Jet Lending, LLC
Deed of Trust Information: Executed 2/16/2023, recorded in the public records of Harris County, Texas, in or under File No. RP-2023-55744
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 The West ten feet (W.10') of Lot Twelve (12) and the adjoining East Forty feet (E. 40') of Lot Thirteen (13) in Block Seven (7) of Bluebonnet Estates, an addition to the City of Houston in Harris County, Texas, according to the map or plat thereof recorded in Vo. 998, Page 713, deed records of Harris County, Texas, (more particularly described in the Loan Documents).

Date of Sale: 11/5/2024
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

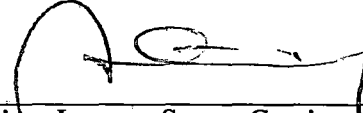
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

The Mortgagee, whose address is:

Texas Capital Loans, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024.



Enrique Loera or Susana Garcia or Jose
Martinez 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 1/24/2024
Grantor(s): Bantu Safaris, Inc. a Texas Corporation
Original Payee: Priority Investor Loans, LLC a Texas Limited Liability Company
Deed of Trust Executed 1/24/2024, recorded in the public records
Information: of Harris County, Texas, in or under File No. RP-2024-38723
Current Mortgagee: Lonestar Finance and Lending, Inc., a Texas Corporation
Property County: Harris County
Legal Description: All that certain tract or parcel of land (together with all improvements

thereon, if any) situated in Harris County, Texas, being more particularly described Lot Two Hundred Eighty-Five (285), and Lot Two Hundred Eighty-Six (286), of Arcadian Gardens, Section Three (3), an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 22, Page 58, of the map records of Harris County, Texas, (more particularly described in Loan Documents).

Date of Sale: 11/5/2024

Earliest Time Sale Will Begin: 10:00 AM

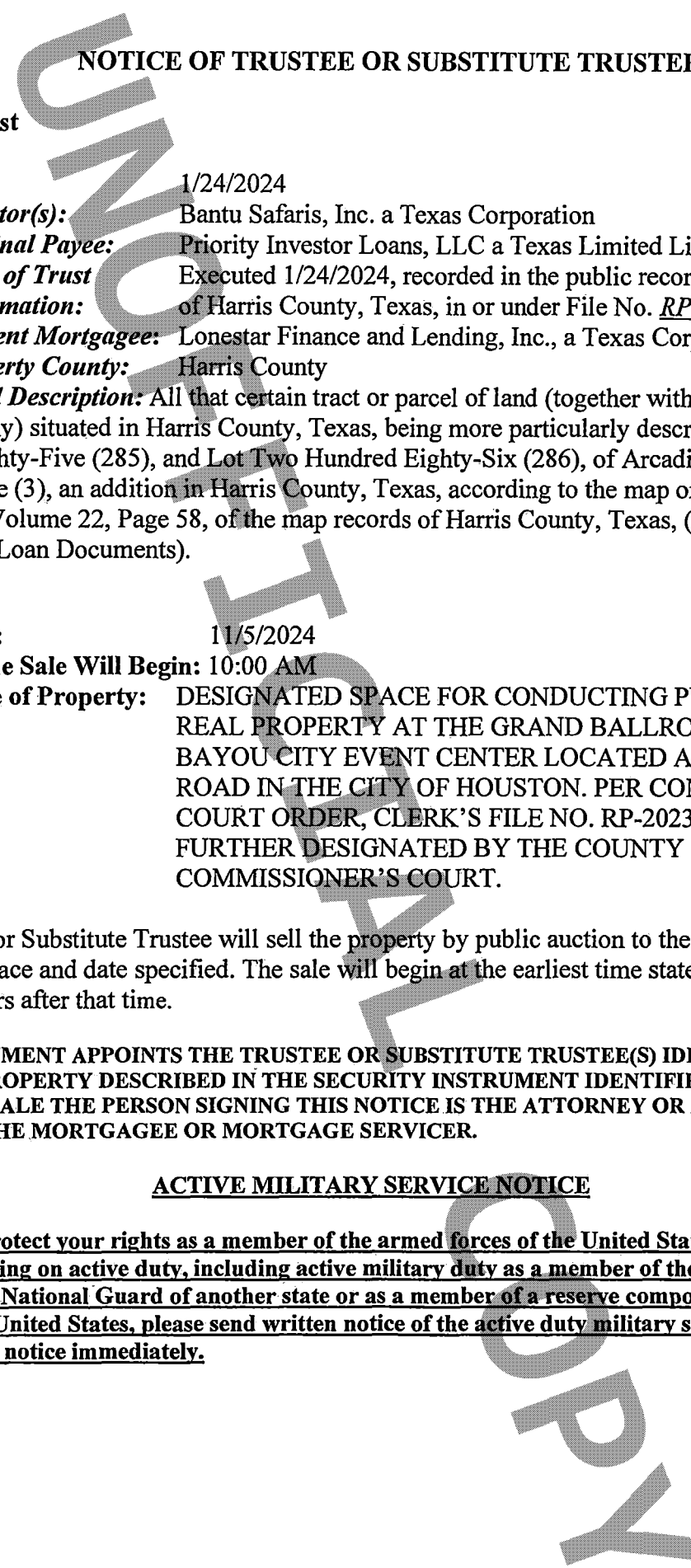
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S 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 10/15/2024



**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**

COPY
UNOFFICIAL

FILED 10/15/2024 4:06:51 PM
FRCL-2024-5529
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 6/11/2020

Grantor(s): Jose Rodrigo Rodriguez and Francisco Rodriguez Salgado

Mortgagee: Texas Specialty Homes, LP, a Texas Limited Partnership

Recorded in: Clerk's File No. RP-2020-399079

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, ON THE EAST 52 FEET OF LOT 25 AND THE WEST 3 FEET OF LOT 24, BOTH IN BLOCK 22, REEDWOODS ADDITION, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42, PAGE 71, MAP RECORDS OF HARRIS COUNTY, TEXAS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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

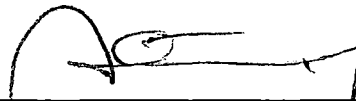
ACTIVE MILITARY SERVICE NOTICE

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:

Texas Specialty Homes, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5530

FILED 10/15/2024 4:06:52 PM

COPIES
UNOFFICIAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 7/28/2023

Grantor(s): Norberto Cruz

Mortgagee: 239 Emerson, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. RP-2023-354999

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-SEVEN (27), IN BLOCK FIFTEEN (15), OF SCARSDALE, SECTION TWO (2), A SUBDIVISION OF HARRIS COUNTY, OF THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 176, PAGE 105, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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:

239 Emerson, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



Enrique Loera or Susana Garcia or
Doña 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

FRCL-2024-5531 FILED 10/15/2024 4:06:53 PM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 1/22/2020

Grantor(s): Jonathan Alejandro Solis Hernandez and Juan Manuel Rodriguez Ruiz and Laura Gloria Hernandez

Mortgagee: South Houston Holdings, LLC, a Nevada Limited Liability Company

Recorded in: Clerk's File No. RP-2020-162483

Property County: Harris County

Legal Description: Property means 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 30 in Block 2, of PASADENA HEIGHTS SECOND SECTION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 1163, Page 165 of the Deed Records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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:

South Houston Holdings, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



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

COPY

TRIAL

UNM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/31/2020

Grantor(s): Martin Ibarra and Maria Zully Almazan Martinez

Mortgagee: CRE & Land, LLC, a Nevada Limited Liability Company

Recorded in: Clerk's File No. RP-2020-296549

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 THIRTY-ONE (31), IN BLOCK THREE (3), OF DEEPWATER TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 73 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024

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

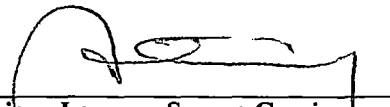
ACTIVE MILITARY SERVICE NOTICE

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:

CRE & Land, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5533

FILED 10/15/2024 4:06:55 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**Deed of Trust**

Date: 3/1/2022
Grantor(s): Juan Romero Garcia
Mortgagee: Sharpview Capital, LLC, a Nevada Limited Liability Company
Recorded in: Clerk's File No. RP-2022-205440
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, The West Thirty-seven feet (W37') of Lot Fifteen (15) and the adjoining East Twenty-eight feet (E.28') of Lot Fourteen (14), in block Twenty-one (21), of Bellaire West, Section Six (6), an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 151, Page 123, Map Records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 11/5/2024
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:

Sharpview Capital, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 10/15/2024



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

NOTICE OF TRUSTEE'S SALE

Date: October 14, 2024

Lien for Unpaid Assessments

Owner: **CHRISTOPHER KATARAI**

Property: CONDOMINIUM UNIT NO. 17, IN BUILDING "N", 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 RIVER STONE I, PHASES I, II, AND III, 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 RIVER STONE I, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 100, PAGE 137, VOLUME 101, PAGE 79, VOLUME 107, PAGE 59, VOLUME 107, PAGE 90, ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **3045 WALNUT BEND LANE, #17, 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.

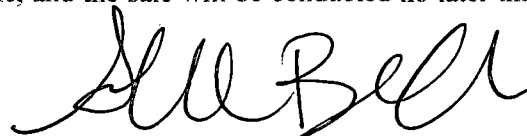
Date of Sale (first Tuesday of month): **Tuesday, November 5, 2024.**

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 Commissioners Court.

CHRISTOPHER KATARAI 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 River Stone I Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5535
FILED 10/15/2024 4:11:45 PM

COPY UNOFFICIAL

NOTICE OF TRUSTEE'S SALE

Date: October 14, 2024

Lien for Unpaid Assessments

Owner (s): **GREENLEAF HOUSE, LLC**

Property: **CONDOMINIUM UNIT NO. 4508, AND THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED 0.00315493 INTEREST IN THE GENERAL COMMON ELEMENTS, LOCATED IN AND BEING PART OF THE LOFTS ON POST OAK, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN FILM CODE NO. 192195 AND AMENDED IN FILM CODE NO. 193014 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 1901 POST OAK BLVD., UNIT #4508, HOUSTON, TEXAS 77056 ("THE "PROPERTY").**

Recording information: By Condominium Declaration dated July 29, 2005, and recorded under County Clerk's File Number Y651572, of the Official Condominium Records of Harris County, Texas, and any and all amendments and/or supplements there to (the "Declaration"), THE LOFTS ON POST OAK CONDOMINIUM OWNERS, ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

Date of Sale (first Tuesday of month): **Tuesday, November 5, 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.

GREENLEAF HOUSE, 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. 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 Lofts of Post Oak Condominium Owners, Association, Inc.

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: October 11, 2024

Lien for Unpaid Assessments

Owner (s): **MARIO V. PEREZ**

Property: **UNIT E, IN BUILDING "6", AND ITS APPURTENANT UNDIVIDED INTERESTS IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF THE WILLOWBROOK CONDOMINIUM, A CONDOMINIUM REGIME IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, DATED MAY 9, 2006, FILED MAY 22, 2006, RECORDED UNDER FILM CODE NO. 195185 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 13600 BRETON RIDGE DRIVE, UNIT #6E, HOUSTON, TEXAS 77070 (THE "PROPERTY").**

Recording information: By Condominium Declaration filed on May 22, 2006, under County Clerk's File Number Z316161, of the Official Condominium Records of Harris County, Texas, and any and all amendments and/or supplements there to (the "Declaration"), WILLOWBROOK CONDOMINIUM ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

Date of Sale (first Tuesday of month): **Tuesday, November 5, 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.

MARIO V. PEREZ, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association 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 Willowbrook Condominium Association, Inc.

FILED 10/15/2024 4:11:47 PM FRCL-2024-5537 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: October 10, 2024

Lien for Unpaid Assessments

Owner (s): **MISCHON ROSS**

Property: **UNIT B, IN BUILDING "33", AND ITS APPURTENANT UNDIVIDED INTERESTS IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF THE WILLOWBROOK CONDOMINIUM, A CONDOMINIUM REGIME IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, DATED MAY 9, 2006, FILED MAY 22, 2006, RECORDED UNDER FILM CODE NO. 195185 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 13600 BRETON RIDGE DRIVE, UNIT #33B, HOUSTON, TEXAS 77070 (THE "PROPERTY").**

Recording information: By Condominium Declaration filed on May 22, 2006, under County Clerk's File Number Z316161, of the Official Condominium Records of Harris County, Texas, and any and all amendments and/or supplements there to (the "Declaration"), WILLOWBROOK CONDOMINIUM ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

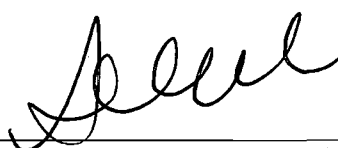
Date of Sale (first Tuesday of month): **Tuesday, November 5, 2024.**

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.

MISCHON ROSS, upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association 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 Willowbrook Condominium Association, Inc.

FILED 10/15/2024 4:11:48 PM FRCL-2024-5538 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: October 10, 2024

Lien for Unpaid Assessments

Owner (s): **SUSAN BUFFAMANTE**

Property: **UNIT C, IN BUILDING "35", AND ITS APPURTENANT UNDIVIDED INTERESTS IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF THE WILLOWBROOK CONDOMINIUM, A CONDOMINIUM REGIME IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, DATED MAY 9, 2006, FILED MAY 22, 2006, RECORDED UNDER FILM CODE NO. 195185 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 13600 BRETON RIDGE DRIVE, UNIT #35C, HOUSTON, TEXAS 77070 (THE "PROPERTY").**

Recording information: By Condominium Declaration filed on May 22, 2006, under County Clerk's File Number Z316161, of the Official Condominium Records of Harris County, Texas, and any and all amendments and/or supplements there to (the "Declaration"), WILLOWBROOK CONDOMINIUM ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

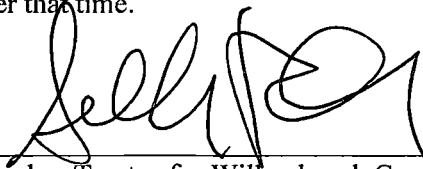
Date of Sale (first Tuesday of month): **Tuesday, November 5, 2024.**

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.

SUSAN BUFFAMANTE, upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association 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 Willowbrook Condominium Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: October 8, 2024

Lien for Unpaid Assessments

Owner(s): **THOMAS PHAM**

Property: LOT SEVENTEEN (17), IN BLOCK TWO (2), OF SYDNEY HARBOUR, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 545074 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **14835 OPERA HOUSE ROW DRIVE, CYPRESS, TEXAS 77429**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions, and Restrictions for Section One recorded under Harris County Clerk's File Number X258318 and filed on December 15, 2003; Declaration of Covenants, Conditions and Restrictions for Section Two recorded under Harris County Clerk's File Number Y371248 and filed on April 5, 2005; Declaration of Covenants, Conditions, and Restrictions for Section Three recorded under Harris County Clerk's File Number 20060100837 and filed on October 5, 2006; and Declaration of Covenants, Conditions, and Restrictions for Section Four recorded under Harris County Clerk's File Number 20080168719 and filed on April 4, 2008 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), SYDNEY HARBOUR HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Harris County, Texas, to secure the payment of real property maintenance 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.

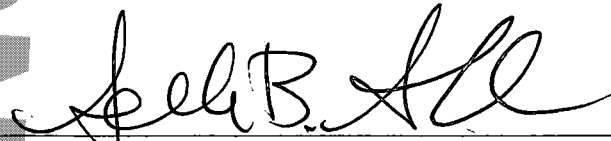
Date of Sale: (first Tuesday of month) **Tuesday, November 5, 2024.**

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 Pavilion in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

THOMAS PHAM, 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 Sydney Harbour Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: October 8, 2024

Lien for Unpaid Assessments

Owner(s): **FLORA F. BOLS AND MAGED SAMIR IBRAHIM**

Property: LOT THIRTY-FOUR (34), IN BLOCK TWO (2), OF SYDNEY HARBOUR, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 568216 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **17835 CAMP COVE DRIVE, CYPRESS, TEXAS 77429**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions, and Restrictions for Section One recorded under Harris County Clerk's File Number X258318 and filed on December 15, 2003; Declaration of Covenants, Conditions and Restrictions for Section Two recorded under Harris County Clerk's File Number Y371248 and filed on April 5, 2005; Declaration of Covenants, Conditions, and Restrictions for Section Three recorded under Harris County Clerk's File Number 20060100837 and filed on October 5, 2006; and Declaration of Covenants, Conditions, and Restrictions for Section Four recorded under Harris County Clerk's File Number 20080168719 and filed on April 4, 2008 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), SYDNEY HARBOUR HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Harris County, Texas, to secure the payment of real property maintenance 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, November 5, 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 Pavilion in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

FLORA F. BOLS AND MAGED SAMIR IBRAHIM, 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 Sydney Harbour Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: October 9, 2024

Lien for Unpaid Assessments

Owner(s): **TERRENCE COWHERD, JR. AND TERRENCE COWHERD, JR. IRREVOCABLE LIVING TRUST**

Property: ALL OF THAT CERTAIN 1,100 SQUARE FEET TRACT OF LAND OUT OF UNRESTRICTED RESERVE "B" IN BELLFORT SQUARE, SECTION THREE (3), AS RECORDED IN VOLUME 253, PAGE 111, MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING OUT OF THE JAMES VARRIER SURVEY, A-284 AND THE M.C. FRIEDENHAUSE SURVEY, A-1260, HARRIS COUNTY, TEXAS, AND ALSO BEING OUT OF THE BELLFORT SQUARE APARTMENTS, A SUBDIVISION RECORDED IN VOLUME 283, PAGE 67, MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **11241 PEMBRIDGE, #831, HOUSTON, TEXAS 77071** (THE "PROPERTY").

Recording Information: By Condominium Declaration dated November 14, 1978, recorded under Clerk's File Number F857505 in the Official Public Records of Real Property of Harris County, Texas, BELLFORT SQUARE HOMEOWNERS ASSOCIATION, INC., has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments.

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

Date of Sale: (first Tuesday of month) **Tuesday, November 5, 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.

TERRENCE COWHERD, JR. AND TERRENCE COWHERD, JR. IRREVOCABLE LIVING TRUST, 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 Bellfort Square Homeowners Association, Inc.

FILED 10/15/2024 4:11:52 PM FRCL-2024-5542 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: October 9, 2024

Lien for Unpaid Assessments

Owners: **RICHARD L. PFIRMAN**

Property: LOT FOURTEEN (14), BLOCK TWELVE (12), WOODLAND TRAILS, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 180, PAGE 29, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **8714 TWISTING VINE LANE, HOUSTON, TEXAS 77040** (the "Property").

Recording Information: By Declaration of Covenants, Conditions and Restrictions, Woodland Trails Section One, filed of record at Volume 6942, Page 537, under County Clerk's File No. C584435; Declaration of Covenants, Conditions and Restrictions, Section Two, filed of record at Volume 7717, Page 376, under County Clerk's File No. C965075; Declaration of Covenants, Conditions and Restrictions, Section Three, filed of record at Volume 8217, Page 174, under County Clerk's File No. D217764; Declaration of Covenants, Conditions and Restrictions, Section Four, filed of record under County Clerk's File No. D369503; Amendment to Restrictions, Covenants, and Conditions, Woodland Trails Section Four, filed of record under County Clerk's File No. D407855; and Amendment to Declarations of Restrictions, Covenants, and Conditions for Woodland Trails, Sections One, Two, Three, and Four, filed of record under County Clerk's File No. R657501, and any and all other amendments and/or supplements thereto, all in the Official Public Records of Real Property of Harris County, Texas, WOODLAND TRAILS COMMUNITY IMPROVEMENT 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.

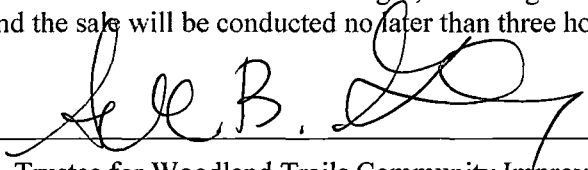
Date of Sale: (first Tuesday of month): **Tuesday, November 5, 2024.**

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.

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

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



Sarah B. Gerdes, Trustee for Woodland Trails Community Improvement Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: October 4, 2024

Lien for Unpaid Assessments

Owner(s): **DAVID ALVIN GARDNER**

Property: LOT TWENTY-TWO (22), BLOCK ONE (1) OF CROSBY VILLAGE, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 605092 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **215 ANNATTO LANE, CROSBY, TEXAS 77532**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number Y808061 and filed on October 6, 2005 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, CROSBY VILLAGE HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property 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.

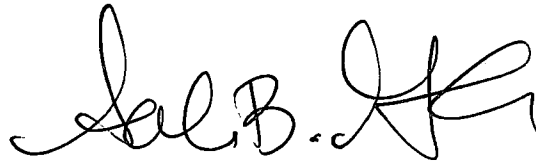
Date of Sale: (first Tuesday of month) **Tuesday, November 5, 2024.**

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.

DAVID ALVIN GARDNER, 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 Crosby Village Homeowners Association, Inc.

FILED 10/15/2024 4:11:54 PM FRCL-2024-5544 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: October 2, 2024

Lien for Unpaid Assessments

Owner (s): **BOLUWAJI OMODELE**

Property: **UNIT NO. 308 IN BUILDING "H", AND THE SPACE EMCOMPASSED BY THE BOUNDARIES THEREOF, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS, LOCATED AND BEING PART OF MARLBOROUGH SQUARE 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 PLATS, BYLAWS AND EXHIBITS, ATTACHED THERETO, RECORDED IN VOLUME 140, PAGE 140 AND AMENDED IN VOLUME 142, PAGE 24 ET. SEQ., BOTH OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 308 WILCREST DRIVE, HOUSTON, TEXAS 77042 ("THE "PROPERTY").**

Recording information: By Condominium Declaration dated September 28, 1983, and recorded under County Clerk's File Number J160116, of the Official Condominium Records of Harris County, Texas, and any and all amendments and/or supplements there to (the "Declaration"), MARLBOROUGH SQUARE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

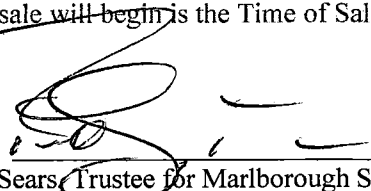
Date of Sale (first Tuesday of month): **Tuesday, November 5, 2024.**

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.

BOLUWAJI OMODELE, 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.


Terry H. Sears, Trustee for Marlborough Square Townhomes Homeowners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5545
FILED 10/15/2024 4:11:55 PM

NOTICE OF TRUSTEE'S SALE

Date: September 30, 2024

Lien for Unpaid Assessments

Owner(s): **JPN HOLDINGS, LLC AS TRUSTEE OF THE 2023 2AS1J TRUST**

Property: **CONDOMINIUM UNIT NO. 802, IN BUILDING "H", TOGETHER WITH PERCENT INTEREST IN AND TO THE COMMON ELEMENTS OF SHERBROOKE SQUARE TOWNHOMES, A CONDOMINIUM REGIME IN HARRIS COUNTY, TEXAS, ALL FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND SURVEY PLATS, BY-LAWS, AND EXHIBITS ATTACHED THERETO RECORDED IN VOLUME 112, PAGE 31, VOLUME 120, PAGE 44 AND VOLUME 128, PAGE 74 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH ALL OF THE RIGHTS, TITLES AND HEREDITAMENT, BUT SUBJECT TO THE OBLIGATIONS AS CONTAINED IN SAID CONDOMINIUM DECLARATION AND ITS BY-LAWS AND MORE COMMONLY KNOWN AS 8299 CAMBRIDGE STREET, UNIT #802, HOUSTON, TEXAS 77054 (THE "PROPERTY").**

Recording Information: By Condominium Declaration recorded on September 16, 1980, under Clerk's File Number G679023, of the Official Condominium Records of Harris County, Texas, any and all amendments and/or supplements thereto (the "Declaration"), ASSOCIATION OF OWNERS OF SHERBROOKE SQUARE TOWNHOMES, (the "Association"), has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

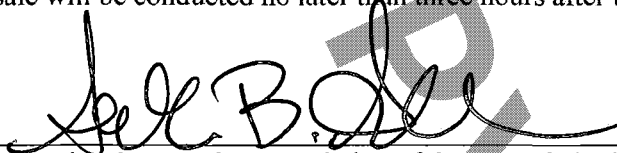
Date of Sale: (first Tuesday of month): **Tuesday, November 5, 2024.**

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.

JPN HOLDINGS, LLC AS TRUSTEE OF THE 2023 2AS1J TRUST, 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 Association of Owners of Sherbrooke Square Townhomes

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5546
FILED 10/15/2024 4:11:56 PM

NOTICE OF TRUSTEE'S SALE

Date: September 30, 2024

Lien for Unpaid Assessments

Owner (s): **CUCHARRAS C. MARTIN**

Property: **CONDOMINIUM UNIT NO. B, IN BUILDING "19", AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF THE WILLOWBROOK CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, DATED MAY 9, 2006, FILED MAY 22, 2006, RECORDED IN FILM CODE NO. 195185 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 13600 BRETON RIDGE DRIVE, UNIT #19B, HOUSTON, TEXAS 77070 (THE PROPERTY).**

Recording information: By Condominium Declaration filed on May 22, 2006, under County Clerk's File Number Z316161, of the Official Condominium Records of Harris County, Texas, and any and all amendments and/or supplements there to (the "Declaration"), WILLOWBROOK CONDOMINIUM ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

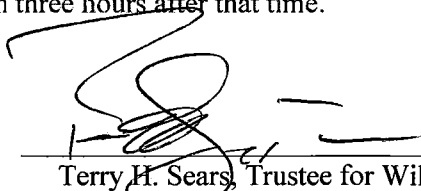
Date of Sale (first Tuesday of month): **Tuesday, November 5, 2024.**

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 Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

CUCHARRAS C. MARTIN, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association 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.



Terry H. Sears, Trustee for Willowbrook Condominium Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: September 20, 2024

Lien for Unpaid Assessments

Owner: **TIMOTHY WAYNE SWOPE**

Property: **CONDOMINIUM UNIT NO(S). 2411, IN BUILDING "V", 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 ONE ORLEANS PLACE 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 OF ONE ORLEANS PLACE CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 88, PAGE 65; VOLUME 103, PAGE 91, VOLUME 105, PAGES 63, 67, 72, 80, 89, AND 93 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND UNDER HARRIS COUNTY CLERK'S FILE NO. P181648 ET SEQ., AND MORE COMMONLY KNOWN AS 2800 JEANETTA STREET, UNIT 2411, HOUSTON, TEXAS 77063, (the "PROPERTY").**

Recording Information: By Condominium Declaration dated September 22, 1978 and recorded under County Clerk's File No. F821712, with all amendments and/or supplements thereto, of the Condominium Records of Harris County Texas (the "Declaration"), ONE ORLEANS PLACE 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.

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

Date of Sale (first Tuesday of month): **Tuesday, November 5, 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.

TIMOTHY WAYNE SWOPE, 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 One Orleans Place Owners Association

NOTICE OF TRUSTEE'S SALE

Date: September 20, 2024

Lien for Unpaid Assessments

Owner (s): **TED G. WALTERS AND ESTATE OF MARIE WALTERS**

Property: LOT TWELVE (12), IN BLOCK THREE (3), OF KINGS CROSSING, SECTION TWENTY-TWO (22), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, FILED UNDER CLERK'S FILE NO. P-840899 AT FILM CODE NO. 359113, MAP RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **2803 NORTH STRATHFORD LANE, KINGWOOD, TEXAS 77345** (the "PROPERTY").

Recording information: By Declaration of Covenants, Conditions and Restrictions recorded on December 27, 1991 under Clerk's File Number N467646, in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), KINGS CROSSING TRAIL 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 related charges.

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

Date of Sale: (first Tuesday of month) Tuesday, **November 5, 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.

TED G. WALTERS AND ESTATE OF MARIE WALTERS 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 Kings Crossing Trail Association.

NOTICE OF TRUSTEE'S SALE

Date: September 18, 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, November 5, 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: September 16, 2024

Lien for Unpaid Assessments

Owner: **JOSE GROSS**

Property: **CONDOMINIUM UNIT 25, 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 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 8425 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.

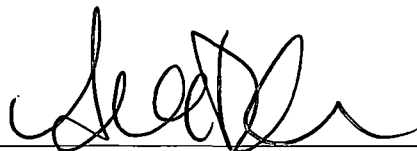
Date of Sale: (first Tuesday of month): **Tuesday, November 5, 2024.**

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.

JOSE GROSS, 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 Townhomes On The Park Homeowners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5551
FILED 10/15/2024 4:12:01 PM

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: September 17, 2024

Lien for Unpaid Assessments

Owner: **DERRAL BRANDT RHODES**

Property: **CONDOMINIUM UNIT NO. P-20, IN BUILDING "P", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; THAT PART OF THE LIMITED COMMON ELEMENTS OF BAYWIND CONDOMINIUMS, SECTION 1, TOGETHER WITH THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AN UNDIVIDED 0.00328 OWNERSHIP INTEREST IN AND TO THE COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS BAYWIND 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 BAYWIND CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS, AND EXHIBITS ATTACHED THERETO RECORDED IN/UNDER VOLUME 52 PAGE 1, AMENDED IN VOLUME 72, PAGE 123, VOLUME 105, PAGE 115, VOLUME 106 PAGE 135 AND VOLUME 113, PAGE 32, VOLUME 188, PAGE 55 AND VOLUME 188, PAGE 187 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 1516 BAY AREA BLVD., #P-20, HOUSTON, TEXAS 77058, (the "PROPERTY").**

Recording Information: By Declaration and Master Deed of Baywind Condominiums recorded November 2, 1977 in Volume 52, Page 1 and under File No. F358882 of the Condominium Records of Harris County, Texas, with any and all amendments and/or supplements thereto, BAYWIND CONDOMINIUM ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale which may be enforced by 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.

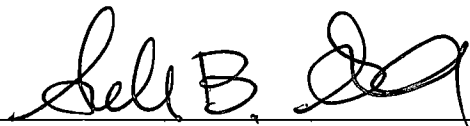
Date of Sale: (first Tuesday of month): **Tuesday, November 5, 2024.**

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.

DERRAL BRANDT RHODES, 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 Baywind Condominium Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5552
FILED 10/15/2024 4:12:02 PM

NOTICE OF TRUSTEE'S SALE

Date: September 12, 2024

Lien for Unpaid Assessments

Owner(s): JEAN PRUCIEN

Property: UNIT 10, BUILDING 1, OF THE VISTAS AT MIDTOWN, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF RECORDED IN FILM CODE NO. 193114 AND AMENDED IN FILM CODE NO(S). 193289, 198212 AND 201088 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 100 WILLARD STREET, UNIT 10, HOUSTON, TEXAS 77006, (the "PROPERTY").

Recording Information: By Condominium Declaration recorded October 20, 2005, under County Clerk's File Number Y840974, with any and all amendments and/or supplements thereto, in the Condominium Records of Harris County, Texas, THE VISTAS AT MIDTOWN CONDOMINIUM ASSOCIATION, INC. ("The Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

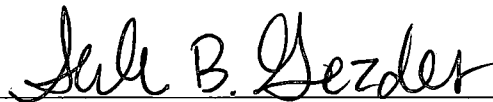
Date of Sale (first Tuesday of month): **Tuesday, November 5, 2024.**

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 Commissioners Court

JEAN PRUCIEN, 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 The Vistas at Midtown Condominium Association, Inc.

FILED 10/15/2024 4:12:03 PM FRCL-2024-5553 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: September 12, 2024

Lien for Unpaid Assessments

Owner: SEAN BANKS, AS TRUSTEE OF THE SEAN D. BANKS LIVING TRUST

Property: UNIT 1131, IN BUILDING "F", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENENT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF RIVER STONE II CONDOMINIUMS, PHASE 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 RIVER STONE II, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 118, PAGE 83, VOLUME 120, PAGE 99, VOLUME 126, PAGE 95, VOLUME 130, PAGE 75 AND FILM CODE NO. 166132 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 10855 MEADOWGLEN LANE, UNIT #1131, HOUSTON, TEXAS 77042 (the "PROPERTY").

Recording Information: By Condominium Declaration filed June 24, 1981, under Clerk's File No. H025135, of the Condominium Records of Harris County Texas, and any and all amendments and/or supplements thereto, RIVER STONE II 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, November 5, 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.

SEAN BANKS, AS TRUSTEE OF THE SEAN D. BANKS LIVING TRUST, 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 River Stone II Owners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5554
FILED 10/15/2024 4:12:04 PM

NOTICE OF TRUSTEE'S SALE

Date: September 19, 2024

Lien for Unpaid Assessments

Owner(s): **MIRIAN ELISABETH BERLIOS ZAVALA AND ELIAS UBALDO ZELAYA RODRIGUEZ**

Property: **LOT TEN (10), IN BLOCK THIRTEEN (13), OF AMENDING PLAT OF RANCH COUNTRY, SECTION SEVEN (7), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 305, PAGE 104 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 24315 RUNNING IRON 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.

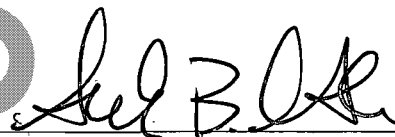
Date of Sale: (first Tuesday of month) **Tuesday, November 5, 2024.**

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.

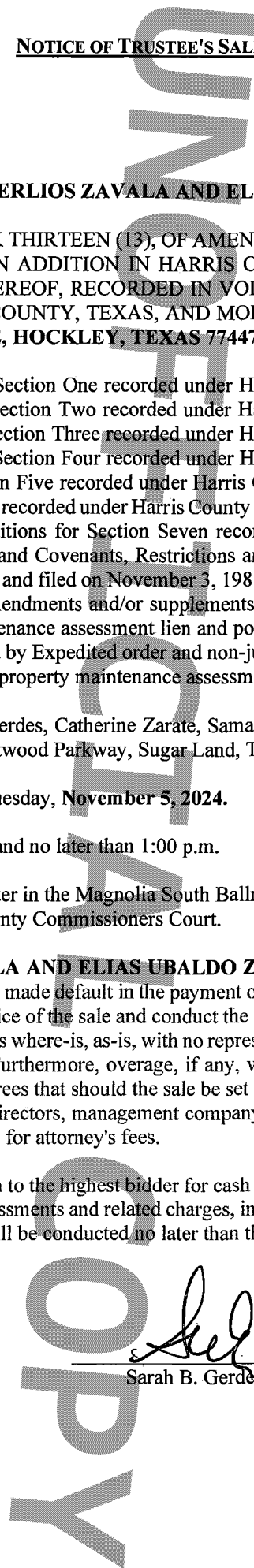
MIRIAN ELISABETH BERLIOS ZAVALA AND ELIAS UBALDO ZELAYA RODRIGUEZ, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed 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 Ranch Country Association

FILED 10/15/2024 4:12:05 PM FRCL-2024-5555 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



NOTICE OF TRUSTEE'S SALE

Date: September 19, 2024

Lien for Unpaid Assessments

Owner(s): **JAY EUGENE LETURNO**

Property: LOT TWO (2) IN BLOCK FIVE (5), OF CYPRESSWOOD TRAILS, SEC 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 **17306 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.

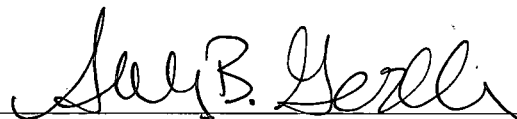
Date of Sale: (first Tuesday of month) Tuesday, **November 5, 2024**.

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.

JAY EUGENE LETURNO, 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: September 19, 2024

Lien for Unpaid Assessments

Owner(s): **JOHN H. DOTY, JR. AND NELLIE T. DOTY**

Property: LOT 49, IN BLOCK 26, OF BRAEBURN VALLEY WEST, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 175, PAGE 20, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **9227 BANKSIDE DRIVE, HOUSTON, TEXAS 77031**, (the "PROPERTY").

Recording Information: By Braeburn Valley West Section One Restrictions recorded March 25, 1969, filed for record under Harris County Clerk's File No. C884854; Braeburn Valley West Section Two Restrictions recorded March 3, 1971, filed for record under Harris County Clerk's File No. D278571; and Braeburn Valley West Duplex Restrictions recorded February 2, 1972, filed under Harris County Clerk's File No. D513657 of Real Property of Harris County, Texas and any and all amendments thereto (the "Declaration"), BRAEBURN VALLEY WEST CIVIC ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

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

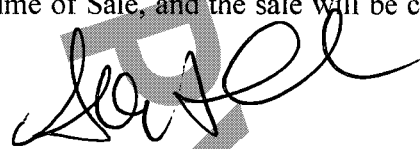
Date of Sale: (first Tuesday of month) Tuesday, **November 5, 2024**.

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.

JOHN H. DOTY, JR. AND NELLIE T. DOTY, 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 Braeburn Valley West Civic Association, Inc.

FILED 10/15/2024 4:12:07 PM FRCL-2024-5557 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

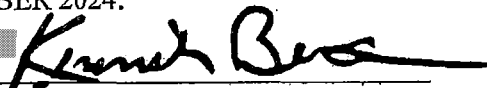
NOTICE OF SALE

"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: 12602LP
12602 North Freeway
Houston, Texas 77060
Current Mortgagee: 12602LP
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 12602LP by that certain Note and Deed of Trust ("Mortgagee") executed by MAURILIO DE LUNA AND ROSA SAN MIGUEL, Grantor of the property, of Harris County Texas, dated JUNE 20TH, 2019, and duly filed under Clerk's File No. RP-2019-296504 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, NOVEMBER 5TH 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 FIFTY THREE (53) OF WEST LITTLE YORK PLACE, SECTION ONE (1), AN UNRECORDED SUBDIVISION OF 14,2259 ACRES IN THE J. LOVE SURVEY, ABSTRACT 528, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS,
said property being more commonly known as 7022 GOLDSPIER STREET, HOUSTON TX 77088.

EXECUTED this 15TH day of OCTOBER 2024.


Kenneth Berntsen or John V. Burger, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5558

FILED 10/15/2024 4:40:19 PM

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."

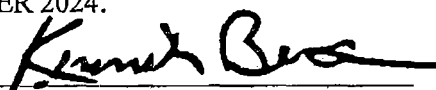
Original Mortgagee: UNITED CONTINENTAL MORTGAGE COMPANY
12602 North Freeway
Houston, Texas 77060
Current Mortgagee: VISTAMONT, LP
12602 North Freeway
Houston, Texas 77060
Loan Servicing Agent: United Continental Mortgage Company
12602 North Freeway
Houston, Texas 77060

Pursuant to the authority conferred upon VISTAMONT, LP by that certain Note and Deed of Trust ("Mortgagee") executed by ISAAC GIL-LANGO, AND WIFE MIRIAM BARRERA, Grantor of the property, of Harris County Texas, dated AUGUST 09, 2011, and duly filed under Clerk's File No. 20110342191 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, NOVEMBER 5TH 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 TWENTY-FIVE (25), IN BLOCK ONE (1), OF LINCOLN GREEN ESTATES, SECTION (1), AN ADDITION 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.

said property being more commonly known as 2006 TOMLINSON TRAIL DRIVE, HOUSTON, TEXAS 77067.

EXECUTED this 15TH day of OCTOBER 2024.


Kenneth Berntsen or John V. Burger or
Chris Gilbert II, Substitute 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: GREENBRIAR MANAGEMENT COMPANY
12602 North Freeway
Houston, Texas 77060
Current Mortgagee: EARL C. GILBERT
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 EARL C. GILBERT by that certain Note and Deed of Trust ("Mortgagee") executed by MARLEN I. RUIZ, Grantor of the property, of Harris County Texas, dated MAY 20, 2010, and duly filed under Clerk's File No. 20100234224 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, NOVEMBER 5TH 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 FOUR HUNDRED THIRTY FIVE (435), BLOCK SEVENTEEN (17) OF PLEASANTVILLE, SECTION FOUR (4), AN ADDITION TO THE CITY OF HOUSTON IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 45, PAGE 29 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 8607 COWART STREET, HOUSTON, TEXAS 77029.

EXECUTED this 15TH day of OCTOBER 2024.


Kenneth Berntsen or John V. Burger, 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

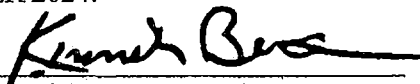
Loan Servicing Agent: United Continental Mortgage Company
12602 North Freeway
Houston, Texas 77060

Pursuant to the authority conferred upon VISTAMONT, LP by that certain Note and Deed of Trust ("Mortgagee") executed by LUDIVINA BANDA PADILLA, Grantor of the property, of Harris County Texas, dated JUNE 13, 2012, and duly filed under Clerk's File No. 20120294470 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, NOVEMBER 5TH 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 TWENTY-SIX (26), IN BLOCK FOUR (4), OF GRACELAND TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS.

said property being more commonly known as 143 SPELL STREET, HOUSTON, TEXAS 77022.

EXECUTED this 15TH day of OCTOBER 2024.


Kenneth Berntsen or John V. Burger, 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 CONTINENTL MORTGAGE COMPANY
12602 North Freeway
Houston, Texas 77060

Current Mortgagee: EARL C. GILBERT
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 EARL C. GILBERT by that certain Note and Deed of Trust ("Mortgagee") executed by CORNELIO RUIZ TISTA AND WIFE, MARIA ANGELINA AMADO, Grantor of the property, of Harris County Texas, dated FEBRUARY 27, 2012, and duly filed under Clerk's File No. 20120097364 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, NOVEMBER 5TH 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 EIGHTEEN (18), IN BLOCK FOUR (4), OF BUENA VISTA ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 572, PAGE 468 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 5529 ARAPAHOE STREET, HOUSTON TEXAS 77020.

EXECUTED this 15TH day of OCTOBER 2024.


Kenneth Berntsen or John V. Burger, Trustee

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: 11/05/2024

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: 16542 PARK SCOT 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 01/16/2015 and recorded 01/23/2015 in Book ER 065 - 40 Page 1258 Document 20150031115, real property records of Harris County, Texas, with **Samuel M Butler, An Unmarried Man** grantor(s) and **FREEDOM 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 **Samuel M Butler, An Unmarried Man**, securing the payment of the indebtedness in the original principal amount of **\$85,162.00**, 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.: 2023-00515-TX
23-000265-673

Notice of [Substitute] Trustee Sale

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

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

LOT FOURTEEN (14), IN BLOCK TWO (2), OF PINE FOREST VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 283, PAGE 101 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

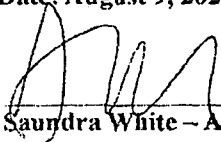
TS No.: 2023-00515-TX
23-000265-673

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: August 9, 2024



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

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

For additional sale information visit: www.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, L.L.C, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

FRCL-2024-4477
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 8/13/2024 9:13:57 AM

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 11/05/2024

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

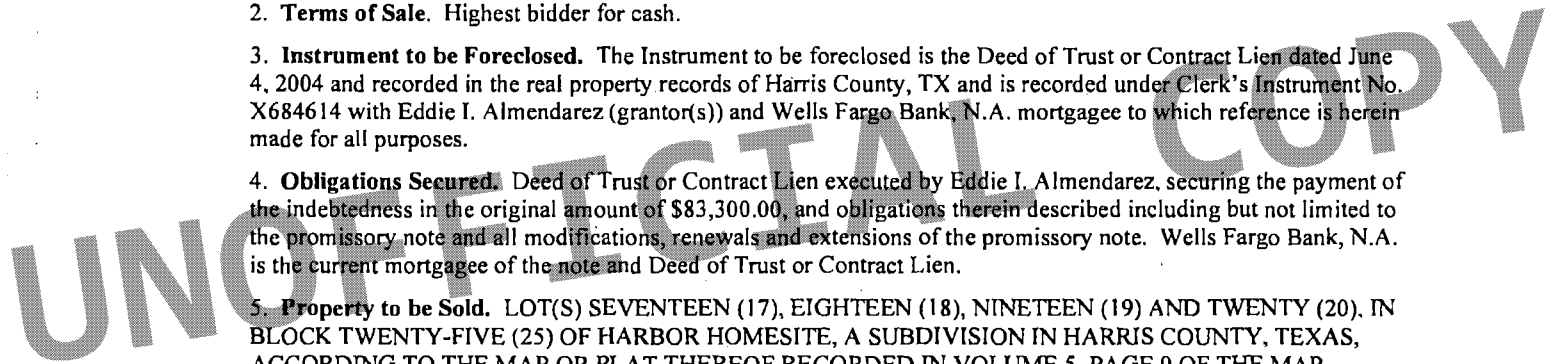
Place: The area designated by the Commissioners Court of Harris County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 4, 2004 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. X684614 with Eddie I. Almendarez (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 Eddie I. Almendarez, securing the payment of the indebtedness in the original amount of \$83,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT(S) SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), IN BLOCK TWENTY-FIVE (25) OF HARBOR HOMESITE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



FILED 8/22/2024 8:58:24 AM FRCL-2024-4665 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.
11625 N Community House Rd
Charlotte, NC 28277

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, Substitute Trustee to act under and by virtue of said Deed of Trust.

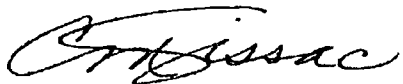
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

August 16, 2024

08/22/2024

Executed on _____

Executed on _____


SUBSTITUTE TRUSTEE

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

Agency Sales & Posting, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, John Bürger, Martin Beltran 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: _____

**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 November 05, 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: 106 FARGO WOODS ST



4823105

FRCL-2024-4666
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 8/22/2024 8:58:24 AM

FILED 8/22/2024 8:58:24 AM FRCL-2024-4666 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 02/24/2005 and recorded under Volume, Page or Clerk's File No. DOC# Y385840 in the real property records of Harris County Texas, with LORETTA WHYTE, A SINGLE WOMAN as Grantor(s) and Wells Fargo Bank, N.A. as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by LORETTA WHYTE, A SINGLE WOMAN securing the payment of the indebtedness in the original principal amount of \$172,500.00 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 LORETTA WHYTE. 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.

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. Selene Finance LP is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Selene Finance LP, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
c/o Selene Finance LP
3501 Olympus Blvd., Suite 500
DALLAS, TX 75019

DT: zNOS AND APPT (SVC) 240318
AL: 106 FARGO WOODS ST



LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT FOURTEEN (14), BLOCK TEN (10), OF WOODFOREST NORTH, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 323, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 106 FARGO WOODS ST, HOUSTON, TX 77015

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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

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

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

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

In the event of a defect or other problem with the foreclosure process is

DT: zNOS AND APPT (SVC) 240318
AL: 106 FARGO WOODS ST

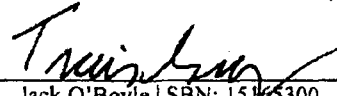


discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed 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 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 16 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

DT: zNOS AND APPT (SVC) 240318
AL: 106 FARGO WOODS ST



Chris Ferguson | SBN: 24069714
chris@jackboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

UNOFFICIAL COPY

DT: zNOS AND APPT (SVC) 240318

AL: 106 FARGO WOODS ST



CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: zNOS AND APPT (SVC) 240318

AL: 106 FARGO WOODS ST



COPY
UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4627
FILED 8/22/2024 8:46:10 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/30/2002	Grantor(s)/Mortgagor(s): STEVE E SOLOMON, A MARRIED MAN JOINED HEREIN PROFORMA BY SPOUSE BONNIE SOLOMON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR KAUFMAN AND BROAD MORTGAGE COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Recorded in: Volume: 548-51 Page: 2208 Instrument No: V579929	Property County: HARRIS
Mortgage Servicer: Selene Finance, LP is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 15, BLOCK 4, ABERDEEN GREEN, SECTION 7, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 489, PAGE 100 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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 their 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: 8/21/2024

Dated: 8/22/2024

SANDY DASIGENIS

Printed Name:

Substitute Trustee
c/o ServiceLink Auction
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-22-81267-POS
Loan Type: FHA

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: 11/05/2024

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: 239 RAVENHEAD DRIVE, 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 05/01/2008 and recorded 05/07/2008 in Book RP 056-38 Page 1368 as Document 20080232838, real property records of Harris County, Texas, with **Nickolas Cordova and spouse, Yenny Militza Cordova** grantor(s) and AMCAP MORTGAGE, LTD 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 **Nickolas Cordova and spouse, Yenny Militza Cordova**, securing the payment of the indebtedness in the original principal amount of \$112,312.00, 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.: 2024-01106-TX
19-000284-673

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 12, IN BLOCK 6, OF ARLINGTON HEIGHTS, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 53, PAGE 18, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

UNOFFICIAL

COPY

TS No.: 2024-01106-TX
19-000284-673

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: 08/16/2024

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.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.

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

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT FIFTY NINE (59), IN BLOCK ONE (1), CYPRESS MEADOW, SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 290, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/23/2016 and recorded in Document RP-2017-8784 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: 11/05/2024

Time: 12:00 PM

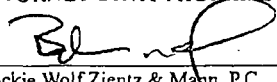
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area: at the area most recently 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 EVA K. MARTIN, provides that it secures the payment of the indebtedness in the original principal amount of \$205,500.00, 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 REVERSE 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 REVERSE 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 & Magn. P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

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

Certificate of Posting

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

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: 11/05/2024

Time: 12:00 PM

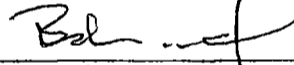
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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.mwzmlaw.com/tx-investors

Certificate of Posting

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

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4654

FILED 8/22/2024 8:57:41 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 20, IN BLOCK 16, OF COLLEGE PARK, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 150, PAGE 83, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/07/2019 and recorded in Document RP-2019-59238 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: 11/05/2024

Time: 12:00 PM

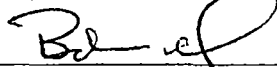
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 ROBERT A. MCCUE, provides that it secures the payment of the indebtedness in the original principal amount of \$255,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

Certificate of Posting

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

COPY

Notice of Substitute Trustee Sale

T.S. #: 24-11759

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024

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: **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**

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

Lot Seventeen (17), in Block Thirty-Three (33), of Scarsdale, Sec. 3, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 188 Page 78, of the map records of Harris County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 7/21/2021 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No RP-2021-425560, recorded on 7/28/2021, of the Real Property Records of Harris County, Texas.
Property Address: 12618 BARBIZON DR HOUSTON Texas 77089

Trustor(s):	ROBERT REYNA	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM, ITS SUCCESSORS AND ASSIGNS
--------------------	---------------------	------------------------------	---

Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, 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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

T.S. #: 24-11759

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 ROBERT REYNA, A SINGLE MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$174,955.00, executed by ROBERT REYNA, A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ROBERT REYNA, A SINGLE MAN to ROBERT REYNA. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.


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

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

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 8-23-24

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
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 24-11759

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-2024-4694

FILED 8/29/2024 9:04:11 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 4, IN BLOCK 28, OF TIMBER LANE, SECTION FIVE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 211, PAGE 103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/09/2020 and recorded in Document RP-2020-491066 real property records of Harris County, Texas.

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

Date: 11/05/2024

Time: 10:00 AM


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

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

5. *Obligations Secured.* The Deed of Trust executed by RUSSELL ALLBROOK AND ALEXANDRIA ALLBROOK, provides that it secures the payment of the indebtedness in the original principal amount of \$164,465.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

Certificate of Posting

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

TS No.: 2024-01144-TX
21-000172-673

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: 11/05/2024

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: 3439 RAINTREE VILLAGE DRIVE, KATY, TX 77449

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 12/19/2006 and recorded 01/02/2007 in Book RP 036-98 Page 0334 Document 20070001892, real property records of Harris County, Texas, with **ELIZABETH A. CLAY, AN UNMARRIED WOMAN** grantor(s) and CMC HOME LENDING 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 **ELIZABETH A. CLAY, AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$120,432.00**, 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-ASAP1, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

FILED 8/29/2024 9:04:11 AM FRCL-2024-4695 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNRECORDED COPY

TS No.: 2024-01144-TX
21-000172-673

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), BLOCK THREE (3), OF RAINTREE VILLAGE, SEC. 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 587057 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.: 2024-01144-TX
21-000172-673

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: 08/28/2024

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.auction.com or (800) 280-2832

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

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

COPY

NOTICE OF TRUSTEE'S SALE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 21, 2016 and recorded under Clerk's File No. RP-2016-28572, in the real property records of HARRIS County Texas, with Jack Laurenzo, An Unmarried Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Franklin American Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jack Laurenzo, An Unmarried Man securing payment of the indebtedness in the original principal amount of \$321,077.00 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 Jack Laurenzo. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

TRACT ONE:

LOT FOUR (4) BLOCK THREE (3) OF MEMORIAL HEIGHTS SEC. 9, AMENDING PLAT NO 1, AN ADDITION TO THE CITY OF HOUSTON, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 518006 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TRACT TWO:

A SIXTEEN (16) FOOT WIDE SHARED DRIVEWAYS, AS SHOWN ON THE RECORDED PLAT OF MEMORIAL HEIGHTS SEC. 9, AMENDING PLAT NO. 1, AN ADDITION TO THE CITY OF HOUSTON, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 518006 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4708
FILED 8/29/2024 9:14:06 AM

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

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

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



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

COPY UNOFFICIAL

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 08/25/2022
Grantor(s): KAESLYN MCDANIEL, SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$209,142.00
Recording Information: Instrument RP-2022-434605
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 17626 BERING BRIDGE LANE, HUMBLE, TX 77346

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 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 August 29, 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 TWENTY-SIX (26), BLOCK THREE (3), EAGLE SPRINGS SEC. 20 AMENDING PLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP/PLAT RECORDED IN CLERK'S FILE NO. Y715454 AND FILM CODE NO. 589017 MAP/PLAT RECORDS, HARRIS COUNTY, TEXAS.

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4719

FILED 8/29/2024 11:09:43 AM

COPY

UNOFFICIAL

SERVBANK, SB (MYS)
KASHINSKI, JASON AND MICHELLE
19514 AUTUMN CREEK LANE, HUMBLE, TX 77346

FHA 512-3701469703
Firm File Number: 23-039418

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 20, 2020, JASON KASHINSKI AND MICHELLE KASHINSKI, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BARBARA JONES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THRIVE MORTGAGE, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARRIS COUNTY, TX and is recorded under Clerk's File/Instrument Number RP-2020-76951, 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, November 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell 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 EIGHTEEN (18), IN BLOCK ONE (1), OF PINES OF ATASCOCITA, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 224, PAGE 86 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 19514 AUTUMN CREEK LANE
HUMBLE, TX 77346
Mortgage Servicer: SERVBANK, SB
Mortgagee: SERVBANK, SB
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450


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

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


SUBSTITUTE TRUSTEE

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

WITNESS MY HAND this day August 27, 2024.


By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4723

FILED 8/29/2024 1:47:09 PM

COPY

Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for SERVBANK, SB

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

DEED OF TRUST INFORMATION:

Grantor(s)	Curley Gordon and Eleanor J. Price Gordon	Deed of Trust Date	October 27, 2006
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	Original Principal	\$102,450.00
Recording Information	Instrument #: 20060175143 Book #: RP 033-04 Page #: 0539 in Harris County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsup
Property Address	5333 Malmedy Road, Houston, TX 77033	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	11/05/2024
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 NINE (9) IN BLOCK TWENTY (20) OF SOUTH PARK, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 41, HARRIS COUNTY MAP RECORDS.

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 27, 2024.

/s/ Selim H. Taherzadeh

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

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

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

TS No TX07000390-23-3S

APN 123-084-004-0014

TO No 230569041

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 20, 2022, GINA HANCOCK AND DEVIN HERNANDEZ, UNMARRIED WOMAN AND UNMARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BRAD MAURITZEN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ENVOY MORTGAGE, LTD., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$348,570.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on July 21, 2022 as Document No. RP-2022-374953 in Harris County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"); to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 123-084-004-0014

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

TS No TX07000390-23-35

APN 123-084-004-0014

TO No 230569041

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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

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

WITNESS, my hand this 5th day of September, 2024

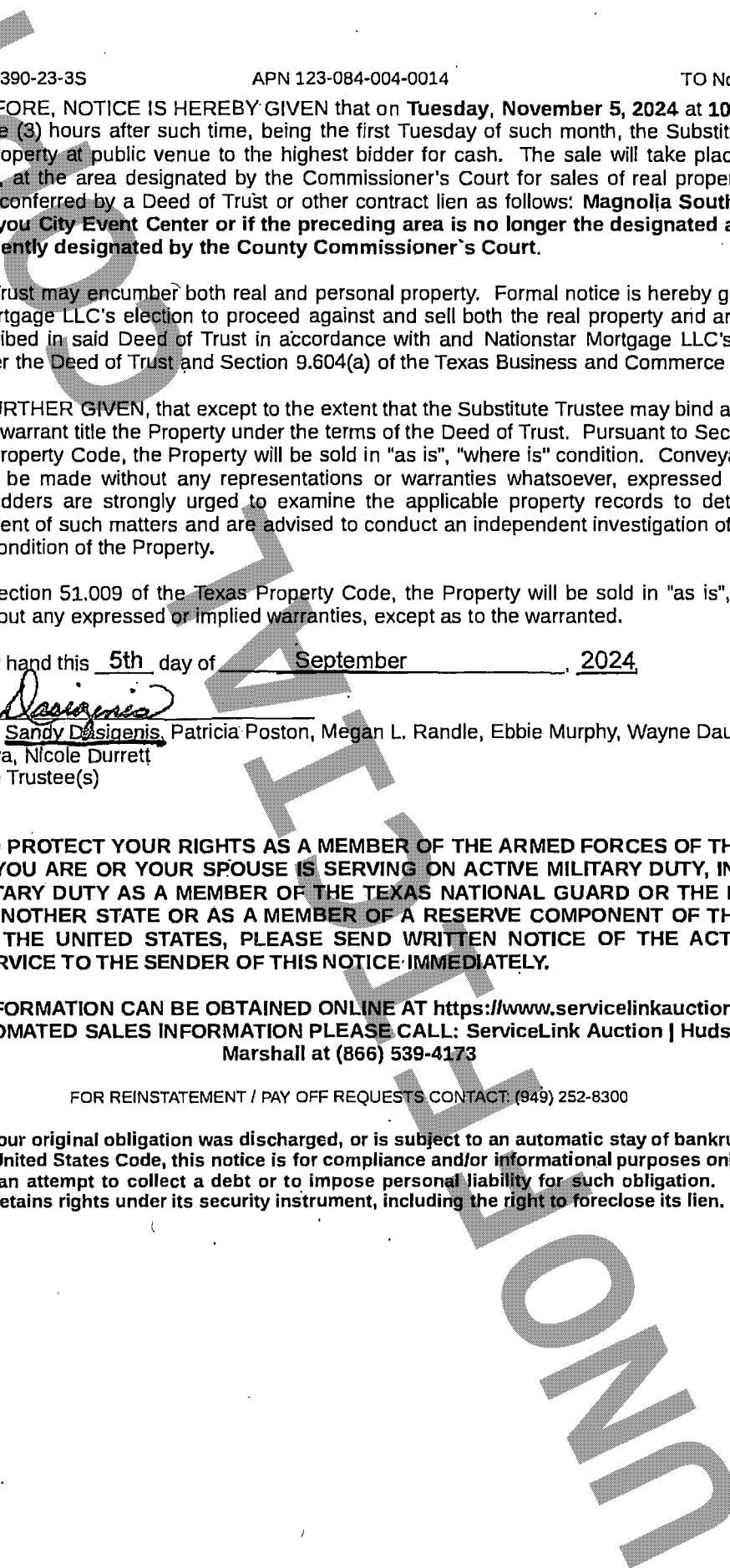

By: Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett
Substitute Trustee(s)

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 <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173**

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

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



TS No TX07000390-23-3S

APN 123-084-004-0014

TO No 230569041

EXHIBIT "A"

LOT 14, BLOCK 4, OF CANYON GATE AT NORTHPOINTE, SECTION 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 513122, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

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 THREE (3), IN BLOCK FOUR (4), OF EDGEWOOD VILLAGE, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 674774 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. APN #: 136-741-004-0003

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/21/2021 and recorded in Document RP-2021-731885 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: 11/05/2024

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 SERGIO E SERRANO AND BANESSA S NUNEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$265,010.00, 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 LLC 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

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-2024-4783
FILED 9/5/2024 11:14:42 AM

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,

Date of Sale: November 5, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

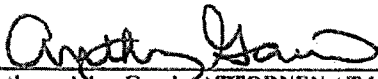
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

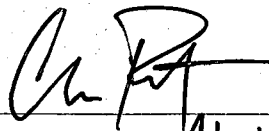
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS,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

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

NOVEMBER 5, 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

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 9/5/24

NAME AMAR SOOD

Annarose Harding

TRUSTEE

FILED 9/5/2024 11:03:30 AM FRCL-2024-4777 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

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 9/5/24

NAME AMAR SOOD

Amar Sood TRUSTEE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4777

FILED 9/5/2024 11:03:30 AM

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 02, 2018 and recorded under Clerk's File No. RP-2018-501806, in the real property records of HARRIS County Texas, with Cheryl Kay Baker, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for IHS Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Cheryl Kay Baker, a single woman securing payment of the indebtedness in the original principal amount of \$156,750.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Cheryl Kay Baker. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

UNIT 7, BUILDING G-3930, OF FORESTER'S POND CONDOMINIUMS, A CONDOMINIUM PROJECT SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORD IN VOLUME 56, PAGE 59 AND VOLUME 153, PAGE 19, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

SALE INFORMATION

Date of Sale: 11/05/2024

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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4815
FILED 9/9/2024 8:54:34 AM

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

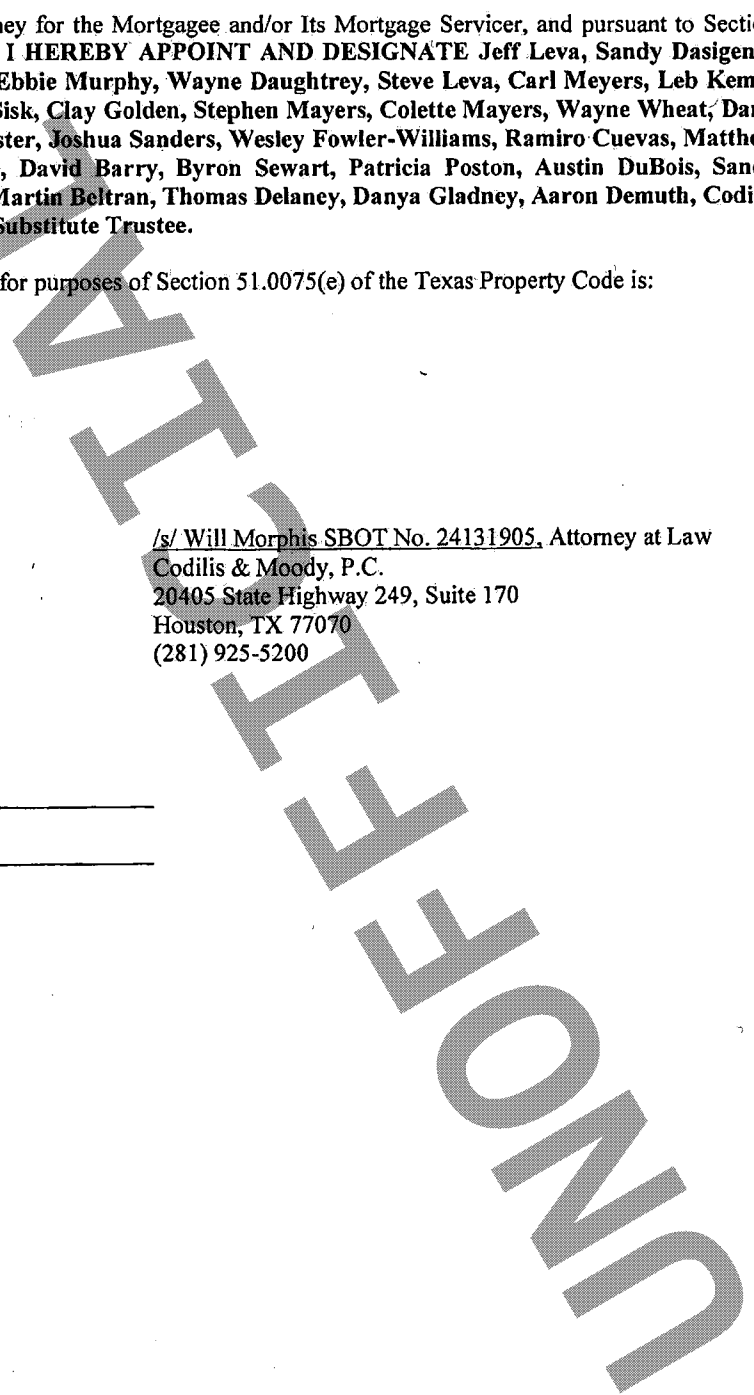
Executed on September 5, 2024.

/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. 44-24-01664



NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated 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: 11/05/2024

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 9/9/2024 8:54:34 AM
FRCL-2024-4816
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

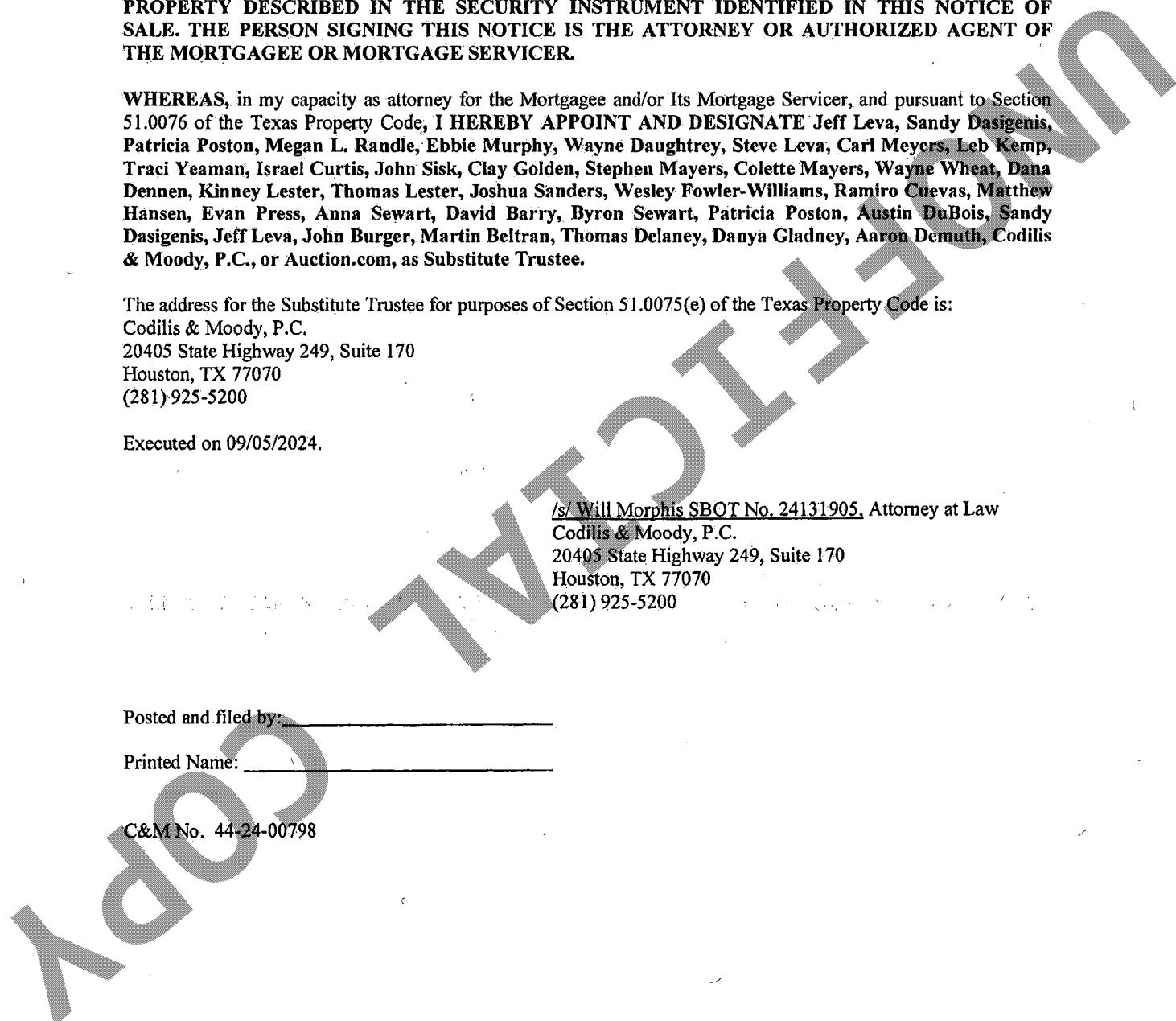
Executed on 09/05/2024.

/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. 44-24-00798



C&M No. 44-24-00392/ 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 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: 11/05/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

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

44-24-00392
HARRIS



4824358

"WHERE 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 09/05/2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-00392

UNOFFICIAL

NOTICE OF TRUSTEE'S SALE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 14, 2022 and recorded under Clerk's File No. RP-2022-141991, in the real property records of HARRIS County Texas, with Paul Black, Unmarried Man, As Sole Ownership as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Paul Black, Unmarried Man, As Sole Ownership securing payment of the indebtedness in the original principal amount of \$278,856.00 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 Paul Black. Lakeview Loan Servicing LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

LOT 13, IN BLOCK 93, OF PLAT OF RIVERGROVE GARDEN HOME, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 326, PAGE 140 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4818

FILED 9/9/2024 8:54:34 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.

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

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

Sandy Dasigenis

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

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 23, 2019 and recorded under Clerk's File No. RP-2019-471549, in the real property records of HARRIS County Texas, with Bernardine Suarez and Christine McMahon and Christine McMahon, All as Joint Tenants. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Eustis Mortgage Corp., dba Verity Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Bernardine Suarez and Christine McMahon and Christine McMahon, All as Joint Tenants. securing payment of the indebtedness in the original principal amount of \$294,942.00 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 Bernardine Suarez, Christine McMahon. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

LOT ONE (1), IN BLOCK ONE (1), OF EAST RIVER YARDS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 685346 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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-2024-4819
FILED 9/9/2024 8:54:34 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 09/04/2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-3198

COPY

UNRECORDED

2218 NANTUCKET DR, 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, 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 November 05, 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: 2218 NANTUCKET DR



4824484

FILED 9/9/2024 8:54:34 AM FRCL-2024-4820 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 01/20/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-30032 in the real property records of Harris County Texas, with RAD DIVERSIFIED REIT INC as Grantor(s) and CIVIC FINANCIAL SERVICES, LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by RAD DIVERSIFIED REIT INC securing the payment of the indebtedness in the original principal amount of \$615,891.00 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 RAD DIVERSIFIED REIT INC. 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 ONE (1), IN BLOCK ONE (1) OF NANTUCKET PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE

DT: zNOS AND APPT (SVC) 240318

AL: 2218 NANTUCKET DR



NO. 463082 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
(the "Property")

**REPORTED
PROPERTY ADDRESS:** 2218 NANTUCKET DR, 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 returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the

DT: zNOS AND APPT (SVC) 240318
AL: 2218 NANTUCKET DR



PROPERTY

Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

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

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

Signed on the 5 day of September, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray

Jack O'Boyle | SBN: 15165306

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

DT: zNOS AND APPT (SVC) 240318

AL: 2218 NANTUCKET DR



ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

UNOFFICIAL COPY

COPY

DT: 2NOS AND APPT (SVC) 240318

AL: 2218 NANTUCKET 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: 2NOS AND APPT (SVC) 240318

AL: 2218 NANTUCKET DR



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/9/2022	Grantor(s)/Mortgagor(s): ASHLEY CRANE, AN UNMARRIED WOMAN AND KOLTON BRUMBAUGH, AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2022-545036	Property County: HARRIS
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT ONE HUNDRED-FIVE (105), IN BLOCK ONE (1), OF BROOKGLEN SECTION THREE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 199, PAGE 141 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.

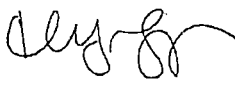
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

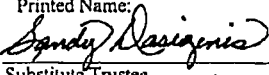
Dated: 9/3/2024

Dated: September 9, 2024



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

SANDY DASIGENIS

Printed Name:


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

MH File Number: TX-24-103972-POS
Loan Type: Conventional Residential

STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

NOTICE OF FORECLOSURE SALE

Commercial Deed of Trust, Security Agreement, Fixture Filing and Assignment of Leases and Rents ("Deed of Trust")

Dated: 06/27/2023

Grantor(s): Peachmeadow Property & Investments, LLC

Trustee: Michael J. Schroeder

Lender: Malve TF LLC

Recorded in: RP-2023-243232 of the Real Property Records of Harris County, Texas

Secures: Commercial Promissory Note ("Note") in the original principal amount of \$161,000.00 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

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Unitas Funding LLC ("Beneficiary") by an instrument dated 07/11/2023, and recorded in of the Real Property Records of Harris County, Texas

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: FCI Lender Services, Inc

COPY

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4860
FILED 9/9/2024 11:35:40 AM

Mortgage Servicer's Address: 8180 E Kaiser Blvd., Anaheim, CA 92808

Foreclosure Sale:

Date: Tuesday, 11/05/2024
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 Unitas Funding LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

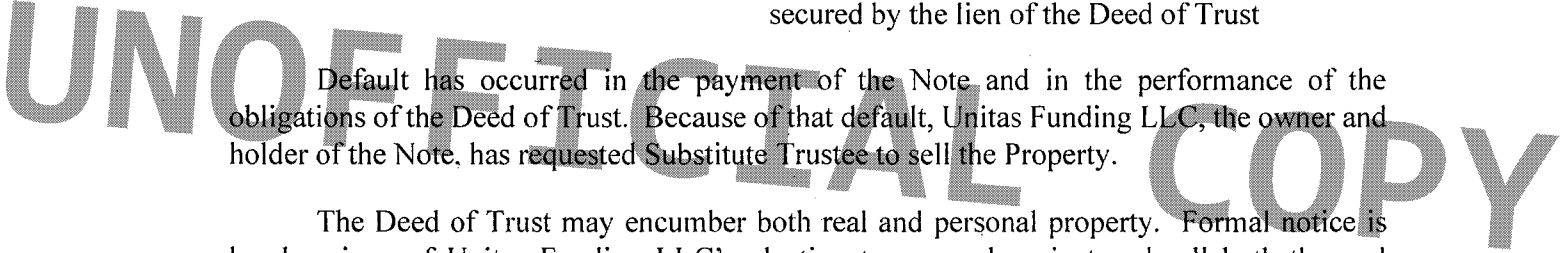
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Unitas Funding LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

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



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

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

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

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

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

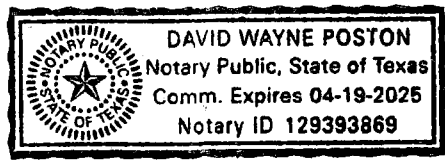
By: Chris Poston Substitute Trustee

STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

This instrument was acknowledged before me by CHRIS POSTON on SEP. 9, 2024

David W. Poston
Notary Public, State of Texas
Commission Expires: 4/19/2025
Printed Name:
DAVID W. POSTON



UNOFFICIAL COPY

Exhibit A: Property Description

LOT FIFTEEN (15), IN BLOCK SEVEN (7), OF STERLING GREEN, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 291, PAGE 92 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY ADDRESS COMMONLY KNOWN AS; 15114 PEACHMEADOW LANE, CHANNELVIEW, TX 77530

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: 08/08/2018
Grantor(s): LEPOLEON PRUITT AND HELENA PRUITT, 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: \$264,127.00
Recording Information: Instrument RP-2018-365130
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 15407 PAXTON WOODS DR, HUMBLE, TX 77346

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

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

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

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

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

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

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

FILED 9/9/2024 11:35:41 AM FRCL-2024-4861 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

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 Sept. 9, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: Chris Poston

Exhibit "A"

LOT 16 IN BLOCK 3 OF BALMORAL SEC 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER FILM CODE NO. 680973, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

COPY

UNRECORDED

TS No.: 2024-01161-TX
21-000044-673

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: 11/05/2024

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: 7721 NAVASOTA STREET, HOUSTON, TX 77016

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/10/2005 and recorded 11/15/2005 in Book RP 014-14 Page 2025 Document Y901038, real property records of Harris County, Texas, with HENRY DAVIS, A SINGLE PERSON grantor(s) and OCWEN LOAN SERVICING, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by HENRY DAVIS, A SINGLE PERSON, securing the payment of the indebtedness in the original principal amount of \$60,000.00, 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, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-HE3 is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01161-TX
21-000044-673

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:

Legal description of the Land: Lot Thirteen (13), in Block Eighteen (18) of Scenic Woods, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 46, page 9 of the Map records of Harris County, Texas.

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

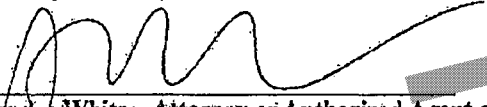
TS No.: 2024-01161-TX
21-000044-673

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: September 6, 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.auction.com or (800) 280-2832

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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4918
FILED 9/10/2024 9:34:41 AM

COPY
UNOFFICIAL

TS No.: 2024-01172-TX
18-001558-673

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: 11/05/2024

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: 1922 Fergus Park Court, Houston, TX 77047

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 01/05/2007 and recorded 01/12/2007 in Book RP 037-81 Page 1099 Document 20070028227, real property records of Harris County, Texas, with Sharletha Woodard, a single person 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 Sharletha Woodard, a single person, securing the payment of the indebtedness in the original principal amount of \$129,825.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1 is the current mortgagee of the note and deed of trust or contract lien.

TS.No.: 2024-01172-TX
18-001558-673

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-EIGHT (68), IN BLOCK THREE (3) OF CITY PARK WEST SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 594026 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**

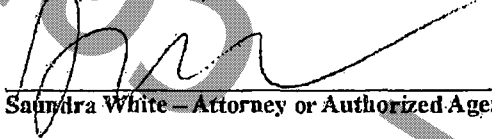
TS No.: 2024-01172-TX
18-001558-673

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: September 6, 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

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, 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.

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.

FILED 9/10/2024 9:34:41 AM FRCL-2024-4919 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-06136
24-000107-568

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: 11/05/2024

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: 4507 KNIGHTS CT., 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. 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 02/11/2022 and recorded 02/16/2022 in Document RP-2022-83768, real property records of Harris County, Texas, with **LAURA LONGORIA AND JOSE D. LONGORIA, WIFE AND HUSBAND** grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS as Lender, **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LAURA LONGORIA AND JOSE D. LONGORIA, WIFE AND HUSBAND**, securing the payment of the indebtedness in the original principal amount of \$172,975.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** is the current mortgagee of the note and deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861

TS No.: 2024-06136
24-000107-568

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: 9/10/2024

Printed Name: Manza 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: servicelinkauction.com/texas or (866) 539-4173

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.

FILED 9/10/2024 9:34:41 AM
FRCL-2024-4920
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

TS No.: 2024-06136
24-000107-568

EXHIBIT A

Lot Fifteen (15) of Country Club Manor, Section Two (2), a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 548158 of the Map records of Harris County, Texas.

UNOFFICIAL COPY

TS No.: 2024-06136
24-000107-568

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: 11/05/2024

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: 4507 KNIGHTS CT., 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. 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 02/11/2022 and recorded 02/16/2022 in Document RP-2022-83768, real property records of Harris County, Texas, with **LAURA LONGORIA AND JOSE D. LONGORIA, WIFE AND HUSBAND** grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS as Lender, **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LAURA LONGORIA AND JOSE D. LONGORIA, WIFE AND HUSBAND**, securing the payment of the indebtedness in the original principal amount of \$172,975.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** is the current mortgagee of the note and deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness:

7. Property to be sold: The property to be sold is described as follows: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861

TS No.: 2024-06136
24-000107-568

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: 9/6/2024

Manza Vidrine
Printed Name: Manza 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: 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4952

FILED 9/10/2024 1:18:40 PM

UNOFFICIAL COPY

TS No.: 2024-06136
24-000107-568

EXHIBIT A

Lot Fifteen (15) of Country Club Manor, Section Two (2), a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 548158 of the Map records of Harris County, Texas.

COPY UNOFFICIAL

FILED 9/10/2024 1:18:40 PM FRCL-2024-4952 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

13406 LAKE CHESDIN RD
Houston, TX 77044

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.

1. Date, Time, and Place of Sale.

DATE: November 5, 2024

TIME: 10:00 AM

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

- 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 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 9, 2021 and recorded as Instrument Number RP-2021-591485, real property records of Harris County, Texas.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by Demario McFarland, securing the payment of the indebtedness in the original principal amount of \$345,624.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.
- 5. 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.
- 6. Property to be Sold.** The property to be sold is described as follows:
LOT 15, BLOCK 3, WATERS EDGE SEC. 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 623206,
MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.
- 7. 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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

TX NOS 24-08330 FC01



4824727

Page 1 of 2

FILED 9/12/2024 9:38:52 AM
FRCL-2024-5022
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

13406 LAKE CHESDIN RD
Houston, TX 77044

2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074

- 8. **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 Jennifer Hooper, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
- 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: 9/10/2024



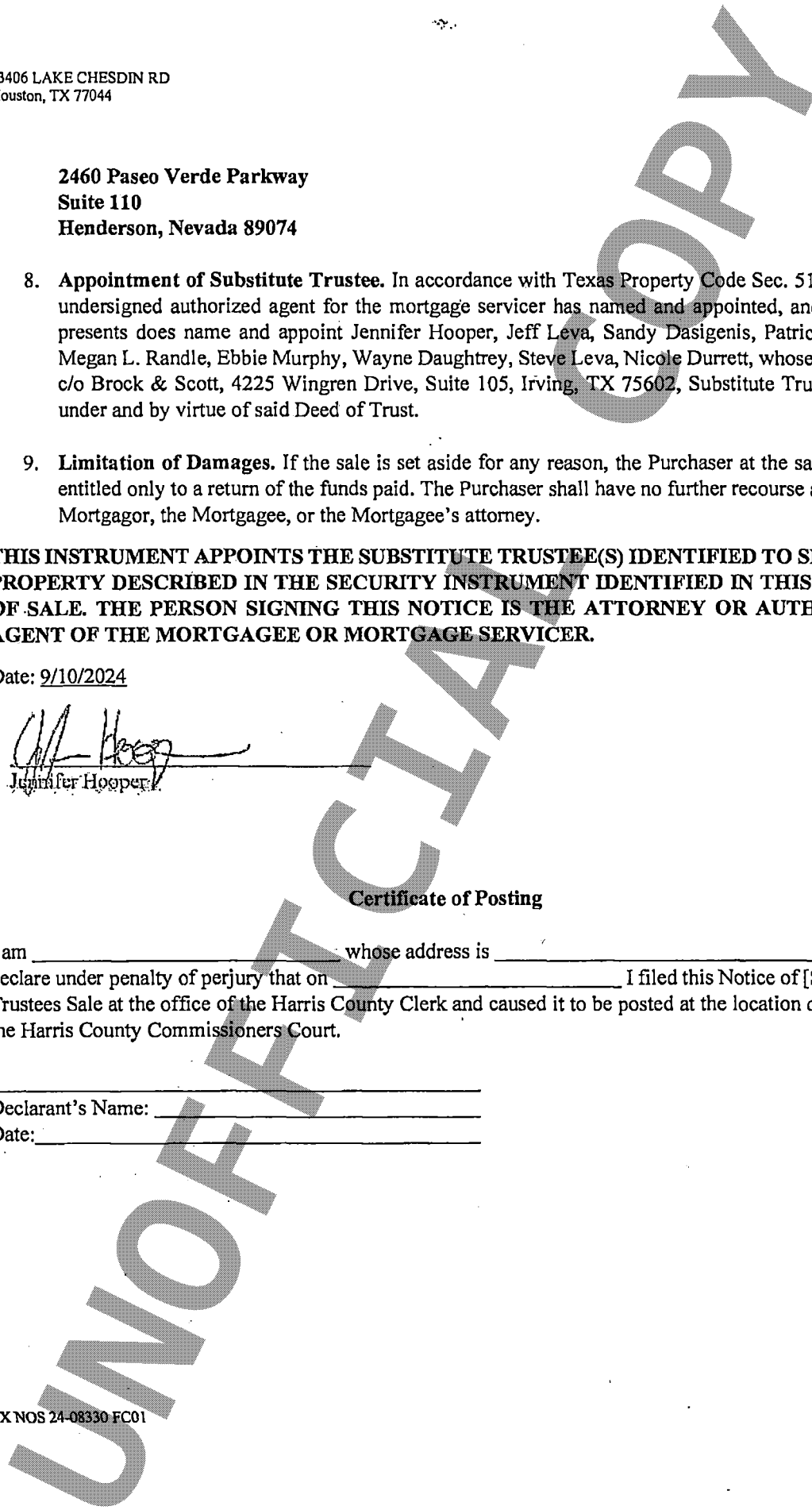
Jennifer Hooper

Certificate of Posting

I am _____ whose address is _____. I declare under penalty of perjury that on _____ I filed this Notice of [Substitute] Trustees 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.

Declarant's Name: _____
Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5022
FILED 9/12/2024 9:38:52 AM



**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 November 05, 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 9/12/2024 9:38:52 AM FRCL-2024-5023 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

ORIGINAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5023
FILED 9/12/2024 9:38:52 AM

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 10/16/2020 and recorded under Volume, Page or Clerk's File No. DOC# RP-2020-633819 in the real property records of Harris County Texas, with HARRISON PRINCE III, A SINGLE MAN as Grantor(s) and MAINSTAR TRUST FBO ALAN SCHWARTZ IRA ACCOUNT NO. T0896700 as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by HARRISON PRINCE III, A SINGLE MAN securing the payment of the indebtedness in the original principal amount of \$50,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by HARRISON PRINCE III. MAINSTAR TRUST FBO ALAN SCHWARTZ IRA ACCOUNT NO. T0896700 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. SUPERIOR LOAN SERVICING is acting as the Mortgage Servicer for MAINSTAR TRUST FBO ALAN SCHWARTZ IRA ACCOUNT NO. T0896700 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SUPERIOR LOAN SERVICING, as Mortgage Servicer, is representing the Mortgagee, whose address is:

MAINSTAR TRUST FBO ALAN SCHWARTZ IRA
ACCOUNT NO. T0896700
c/o SUPERIOR LOAN SERVICING
7525 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303

LEGAL DESCRIPTION OF PROPERTY CONDOMINIUM UNIT NO. 6 IN BUILDING 2 AND THE SPACE ENCOMPASSED BY THE BOUDARIES THEREOF, THE LIMITED

DT: zNOS AND APPT (SVC) 240318

AL: 8415 HEARTH DR, UNIT 6



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5023
FILED 9/12/2024 9:38:52 AM

TO BE SOLD: COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF HEARTHWOOD I, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND DEFINED IN THE CONDOMINIUM DECLARATION 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, 107, PAGE 91, VOLUME 107, PAGE 92 AND FILM CODE NOS. 166021, 166023, 166024 AND 170105 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS. (the "Property")

REPORTED PROPERTY ADDRESS: 8415 HEARTH DR, UNIT 6, HOUSTON, TX 77054

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: 8415 HEARTH DR, UNIT 6




UNRECORDED COPY

Signed on the 12 day of September, 2024

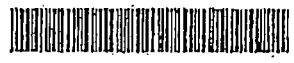
Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


 Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
 Travis H. Gray | SBN: 24044963
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: 8415 HEARTH DR, UNIT 6



FILED 9/12/2024 9:38:52 AM FRCL-2024-5023 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: _____

DT: 2NOS AND APPT (SVC) 240318
AL: 8415 HEARTH DR, UNIT 6



UNOFFICIAL

COPY

24-02769
23610 CARLISE HILLS TRCE, KATY, TX 77493

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT 25, BLOCK 2, ELYSON, SEC 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO. 677608 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 30, 2021 and recorded on January 4, 2022 at Instrument Number RP-2022-5131 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: November 5, 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 PATIENCE DJAM AND EDWIN MANGA ROOHM secures the repayment of a Note dated December 30, 2021 in the amount of \$532,000.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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.



4824687

FRCL-2024-5024

FILED 9/12/2024 9:38:52 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL

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 25, 2020 and recorded under Clerk's File No. RP-2020-135767, in the real property records of HARRIS County Texas, with Stefanie Harris as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for NewRez LLC D/B/A NewRez Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Stefanie Harris securing payment of the indebtedness in the original principal amount of \$315,444.00 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 Stefanie Harris. 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 NINE (9), IN BLOCK FOUR (4), OF CANYON GATE AT PARK LAKES, SECTION SIXTEEN (16), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 612180 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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

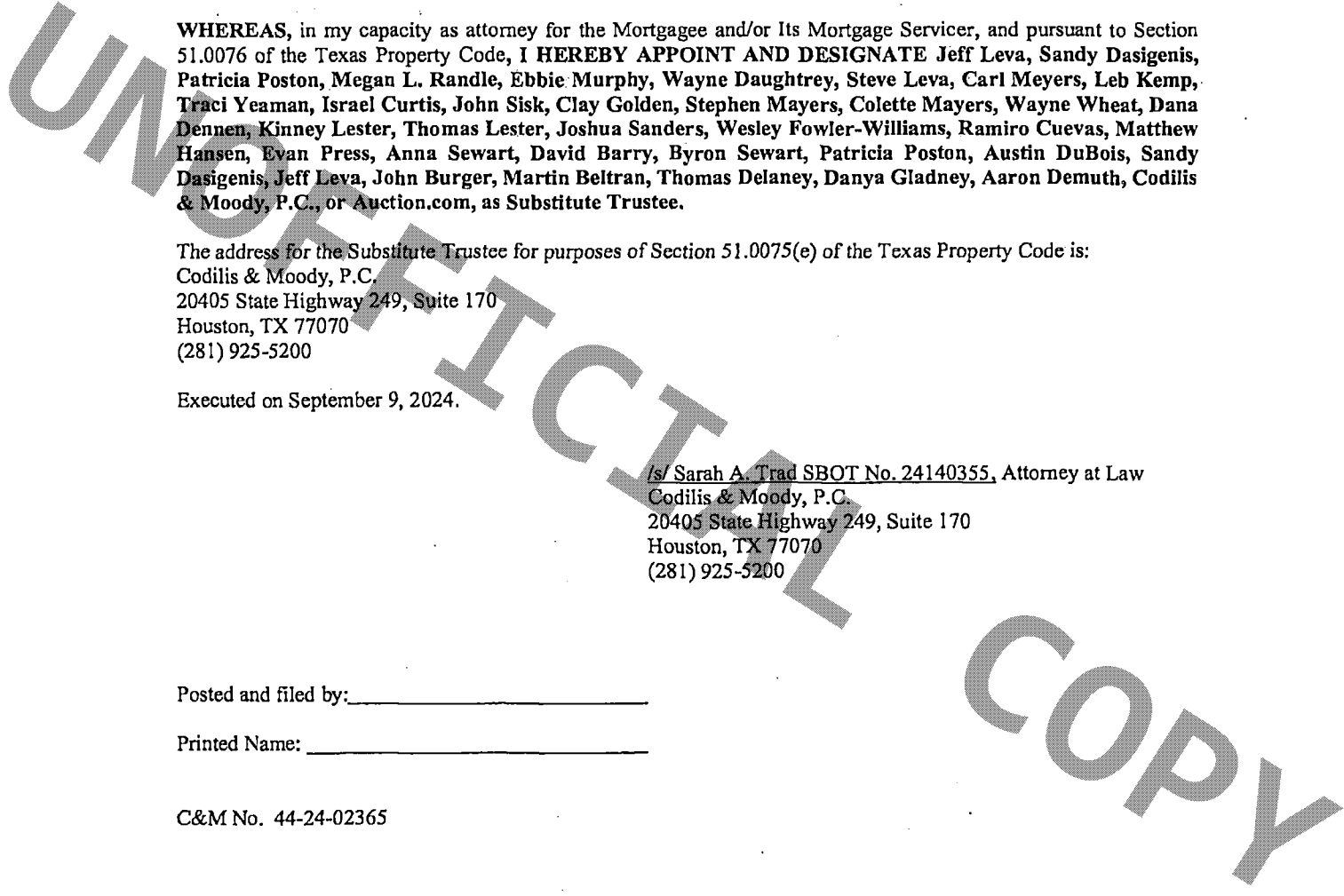
Executed on September 9, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-24-02365



NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codillis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 26, 2008 and recorded under Clerk's File No. 20080161519, in the real property records of HARRIS County Texas, with Jew Don Boney, Jr., a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SecurityNational Mortgage Company, A Utah Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jew Don Boney, Jr., a single person securing payment of the indebtedness in the original principal amount of \$256,000.00 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 Jew Don Boney, Jr. . U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF2 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:

THE EAST THIRTY-TWO FEET (E.32') OF LOT SIXTEEN (16) AND WESTERLY TWENTY-EIGHT FEET (W.28') OF LOT FIFTEEN (15), IN BLOCK FOURTEEN (14) OF RIVERSIDE TERRACE, FIRST SECTION (1ST), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 64, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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-2024-5026
FILED 9/12/2024 9:38:52 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, 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

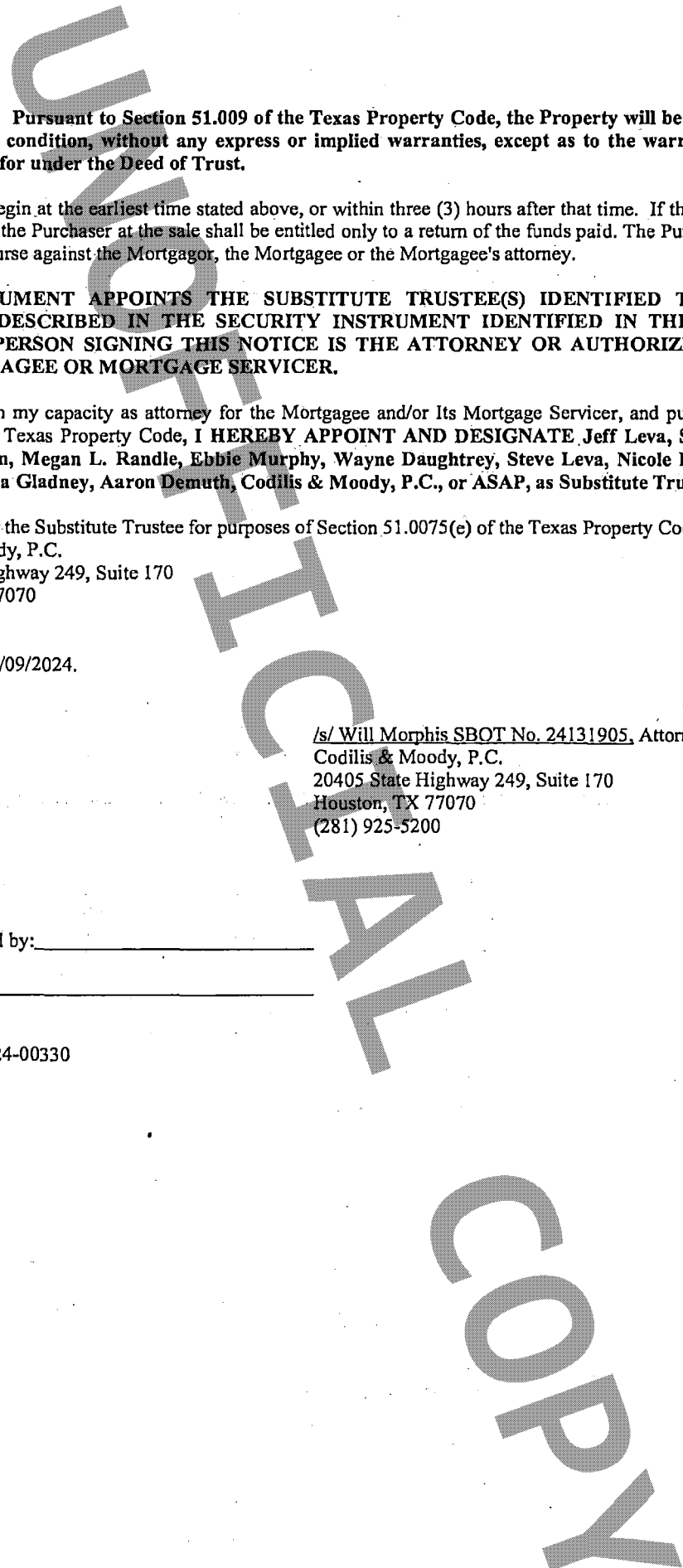
Executed on 09/09/2024.

/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. 44-24-00330



FILED 9/12/2024 11:10:15 AM
FRCL-2024-5027
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: May 22, 2003

Amount: \$264,000.00

Grantor(s): MARK S FAIRCHILD

Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.

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. W700744

Legal Description: LOT ONE (1), IN BLOCK ONE (1), OF ROSE STREET ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 505131 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: November 5, 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.

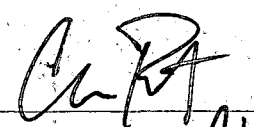
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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, STEVE LEVA, DAVID POSTON, OR AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Alan Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-005603


Printed Name: Chris Poston
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/21/2022	Grantor(s)/Mortgagor(s): NATIONAL PROPERTY VESTORS, LLC, A TEXAS LIMITED LIABILITY COMPANY
Original Beneficiary/Mortgagee: BPL MORTGAGE TRUST, LLC	Current Beneficiary/Mortgagee: Metropolitan Life Insurance Company
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2022-523509	Property County: HARRIS
Mortgage Servicer: Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1600 LBJ Freeway, Farmers Branch, TX 75234
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 23, BLOCK 2, OF LAKEWOOD VILLAGE SUBDIVISION, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 287, PAGE 10, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

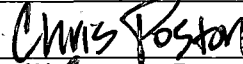
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(i): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 9/10/2024

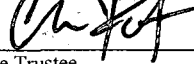


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Fay Servicing, LLC

Dated: 9/12/24



Printed Name:



Substitute Trustee
c/o ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED 9/12/2024 11:10:16 AM
FRCL-2024-5028
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of November, 2024
Time: 10am or not later than three hours after that time
Place: AT The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, or at the area most recently designated by the Harris County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 17, 2001
Grantor(s): EUSEBIO G. SARMIENTO, A MARRIED PERSON AND MICAELA SARMIENTO,
SIGNING PROFORMA TO PERFECT LIEN ONLY
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AMERICA'S
WHOLESALE LENDER, its successors and assigns
Original Principal: \$68,720.00
Recording Information: Deed Inst.# V314757
Current Mortgagee/Beneficiary: J.P. Morgan Mortgage Acquisition Corp.
Secures: The Promissory Note (the "Note") in the original principal amount of \$68,720.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Harris
Property Description: (See Attached Exhibit "A")
Property Address: 12506 Adirondack Drive, Houston, TX 77089
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 24-01473TX

FILED 9/12/2024 11:10:17 AM FRCL-2024-5029 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Liebert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 90 McCalla Raymer Liebert Pierce, LLC I declare

under penalty perjury that Sept. 12, 2024 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

Return to: McCalla Raymer Liebert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

COPY

NOTICE

EXHIBIT "A"

LOT THIRTEEN (13), IN BLOCK TWENTY-SEVEN - (27) OF SCARSDALE, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 188, PAGE 78 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5029

FILED 9/12/2024 11:10:17 AM

24-236965

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: December 28, 2005	Original Mortgagor/Grantor: WENDY MURRELL
Original Beneficiary / Mortgagee: BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET LOAN TRUST 2015-1
Recorded in: Volume: N/A Page: N/A Instrument No: Z025419	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 \$111,540.00, executed by WENDY MURRELL and payable to the order of Lender.

Property Address/Mailing Address: 1426 OXBERG TRL, HOUSTON, TX 77073

Legal Description of Property to be Sold: LOT SEVEN (7), IN BLOCK THREE (3), OF MEADOWVIEW FARMS SEC. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. X-699090, RECORDED AT FILM CODE NO. 560133, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: November 5, 2024	Earliest time Sale will begin: 10:00 AM
---------------------------------------	--

Place of sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET LOAN TRUST 2015-1*, 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)



FILED 9/12/2024 11:10:18 AM FRCL-2024-5030 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNRECORDED COPY

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 *WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET LOAN TRUST 2015-1* 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 & Partiers, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

Notice of Acceleration

FILED 9/12/2024 11:10:19 AM FRCL-2024-5031 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Patricia Poston, Sandy Dasigenis, Jeff Leva, Martin Beltran, David Poston, Nick Poston, Chris Poston, Amar Sood, Nicole Durrett
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

COPY

TS No TX01000020-24-1

APN 0352440000008 &
0352440000005

TO No 240448442-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 28, 2023, LA MONARCA INVESTMENT PLUS MANAGEMENT GROUP LLC as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **RECONVEYANCE PROFESSIONALS INC.** as Trustee, **RAIN CITY CAPITAL LLC** as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of **\$1,515,000.00**, payable to the order of **FMJM RWL VI TRUST 2021-1** as current Beneficiary, which Deed of Trust recorded on **May 5, 2023** as Document No. **RP-2023-164264** 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 0352440000008 & 0352440000005

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, Chris 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 FMJM RWL VI TRUST 2021-1, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 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.**

TS No TX01000020-24-1

APN 0352440000008 &
0352440000005

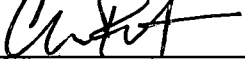
TO No 240448442-TX-RWI

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FMJM RWL VI TRUST 2021-1'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 FMJM RWL VI TRUST 2021-1'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 12 day of September, 2024, _____


By: Patricia Poston, Sandy Dasigenis, Jeff Leva, Martin Beltran, David Poston, Nick Poston, Chris
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
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5031
FILED 9/12/2024 11:10:19 AM

UNOFFICIAL COPY

EXHIBIT "A"

BEING 0.3013 -ACRE (13,125 SQUARE FEET) TRACT OF LAND SITUATED IN THE S. M. HARRIS SURVEY, ABSTRACT NO. 327, IN HARRIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, AND 7, ALL OF LOT 8, AND THE NORTH 25 FEET OF LOT 9 OF T. N. O. MACHINE SHOP GROUNDS, A SUBDIVISION RECORDED IN VOLUME 59, PAGE 37 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (D.R.H.C.T.). SAID 0.3013 -ACRE TRACT BEING A PORTION OUT OF A CALLED 0.4735 -ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP -2022-395178 OFFICIAL PUBLIC RECORDS HARRIS COUNTY, TEXAS (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1-INCH IRON PIPE FOUND IN THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF HARRINGTON STREET (60 FEET WIDE) AND THE WESTERLY R.O.W. LINE OF STEVENS STREET (43.33 FEET WIDE) MARKING THE NORTHEAST CORNER OF SAID 0.4735 -ACRE TRACT AND OF SAID LOT 7; THENCE SOUTH 02°10'16" EAST, WITH THE WESTERLY R.O.W LINE OF STEVENS STREET, A DISTANCE OF 60.00 FEET TO A 5/8 -INCH IRON ROD WITH CAP (DART) SET MARKING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 02°10'16" EAST, WITH THE WESTERLY R.O.W LINE OF STEVENS STREET, A DISTANCE OF 105.00 FEET TO A 5/8 - INCH IRON ROD WITH CAP (DART) SET MARKING THE NORTHEAST CORNER OF A CALLED TRACT 1 RECORDED UNDER H.C.C.F. NO. 20140244165 O.P.R.H.C.T., THE SOUTHEAST CORNER OF SAID 0.4735 -ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 87°49'44" WEST, WITH THE NORTHERLY LINE OF SAID TRACT 1, A DISTANCE OF 125.00 FEET TO A 5/8 -INCH IRON ROD WITH CAP (DART) SET MARKING THE NORTHWEST CORNER OF SAID TRACT 1, THE SOUTHWEST CORNER OF SAID 0.4735 -ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 02°10'16" WEST, WITH THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 105.00 FEET TO A 5/8 -INCH IRON ROD WITH CAP (DART) SET MARKING THE SOUTHWEST CORNER OF THE REMAINING PORTION OF SAID 0.4735 -ACRE TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 87°49'44" EAST, WITH THE SOUTHERLY LINE OF THE REMAINING PORTION OF SAID 0.4735 -ACRE TRACT, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3013 -ACRE (13,125 SQUARE FEET) MORE OR LESS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5031

FILED 9/12/2024 11:10:19 AM

UNOFFICIAL COPY

REGIONS MORTGAGE (UPN)
LY, VAN ANH
17147 DEATON MILL DRIVE, HOUSTON, TX 77095

CONVENTIONAL
Firm File Number: 13-010877

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 22, 2006, VAN ANH LY, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to STEPHEN W. BING, ROBERT J. ADAM OR LEIGH ANN THOMPSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GLENWOOD FINANCIAL, LLC 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 20060222835, 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, November 5, 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 SIXTY-ONE (61) IN BLOCK ONE (1) OF CANYON LAKES AT STONEGATE, SECTION FOUR (4) A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 560028 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 17147 DEATON MILL DRIVE
HOUSTON, TX 77095
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE
6200 POPLAR AVENUE
MEMPHIS, TN 38119

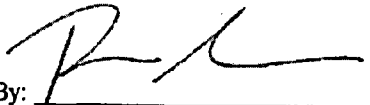
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE (S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


SUBSTITUTE TRUSTEE

Amar Sood, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, 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 September 9, 2024.


By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5032
FILED 9/12/2024 3:27:56 PM

Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Regions Bank dba Regions Mortgage

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

(October 16, 2023)

DEED OF TRUST ("Deed of Trust"):

Dated: October 7, 2022

Grantor: **EQUIVEST PROFESSIONALS LLC**

Trustee: **JOEL SHAW**

Lender: **NORMANGEE STATE BANK**

Recorded in: Clerk's Instrument Number RP-2022-503383 of the real property records of Harris County, Texas

Legal Description:

All that certain tract or parcel of land containing 0.0872 ACRE, being Lot 7, Block 3, LIBERTY ROAD MANOR, Section 5, An unrecorded subdivision out of Lot 25, of the QUIMBY ADDITION as recorded in Volume 167, Page 58 of the Harris County Deed Records, J. L. STANLEY SURVEY, A-700, Harris County, Texas, being the same tract recorded in the name of SHILOH ASSOCIATES LLC. and SWEET HOMES, CO. LLC. under Harris County Clerk's File (H.C.C.F.) No. RP-2021- 420857 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Secures: **Promissory Note ("Note") in the original principal amount of \$221,000.00, executed by EQUIVEST PROFESSIONALS LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender**

FORECLOSURE SALE:

Date: **Tuesday, November 5, 2023**

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 12:00 P.M. and not later than three hours thereafter.**

Place: At the place designated for Foreclosure Sales by the Commissioner's Court of Harris County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that **NORMANGEE STATE BANK'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, **NORMANGEE STATE BANK**, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

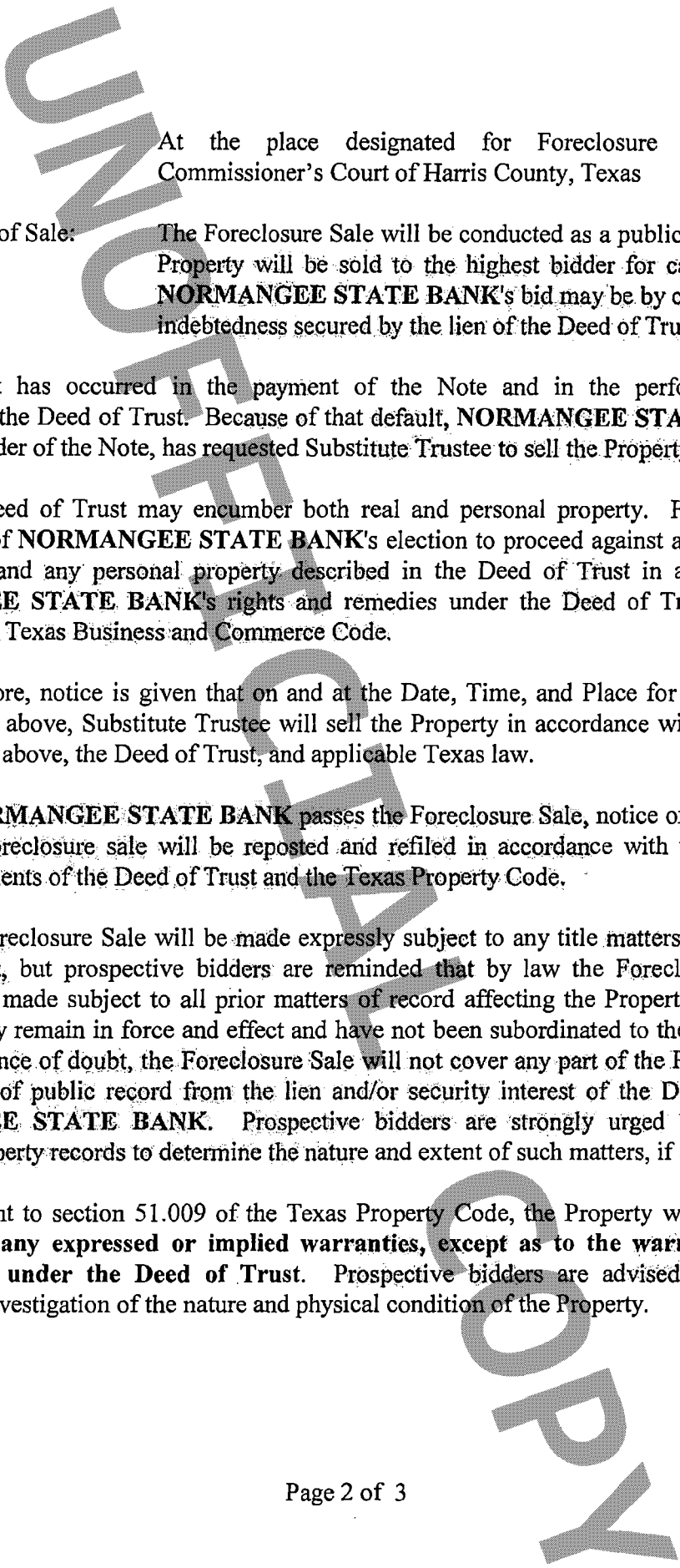
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of **NORMANGEE STATE BANK's** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **NORMANGEE STATE BANK's** rights and remedies 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 **NORMANGEE STATE BANK** 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 **NORMANGEE STATE BANK**. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

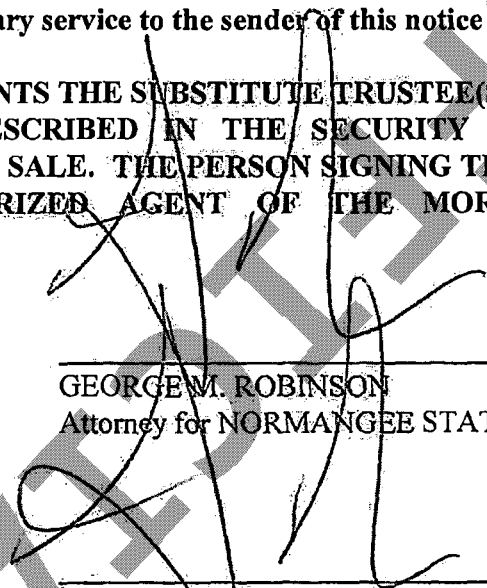
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.



GEORGE M. ROBINSON
Attorney for NORMANGEE STATE BANK

GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542

COPY

Exhibit "A"

A tract of land containing 0.0872 Acre, being Lot 7, Block 3 of Liberty Road Manor Section 25, an unrecorded subdivision situated in Lot 28 of the Quimby Addition as recorded in Volume 167, Page 58 of the Harris County Deed Records, out of the John L. Stanley Survey, Abstract No. 700 of Harris County, Texas being the same tract recorded in the name of Shiloh Associates LLC, and Sweet Homes, Co. LLC. under Harris County Clerk's File (H.C.C.F.) No. RP-2021-420857 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 Document No. 03-057165 of the O.R.B.C.T.)

COMMENCING at an 1 Inch iron pipe found at the intersection of the east right-of-way line of Tommye Drive (60 Feet wide) and the south right-of-way line of Safebuy Street (60 Feet wide);

THENCE, NORTH 86 Degrees 51' 24" EAST, with said south right-of-way line, passing at a distance of 80.00 Feet a 5/8 Inch iron rod found, passing at an additional 40.00 Feet a second 5/8 Inch iron rod found, passing at an additional distance of 80.00 Feet a third 5/8 Inch iron rod found and continuing an additional 40.00 Feet for a total distance of 240.00 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northwest corner and POINT OF BEGINNING of this tract;

THENCE, NORTH 86 Degrees 51' 24" EAST, continuing with said south right-of-way line, a distance of 38.00 Feet to an iron rod found at the northeast corner of this tract;

THENCE, SOUTH 03 Degrees 52' 36" EAST, with the west line of Lot 8 as recorded in the name of Mary Ruffin and Tony Gill under H.C.C.F. No. 20060012956 of the R.P.R.H.C.T., a distance of 100.00 Feet to a point at the southeast corner of this tract;

THENCE, SOUTH 86 Degrees 51' 24" WEST, with the north line of Lot 9 as recorded in the name of Teletha Gipson under H.C.C.F. No. 20080097604 of the R.P.R.H.C.T., a distance of 38.00 Feet to a point at the southwest corner of this tract;

THENCE, NORTH 03 Degrees 52' 36" WEST, with the east line of Lot 6 as recorded in the name of Shiloh Associates LLC, and Sweet Homes, Co. LLC. under H.C.C.F. No. RP-2021-533686 of the R.P.R.H.C.T.), a distance of 100.00 Feet to the POINT OF BEGINNING and containing 0.0872 Acre of land.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5034
FILED 9/16/2024 2:52:10 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 to be sold is described as follows:

BEING A PORTION OF LOT 13, IN BLOCK 20, OF NEWPORT-SECTION 1, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF IN VOLUME 190, PAGE 105, MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBD BY METES AND BOUNDS ATTACHED.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated August 11, 2021, and recorded in real property records of Harris County, Texas as Document No. RP-2021-456627.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

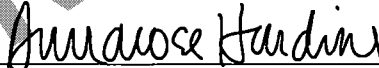
Date: November 5, 2024
Time: 10:00 A.M. (or within three hours thereafter)
Place: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

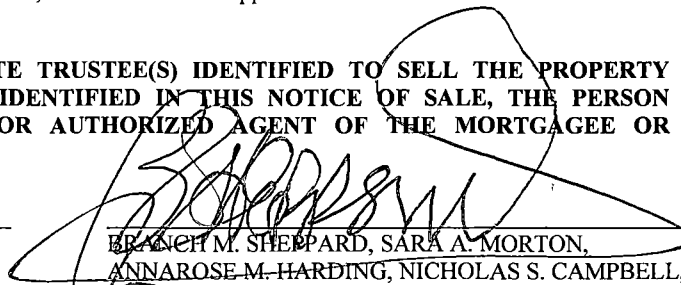
5. Obligations Secured. The Deed of Trust executed by NOE JR. SANCHEZ AND ADRIANA GRISEL GOMEZ PEREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$177,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. EL GINTHER, is the current mortgagee of the note and deed of trust whose address is 1517 San Jacinto Street, Houston, Texas 77002.

6. 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 Sara A. Morton, Annarose M. Harding, Nicholas Campbell, Haley B. Sheppard, and Branch M. Sheppard as 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.



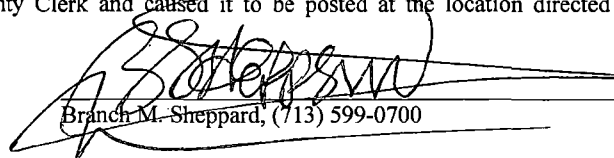
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
Annarose M. Harding, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700



BRANCH M. SHEPPARD, SARA A. MORTON,
ANNAROSE M. HARDING, NICHOLAS S. CAMPBELL,
OR HALEY B. SHEPPARD
c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I am BRANCH M. SHEPPARD whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on September 16, 2024, I filed this Notice of Foreclosure Sale at the office of the Montgomery County Clerk and caused it to be posted at the location directed by the Montgomery County Commissioners Court.



Branch M. Sheppard, (713) 599-0700

FILED 9/16/2024 3:50:33 PM FRCL-2024-5035 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Substitute Trustee Sale

T.S. #: 24-11600

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 11/5/2024
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM
Place: Harris County Courthouse in HOUSTON, Texas, at the following location: PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

LOT ONE (1), IN BLOCK TWELVE (12), OF AFTON OAKS, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGE 18 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 12/29/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No RP-2022-605550, recorded on 12/29/2022, of the Real Property Records of Harris County, Texas.
Property Address: 4601 STAUNTON ST HOUSTON TEXAS 77027

Trustor(s):	RYAN S. MCCARTHY	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER, ITS SUCCESSORS AND ASSIGNS
Current Beneficiary:	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-4	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
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, Prestige Default Services, LLC		

T.S. #: 24-11600

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by RYAN S. MCCARTHY, AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$754,800.00, executed by RYAN S. MCCARTHY, AN UNMARRIED MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RYAN S. MCCARTHY, AN UNMARRIED MAN to RYAN S. MCCARTHY. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-4 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Wilmington Savings Fund Society, FSB, not in its individual capacity
but solely as owner trustee for Verus Securitization Trust 2023-4
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743
800-365-7107**

T.S. #: 24-11600

Dated: 9-16-24

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,

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 TRUSTEE'S SALE

Owner(s): Gerald Bonnette

Association: Mosaic Residential North Condominium Association, Inc.

Declaration: Declaration of Condominium for Mosaic Residential North Condominium, as amended, recorded in the Official Public Records of Harris County, Texas, under Document No. 20070700557

Property: CONDOMINIUM UNIT NO. 11201, MOSAIC RESIDENTIAL NORTH CONDOMINIUM, 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 FILM CODE NOS. 200161, 201173, 202070, 203093, 203098, 206065, 206210, 206288, 207155 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY TEXAS; OR MORE COMMONLY KNOWN AS: 5925 ALMEDA ROAD UNIT 11201, HOUSTON, TEXAS 77004

Trustee(s): Edward (Teddy) Holtz, Winstead PC, 600 Travis Street, Suite 5200, Houston, Texas 77002

Date of Sale: November 5, 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 Harris County Commissioner's Court.

Statutory Disclosures: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 Declaration, the Association was granted the authority to levy assessments for common expenses and other charges against each property owner in the regime subject to the Declaration. Such unpaid 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 is in default in the payment of said assessments and remains in default after the Association sent demands for payment of all delinquent amounts to Owner. The Association intends to enforce its rights pursuant to the Declaration and applicable law and has appointed and directed 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 hereby 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 as prescribed by the Declaration and Section 51.002 of the Texas Property Code. 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. The sale pursuant to this Notice shall be made "as is" and "where is" and subject to any and all taxes, any other liens having priority over the

FRCL-2024-5036

FILED 9/16/2024 4:15:54 PM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Lien in favor of the Association, subject to all matters of record affecting the above-described property, and with no warranty of title whatsoever.



Edward (Teddy) Holtz
Trustee for Mosaic Residential North
Condominium Association, Inc.
Winstead PC
600 Travis Street, Suite 5200
Houston, Texas 77002

FILED 9/16/2024 4:15:54 PM FRCL-2024-5036 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY
UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5037
FILED 9/18/2024 9:22:19 AM

Notice of Substitute Trustee Sale

T.S. #: 24-11987

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024
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 West Fifty Feet (W 50'), of Lot Thirty-Two (32) and the East Five Feet (E 5'), of Lot Thirty-Three (33), in Block Twenty-Four (24), of Green Ridge North, Section Nine (9), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 168, Page 8, Map Records of Harris County, Texas, and refiled under Volume 173, Page 80, Map Records of Harris County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 3/18/2003 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No W564644, recorded on 4/8/2003, of the Real Property Records of Harris County, Texas.

Property Address: 260 HARDWICKE RD HOUSTON, TX 77060

Trustor(s): RINA YOLANDA MEJIA **Original Beneficiary:** WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNS

Current Beneficiary: U.S. Bank Trust National Association, as Trustee of the FW Series I Trust **Loan Servicer:** SN Servicing Corporation

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

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5037
FILED 9/18/2024 9:22:19 AM

T.S. #: 24-11987

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 RINA YOLANDA MEJIA, A MARRIED WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

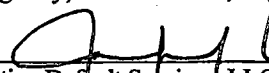
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$82,555.00, executed by RINA YOLANDA MEJIA, A MARRIED WOMAN, and payable to the order of WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RINA YOLANDA MEJIA, A MARRIED WOMAN to RINA YOLANDA MEJIA. U.S. Bank Trust National Association, as Trustee of the FW Series I 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 FW Series I Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

Dated: 9-18-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, 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

FILED 9/18/2024 9:22:19 AM FRCL-2024-5037 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

T.S. #: 24-11987

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-2024-5038

FILED 9/19/2024 8:51:36 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/30/2021	Grantor(s)/Mortgagor(s): JAVIER VICTORJCA, JOINED HERIN PRO FORMA BY HIS SPOUSE, DIANA GOMEZ, AND AIDA IRIS VICTORICA, AN UNMARRIED PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR T2 FINANCIAL, LLC DBA/REVOLUTION MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2021-566339	Property County: HARRIS
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: 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 SIX (6), IN BLOCK ONE (1), OF DEVONSHIRE WOODS, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 355070, 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(f): 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: 9/18/2024

Dated: September 19, 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-24-102121-POS
Loan Type: Conventional Residential

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/20/2021	Grantor(s)/Mortgagor(s): NATIONAL PROPERTY VESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY
Original Beneficiary/Mortgagee: CONSTRUCTIVE LOANS, LLC, A DELAWARE LIMITED LIABILITY COMPANY	Current Beneficiary/Mortgagee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of NLT 2021-INV2 Trust
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2021-414193	Property County: HARRIS
Mortgage Servicer: Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1600 LBJ Freeway, Farmers Branch, TX 75234
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 19, IN BLOCK 4, OF WILLOWOOD, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 179, PAGE 77 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Anna Swart, David Barry, Byron Swart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(f): 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: 9/18/2024

Dated: September 19, 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 ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-102142-POS
Loan Type: Business Purpose Loan

FILED 9/19/2024 8:51:36 AM FRCL-2024-5039 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5040

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/26/2020	Grantor(s)/Mortgagor(s): HAYDEE CARPY AND ABDULAZIZ FALLATA, WIFE AND HUSBAND AND HAYDEE LAAKE, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: BOKF, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2020-519614	Property County: HARRIS
Mortgage Servicer: Bank of Oklahoma, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 7060 S. Yale Avenue, Suite 200, Tulsa , OK 74136
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: 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 11, IN BLOCK 1, OF ASHFORD FOREST, SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 136, PAGE 61 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: 9/12/2024

Dated: September 19, 2024

SANDY DASIGENIS

Printed Name:

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Bank of Oklahoma, N.A.

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-102440-POS
Loan Type: Conventional Residential

FILED 9/19/2024 8:51:36 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5041
FILED 9/19/2024 8:51:36 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/18/2020	Grantor(s)/Mortgagor(s): REBECA RODRIGUEZ, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2020-445396	Property County: HARRIS
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: 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 TWO (2), IN BLOCK ONE (1) OF INDEPENDENCE PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 269, 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, 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: 9/16/2024

Dated: September 19, 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-24-102448-POS
Loan Type: Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5042

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/2/2017	Grantor(s)/Mortgagor(s): MATTHEW LEE AND HEATHER LEE, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMNEE FOR GOLD STAR MORTGAGE FINANCIAL GROUP, CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: NewRez LLC dba Shellpoint Mortgage Servicing
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2017-247941	Property County: HARRIS
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 37, BLOCK 2, VENTANA LAKES SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 658288, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva, Amar Sood, David Poston, Nick Poston or Chris Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

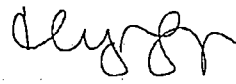
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

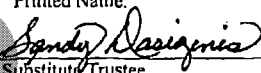
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(i): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 9/18/2024

Dated: September 19, 2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

SANDY DASIGENIS
Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-102789-POS
Loan Type: Conventional Residential

FILED 9/19/2024 8:51:36 AM

UNRECORDED COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/5/2013	Grantor(s)/Mortgagor(s): ERIC PAUL PARKER AND CANDICE CRISWELL, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: 046-93 Page: 1332 Instrument No: 20130346498	Property County: HARRIS
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT THIRTY-SIX (36), BLOCK THREE (3), OF WEST MEADOWS, SECTION THREE (3) A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 650273 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(D): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

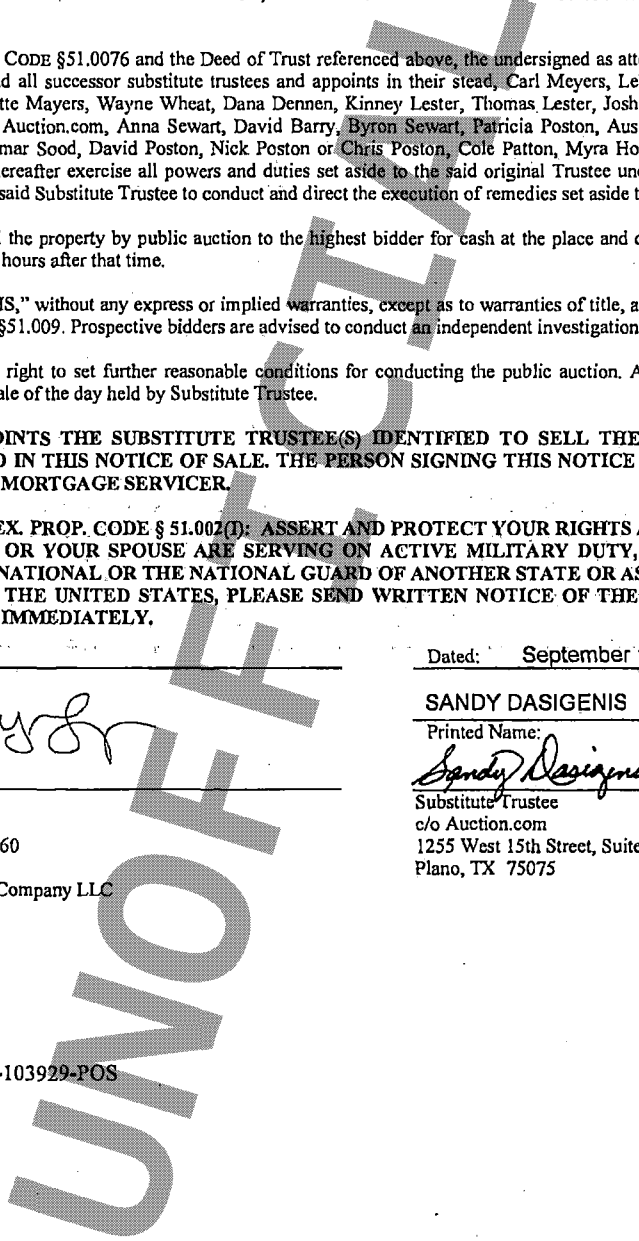
Dated: 9/16/2024

Dated: September 19, 2024

Thuy Frazier
 Thuy Frazier, Attorney
 McCarthy & Holthus, LLP
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for Guild Mortgage Company LLC

SANDY DASIGENIS
 Printed Name:
Sandy Dasigenis
 Substitute Trustee
 c/o Auction.com
 1255 West 15th Street, Suite 1060
 Plano, TX 75075

MH File Number: TX-24-103929-POS
 Loan Type: FHA



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/12/2013	Grantor(s)/Mortgagor(s): RICHARD CALLE, A MARRIED MAN AND JAMIE CALLE, HIS WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 20130623165	Property County: HARRIS
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: 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 50 IN BLOCK 4, OF NORTH KINGWOOD FOREST, A SUBDIVISION, IN HARRIS AND MONTGOMERY COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 510044 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND CABINET S, SHEETS 46 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS (THE SUBJECT PROPERTY LIES WITHIN HARRIS COUNTY)

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 Demmen, 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.

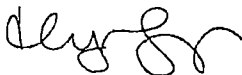
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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(D): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 9/12/2024

Dated: September 19, 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 Guild Mortgage Company LLC

MH File Number: TX-24-104056-POS
Loan Type: FHA

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5045
FILED 9/19/2024 8:51:36 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/18/2005	Grantor(s)/Mortgagor(s): TIMOTHY C. HANSEN, AN UNMARRIED PERSON AND CISSI L. BARBER, AN UNMARRIED PERSON
Original Beneficiary/Mortgagee: TRICAP CORPORATION	Current Beneficiary/Mortgagee: Citibank, N.A.
Recorded in: Volume: RP 005-88 Page: 0516 Instrument No: Y486390	Property County: HARRIS
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10am
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.	

Legal Description: LOT TWENTY-TWO (22), IN BLOCK SEVEN (7) OF MILLRIDGE NORTH, SECTION TWO (2), CORRECTION PLAT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 303, PAGE 42 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: 9/17/2024

Dated: September 19, 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 Trustec
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-104282-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 October 02, 2019 and recorded under Clerk's File No. RP-2019-443222, in the real property records of HARRIS County Texas, with JC Henderson, an unmarried man and Katrina A Milligan, as Joint Tenants. as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by JC Henderson, an unmarried man and Katrina A Milligan, as Joint Tenants. securing payment of the indebtedness in the original principal amount of \$122,220.00 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 JC Henderson. Newrez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT FOURTEEN (14), BLOCK FIVE (5), OF FOXWOOD, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 238, PAGE 10, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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 9/19/2024 8:53:20 AM FRCL-2024-5046 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5046

FILED 9/19/2024 8:53:20 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 September 17, 2024.

UNOFFICIAL COPY

/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. 44-24-02299

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 15, 2017 and recorded under Clerk's File No. RP-2017-127048, in the real property records of HARRIS County Texas, with James Rudy Gernand and Kelli S Gernand who acquired title as Kelli S Stripling as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by James Rudy Gernand and Kelli S Gernand who acquired title as Kelli S Stripling securing payment of the indebtedness in the original principal amount of \$50,000.00 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 James Rudy Gernand. JPMorgan Chase Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. JPMorgan Chase Bank, National Association is acting as the Mortgage Servicer for the Mortgagee. JPMorgan Chase Bank, National Association, is representing the Mortgagee, whose address is: 3415 Vision Drive, Columbus, OH 43219-6009.

Legal Description:

LOT TWO HUNDRED THIRTY-SIX (236) IN BLOCK ELEVEN (11) OF LEXINGTON WOODS NORTH, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 253, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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 9/19/2024 8:53:20 AM FRCL-2024-5047 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 ServiceLink Auction, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 09/17/2024.

/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. 44-24-00075

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5047

FILED 9/19/2024 8:53:20 AM

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 28, 2006 and recorded under Clerk's File No. Z136499, in the real property records of HARRIS County Texas, with Tony S. Mitchell, a married man & Stacey L. Mitchell, his spouse, signing pro forma to perfect lien only as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for WMC Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tony S. Mitchell, a married man & Stacey L. Mitchell, his spouse, signing pro forma to perfect lien only securing payment of the indebtedness in the original principal amount of \$146,620.00 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 Tony S. Mitchell. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2, Mortgage Pass-Through Certificates, Series 2006-WMC2 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 37, BLOCK 3, OF EAGLE LANDING SEC. 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER FILM CODE NO. 576270, MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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



FRCL-2024-5048
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 9/19/2024 8:53:20 AM

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 September 16, 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. 44-24-02383

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 31, 2013 and recorded under Vol. ER 052-85, Page 1912, or Clerk's File No. 20140001125 corrected in 20140149751, in the real property records of HARRIS County Texas, with Michael Batiste and Watonna Batiste, husband and wife. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Texas Tech Federal Credit Union, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael Batiste and Watonna Batiste, husband and wife. securing payment of the indebtedness in the original principal amount of \$417,000.00 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 Michael Batiste, Watonna Batiste. 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:

BEING A TRACT OF LAND CONTAINING 0.3542 OF AN ACRE (15,429 SQUARE FEET) LOCATED IN HARRIS COUNTY, TEXAS; SAID 0.3542 ACRE TRACT BEING A PORTION OF LOT 13 AND ALL OF LOT 14, BLOCK 1, OUT OF VILLAGES OF CYPRESS LAKES, SECTION FIVE (5), PARTIAL REPLAT NO. ONE (1), A SUBDIVISION IN THE H.T.C. & B.R.R. CO. SURVEY, ABSTRACT NO. 403, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NUMBER 615045 OF THE HARRIS COUNTY MAP RECORDS; SAID 0.3542 ACRE AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 11/05/2024

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



FILED 9/19/2024 8:53:20 AM
FRCL-2024-5049
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5049
FILED 9/19/2024 8:53:20 AM

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 September 16, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-24-02376

UNOFFICIAL

EXHIBIT "A"

BEING A TRACT OF LAND CONTAINING 0.3542 OF AN ACRE (15,429 SQUARE FEET) LOCATED IN HARRIS COUNTY, TEXAS; SAID 0.3542 ACRE TRACT BEING A PORTION OF LOT 13 AND ALL OF LOT 14, BLOCK 1, OUT OF VILLAGES OF CYPRESS LAKES, SECTION FIVE (5), PARTIAL REPLAT NO. ONE (1), A SUBDIVISION IN THE H.T.C. & B.R.R. CO SURVEY, ABSTRACT NO. 403 HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NUMBER 615045 OF THE HARRIS COUNTY MAP RECORDS, SAID 0.3542 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON SAID VILLAGE OF CYPRESS LAKES, SECTION 5, PARTIAL REPLAT NO.1)

BEGINNING AT A 5/8 INCH CAPPED IRON ROD FOUND AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 14 AND THE EASTERLY CORNER OF RESTRICTED RESERVE "D" OF SAID VILLAGES OF CYPRESS LAKES, SECTION 5, PARTIAL REPLAT NO. 1, ON THE SOUTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF PACKARD FALLS COURT (FIFTY FEET WIDE PER FILM CODE NUMBER 615046, OF THE HARRIS COUNTY MAP RECORDS),

THENCE, WITH THE NORTHWEST LINES OF SAID LOTS 13 AND 14 AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID PACKARD FALLS COURT THE FOLLOWING TWO (2) COURSES

- 1) 112.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 129 DEGREES 09 MINUTES 41 SECONDS, AND A CHORD THAT BEARS NORTH 43 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 90.32 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT A POINT OF REVERSE CURVATURE.
- 2) 6.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 15 DEGREES 40 MINUTES 15 SECONDS, AND A CHORD THAT BEARS NORTH 12 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 6.82 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, THROUGH AND ACROSS SAID LOT 13, SOUTH 41 DEGREES 32 MINUTES 11 SECONDS EAST, A DISTANCE OF 147.19 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, WITH THE SOUTHEAST LINES OF SAID LOTS 13 AND 14, SOUTH 48 DEGREES 27 MINUTES 49 SECONDS WEST, A DISTANCE OF 129.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE MOST SOUTHERLY CORNER OF SAID LOT 14.

THENCE, WITH THE SOUTHWESTERLY LINE OF SAID LOT 14, NORTH 41 DEGREES 32 MINUTES 11 SECONDS WEST, A DISTANCE OF 113.39 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF SAID LOT 14 AND THE SOUTHERLY CORNER OF SAID RESTRICTED RESERVE "D".

THENCE, WITH THE NORTHWESTERLY LINE OF SAID LOT 14 AND THE SOUTHEASTERLY LINE OF SAID RESTRICTED RESERVE "D", NORTH 18 DEGREES 27 MINUTES 49 SECONDS EAST, A DISTANCE OF 41.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3542 ACRE (15,429 SQUARE FEET OF LAND, MORE OR LESS

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 November 05, 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: 5634 CERRITOS DR



4825210

FILED 9/19/2024 8:53:20 AM FRCL-2024-5050 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5050
FILED 9/19/2024 8:53:20 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 11/06/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-427170 in the real property records of Harris County Texas, with THE KEEPSAKE GROUP LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by THE KEEPSAKE GROUP LLC securing the payment of the indebtedness in the original principal amount of \$200,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by THE KEEPSAKE GROUP 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 1, BLOCK 62, OF WESTBURY, SECTION NO. 3, PARTIAL REPLAT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 10, OF THE MAP RECORDS OF HARRIS

DT: zNOS AND APPT (SVC) 240318

AL: 5634 CERRITOS DR



FRCL-2024-5050
FILED 9/19/2024 8:53:20 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COUNTY, TEXAS (the "Property")

REPORTED

PROPERTY ADDRESS: 5634 CERRITOS DR, HOUSTON, TX 77035

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: 5634 CERRITOS DR



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5050

FILED 9/19/2024 8:53:20 AM

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 14 day of September, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis Gray

Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS

MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 240318

AL: 5634 CERRITOS 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: 5634 CERRITOS DR



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: 11/05/2024

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harris County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 9/1/2016 and recorded in the real property records of Harris County, TX and is recorded under Clerk's File/Instrument Number RP-2016-398887; Re-Recorded in INSTRUMENT NUMBER RP-2016-406498, with Ricardo D. Lee (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for InterLinc Mortgage Services, LLC. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ricardo D. Lee, securing the payment of the indebtedness in the original amount of \$211,312.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NewRez LLC dba Shellpoint Mortgage Servicing is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT ELEVEN (11), IN BLOCK THREE (3), OF BRADBURY FOREST, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 663217 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



4825234

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5051

FILED 9/19/2024 8:53:20 AM

UNOFFICIAL COPY

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current Mortgagee whose address is:

NewRez LLC dba Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, SC 29601

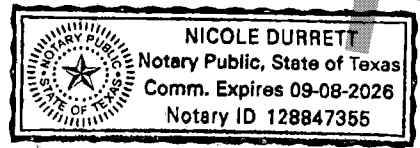
Sandy Dasigenis

SUBSTITUTE TRUSTEE
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, John Burger, Martin Beltran OR Kirk Schwartz, Esq., Carson Emmons, Esq., c/o Albertelli Law
6565 N MacArthur Blvd, Suite
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 19th day of September, 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: _____

UNRECORDED COPY

FILED 9/19/2024 9:17:40 AM FRCL-2024-5053 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

20931 BANYAN CREST LN
KATY, TX 77449

00000010119758

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**
 Date: November 05, 2024
 Time: The sale will begin at 10:00 AM or not later than three hours after that time.
 Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.
2. **Terms of Sale.** Cash.
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 15, 2018 and recorded in Document CLERK'S FILE NO. RP-2018-386905 real property records of HARRIS County, Texas, with LUISA CRISTINA RIVAS AKA LUISA CHRISTINA MUNOZ, A MARRIED WOMAN, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LUISA CRISTINA RIVAS AKA LUISA CHRISTINA MUNOZ, A MARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$123,507.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. EAST WEST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

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 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

FILED 9/19/2024 9:17:40 AM FRCL-2024-5053 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

20931 BANYAN CREST LN
KATY, TX 77449

00000010119758

00000010119758

HARRIS

EXHIBIT "A"

TAX ID NUMBER(S): 1262810010034, 126-281-001-0034

LAND SITUATED IN THE CITY OF KATY IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT THIRTY-FOUR (34) IN BLOCK ONE (1), OF BRIDGEWATER MEADOW SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 573118 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COMMONLY KNOWN AS: 20931 BANYAN CREST LN, KATY, TX 77449

FILED 9/19/2024 9:17:40 AM

FRCL-2024-5053

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY
UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5054
FILED 9/19/2024 9:17:40 AM

8710 CONGO LANE
HOUSTON, TX 77040

00000010241412

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: November 05, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 04, 2023 and recorded in Document CLERK'S FILE NO. RP-2023-121975; AS AFFECTED BY CLERK'S FILE NO. RP-2023-253375 real property records of HARRIS County, Texas, with JAVIER AVILA RAMIREZ AND ERICA A RAMIREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAVIER AVILA RAMIREZ AND ERICA A RAMIREZ, securing the payment of the indebtednesses in the original principal amount of \$648,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ILLINOIS GENERAL INVESTMENT TRUST II is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 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



8710 CONGO LANE
HOUSTON, TX 77040

00000010241412

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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.

Il sb

Israel Saucedo

Certificate of Posting

My name is _____ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5054

FILED 9/19/2024 9:17:40 AM

COPY

8710 CONGO LANE
HOUSTON, TX 77040

00000010241412

00000010241412

HARRIS

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE JOHN WAUGH SURVEY, ABSTRACT NO. 831, HARRIS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO BRENDA D. SWAFFORD, A SINGLE PERSON, BY DEED RECORDED IN DOCUMENT NO. 20070155989, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO SD PROPERTY INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED IN DOCUMENT NO. RP-2022-396194, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND LYING ALONG THE NORTH LINE OF CONGO LANE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 50 MINUTES 26 SECONDS WEST, ALONG SAID NORTH LINE OF CONGO LANE, A DISTANCE OF 175.03 FEET TO A POINT FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO BACHI LLP, A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN DOCUMENT NO. RP-2021-656560, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD FOUND ON-LINE BEARS IN AN EASTERLY DIRECTION, AT A DISTANCE OF 0.56 FEET FOR REFERENCE, AND A 1/2 INCH IRON ROD FOUND BEARS SOUTH 89 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 254.85 FEET, AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO RANDY MARK SMITH, BY DEED RECORDED IN DOCUMENT NO. W567090, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 00 MINUTES 08 SECONDS WEST, ALONG AN EAST LINE OF SAID BACHI TRACT, A DISTANCE OF 250.19 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" FOR CORNER, SAID CORNER BEING AN INSIDE "ELL" CORNER OF SAID BACHI TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 49 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF 0.16 FEET FOR WITNESS;

THENCE NORTH 89 DEGREES 54 MINUTES 33 SECONDS EAST, ALONG A SOUTH LINE OF SAID BACHI TRACT, A DISTANCE OF 17 4.56 FEET TO A FENCE POST FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MICHAEL A. SHIELDS, BY DEED RECORDED IN DOCUMENT NO. RP-2021-656571, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 06 MINUTES 47 SECONDS EAST, ALONG THE WEST LINE OF AFOREMENTIONED SP PROPERTY INVESTMENTS TRACT, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,690 SQUARE FEET OR 1.00 ACRE OF LAND.

COPY

FRCL-2024-5054

FILED 9/19/2024 9:17:40 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2023-01172-TX
18-000432-673

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: 11/05/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 5311 Trail Lake Dr, 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 06/23/2006 and recorded 06/28/2006 in Book RP 023-91 Page 0635 Document Z411486, real property records of Harris County, Texas, with **Cristina Roman** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M2 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 **Cristina Roman**, securing the payment of the indebtedness in the original principal amount of **\$101,250.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2023-01172-TX
18-000432-673

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 Seventeen (17), in Block Five (5), of Cambridge Village, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 75, Page 34, of the Map Records of Harris County, Texas.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

TS No.: 2023-01172-TX
18-000432-673

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: 09/11/2024



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.auction.com or (800) 280-2832

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 9/19/2024 9:21:32 AM FRCL-2024-5055 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-01159-TX
24-000820-673

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: 11/05/2024

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: 1723 NEWMARK DR, 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 10/31/2006 and recorded 11/02/2006 in Book RP-032-80 Page 1702 Document 20060169678 . real property records of Harris County, Texas, with **JUSTIN E TURNER AND TONESHA TURNER** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **JUSTIN E TURNER AND TONESHA TURNER**, securing the payment of the indebtedness in the original principal amount of **\$92,000.00**, 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 **SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01159-TX
24-000820-673

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-FIVE (25), IN BLOCK ELEVEN (11), OF REPLAT OF CRANBROOK, SECTION TWO (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

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**

FILED 9/19/2024 9:21:32 AM
FRCL-2024-5056
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

TS No.: 2024-01159-TX
24-000820-673

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: 09/12/2024



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.mwzmlaw.com/tx-investors

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

FILED 9/19/2024 9:21:32 AM FRCL-2024-5056 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

TS No.: 2024-01170-TX
18-000491-673

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: 11/05/2024

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: 5642 Innsbruck Street, Bellaire, TX 77401

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/02/2004 and recorded 07/07/2004 in Book 588-74 Page 1048 Document X750686, real property records of Harris County, Texas, with **Michael A. Reid, a single person** grantor(s) and AMCAP MORTGAGE, LTD 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 **Michael A. Reid, a single person**, securing the payment of the indebtedness in the original principal amount of **\$181,350.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01170-TX
18-000491-673

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) OF NEWCASTLE TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 247, PAGE 131 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

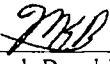
TS No.: 2024-01170-TX
18-000491-673

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: 09/16/2024


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.auction.com or (800) 280-2832

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.: 2024-01175-TX
18-000971-673

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: 11/05/2024

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: 12219 PLUMBROOK DR, HOUSTON, TX 77099

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 10/18/2005 and recorded 10/26/2005 in Book RP 013-24 Page 1189 Document Y854037, real property records of Harris County, Texas, with **Albino C Maya** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W5 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 **Albino C Maya**, securing the payment of the indebtedness in the original principal amount of **\$115,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01175-TX
18-000971-673

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-FIVE (25), IN BLOCK FOUR (4), OF HUNTINGTON VILLAGE, SECTION ONE (1), AN ADDITION 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.

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.: 2024-01175-TX
18-000971-673

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: 09/11/2024



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.auction.com or (800) 280-2832

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-2024-5058
FILED 9/19/2024 9:21:32 AM

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: 11/05/2024

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: 3507 ATTUCKS ST, HOUSTON, TX 77004-4701

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 04/19/2007 and recorded 04/30/2007 in Book RP 043-40 Page 0253 Document 20070256173, real property records of Harris County, Texas, with **CICERO MORRIS, A SINGLE 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 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 **CICERO MORRIS, A SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of **\$101,275.00**, 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.: 2024-01178-TX
22-000206-673

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 land referred to herein is situated in the State of Texas, County of Harris described as follows: Being a 0.0473 acre tract of land out of Lot 3, Block 3 of the Granlin Grove Addition to the City of Houston and being out of the Henry Tierwester Survey, Harris County, Texas as recorded in Volume 572, Page 373 H.C.D.R. Said 0.0473 acre tract of land is more particularly described by metes and bounds as follows: COMMENCING at the southwest corner of Lot 3 in the east right-of-way line of Attucks Street (55 feet wide); THENCE north along the east right-of-way line of Attucks Street 25.00 feet to a point being the POINT OF BEGINNING and the southwest corner of this tract; THENCE east across Lot 3, 82.33 feet to a building corner for the southeast corner of this tract; THENCE north across Lot 3, 25.00 feet to a nail set in the north line of Lot 3 for the northeast corner of this tract; THENCE west, along the north line of Lot 3, 82.33 feet to a point in the east right-of-way line of Attucks Street for the northwest corner of this tract; THENCE south along the east line of Lot 3, 25.00 feet to the POINT OF BEGINNING and containing 0.0473 acres of land more or less.

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.: 2024-01178-TX
22-000206-673

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: 09/12/2024



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.auction.com or (800) 280-2832

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am _____ ^{Certificate of Posting} whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

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: 11/05/2024

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: 16903 MISSION RIDGE LANE, HOUSTON, TX 77073

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 10/12/2005 and recorded 10/18/2005 in Book RP 012-84 Page 2477 Document Y835327, real property records of Harris County, Texas, with **OLGA MORAN, A SINGLE WOMAN** grantor(s) and WMC 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 **OLGA MORAN, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$152,048.00**, 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 Trustee for the Holders of the GE-WMC Asset-Backed Pass-Through Certificates, Series 2005-2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01184-TX
22-000364-673

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 NINE (9), OF IMPERIAL RIDGE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 534241 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.: 2024-01184-TX
22-000364-673

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: 09/13/2024



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.auction.com or (800) 280-2832

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.

FILED 9/19/2024 9:21:32 AM
FRCL-2024-5060
TENESHIA HUDSPETH, COUNTY CLERK, 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: 11/05/2024

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: 113A DETERING STREET, HOUSTON, TX 77007

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/27/2004 and recorded 05/03/2004 in Book 585-34 Page 1342 Document X578855, real property records of Harris County, Texas, with **DANA L. DAVIS, A SINGLE PERSON** 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 **DANA L. DAVIS, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of **\$222,480.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2004-5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01187-TX
23-000640-673

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 ONE (1) OF PARK PLACE ON DETERING, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD UNDER FILM CODE NO. 517249 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.: 2024-01187-TX
23-000640-673

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: 09/11/2024



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.mwzmlaw.com/tx-investors

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

COPY

UNRECORDED

TS No.: 2024-01201-TX
24-000807-673

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: 11/05/2024

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: 106 E SPREADING OAK DR, HOUSTON, TX 77076

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 09/11/2006 and recorded 09/14/2006 in Book RP 028-51 Page 0959 Document 20060049761, real property records of Harris County, Texas, with **ALICIA ORTIZ and JUAN M. JUAREZ** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **ALICIA ORTIZ and JUAN M. JUAREZ**, securing the payment of the indebtedness in the original principal amount of **\$97,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01201-TX
24-000807-673

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 FOUR (64), IN BLOCK THREE (3), OF AIRLINE MANOR, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 44, 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**

COPY

UNOFFICIAL

TS No.: 2024-01201-TX
24-000807-673

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: 09/10/2024



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

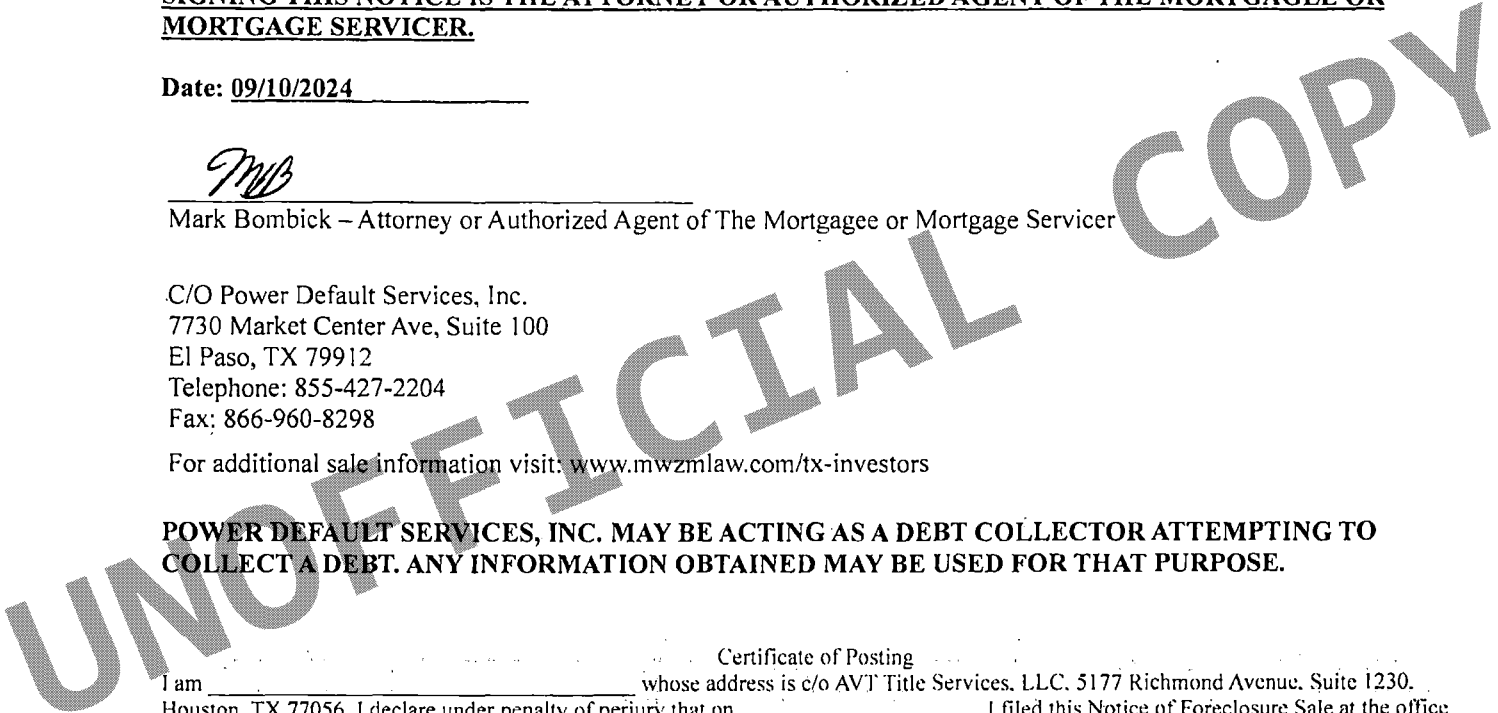
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.mwzmlaw.com/tx-investors

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.: 2024-01204-TX
24-000837-673

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: 11/05/2024

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: 6414 PROVIDENT GREEN DRIVE, KATY, TX 77449

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/25/2006 and recorded 07/28/2006 in Book RP 025-43 Page 0564 Document Z486952, real property records of Harris County, Texas, with **GUADALUPE R. CASTELLANOS, A SINGLE WOMAN** 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 **GUADALUPE R. CASTELLANOS, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$78,668.00**, 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-QS13** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01204-TX
24-000837-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT FORTY (40), IN BLOCK ONE (1) OF LAKEVILLE SEC. 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 585177 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.: 2024-01204-TX
24-000837-673

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: 09/16/2024



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.auction.com or (800) 280-2832

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 9/19/2024 9:21:32 AM
FRCL-2024-5063
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

UNOFFICIAL

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: 11/05/2024

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: 17202 Oakwood Chase Drive, Spring, TX 77379

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/14/2006 and recorded 08/18/2006 in Book RP 026-45 Page 2261 Document Z542339, real property records of Harris County, Texas, with **Mabry Joseph Landor Jr, joined herein pro forma by his, spouse, Vickie Landor** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Mabry Joseph Landor Jr, joined herein pro forma by his, spouse, Vickie Landor**, securing the payment of the indebtedness in the original principal amount of **\$85,788.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01209-TX
18-000387-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT ELEVEN (11), IN BLOCK TWO (2) OF VILLAS OF OAKWOOD GLEN, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. Y-462273 OF HARRIS COUNTY, TEXAS, RECORDED UNDER FILM CODE NO. 581251, OF THE MAP/PLAT 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.: 2024-01209-TX
18-000387-673

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: September 13, 2024


Saundra White – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.auction.com or (800) 280-2832

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

COPY

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 11/05/2024

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: 9901 WILLOAK STREET, HOUSTON, TX 77078

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 11/20/2003 and recorded 12/03/2003 in Book 579-88 Page 8456 Document X232407, real property records of Harris County, Texas, with **TERRY SPILLER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY** grantor(s) and **FIRST CONSOLIDATED MORTGAGE COMPANY** as Lender. **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **TERRY SPILLER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**, securing the payment of the indebtedness in the original principal amount of **\$70,650.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT RELATING TO IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1** is the current mortgagee of the note and deed of trust or contract lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5065
FILED 9/19/2024 9:21:32 AM

TS No.: 2024-01214-TX
24-000825-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT(S) 330 AND 331 OF BLOCK 22, OF MELBOURNE PLACE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42, PAGE 51 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.: 2024-01214-TX
24-000825-673

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: 09/13/2024

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.auction.com or (800) 280-2832

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.

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: 11/05/2024

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: 1110 TERRANOVA LANE, HOUSTON, TX 77090

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/22/2005 and recorded 12/02/2005 in Book RP 014-79 Page 2021 Document Y935679, real property records of Harris County, Texas, with **Roberto Becerril, a single man, and Daniel Martinez, a single man** 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 **Roberto Becerril, a single man, and Daniel Martinez, a single man**, securing the payment of the indebtedness in the original principal amount of \$120,000.00, 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 INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR2, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01222-TX
24-000824-673

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 Hundred Eighty-Three (183), in Block Eleven (11) of 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.

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.: 2024-01222-TX
24-000824-673

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: 09/13/2024



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

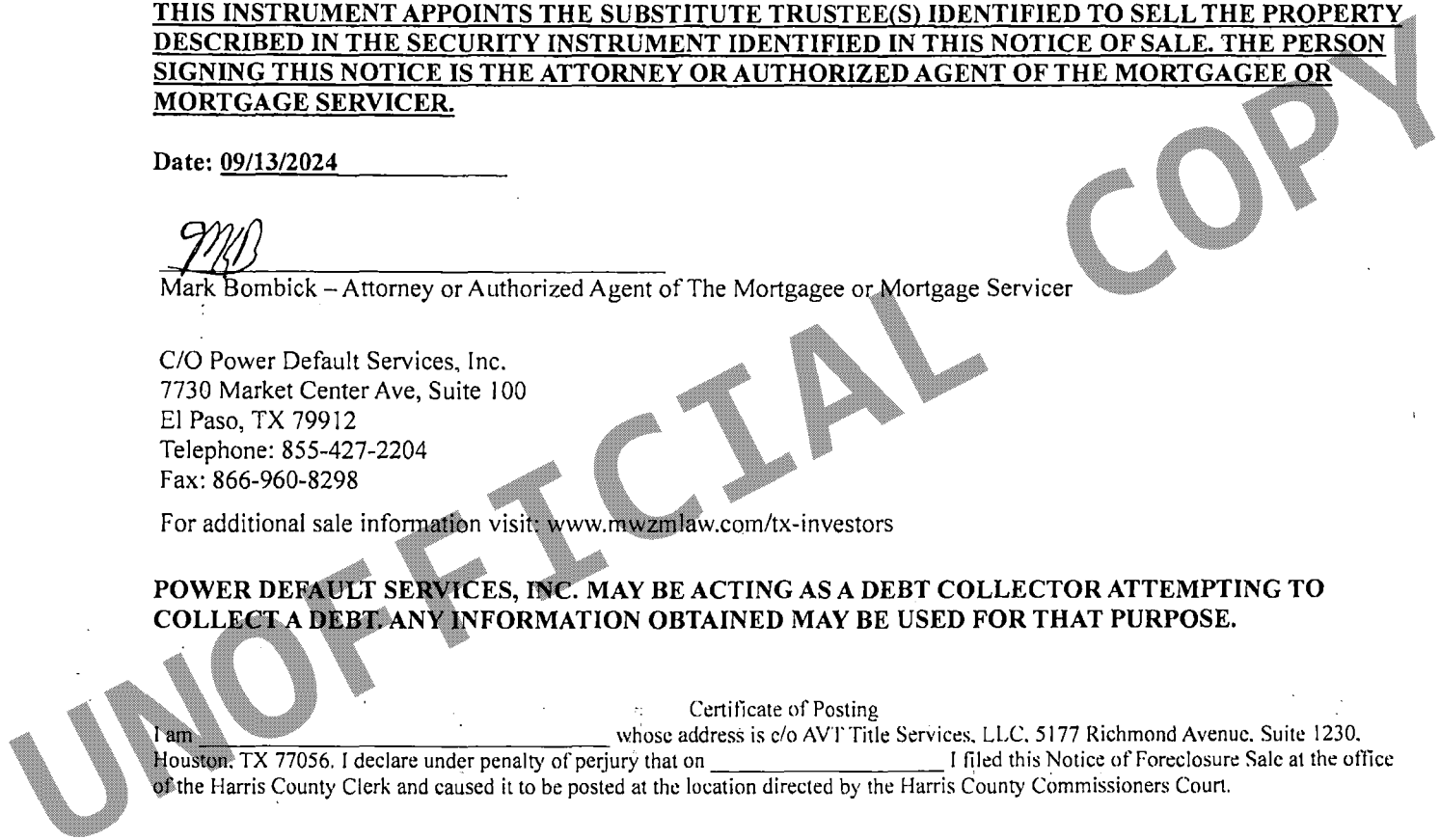
For additional sale information visit: www.mwzmlaw.com/tx-investors

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-2024-5066
FILED 9/19/2024 9:21:32 AM



TS No.: 2024-01236-TX
18-001179-673

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: 11/05/2024

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: 1002 Wavcrest Lane, Houston, TX 77062

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 08/20/2004 and recorded 08/26/2004 in Book 591-33 Page 1918 Document X872072, real property records of Harris County, Texas, with **Calvin J. Allen and wife, Crystal Allen** grantor(s) and AEGIS FUNDING CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Calvin J. Allen and wife, Crystal Allen**, securing the payment of the indebtedness in the original principal amount of **\$88,000.00**, 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 WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01236-TX
18-001179-673

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 892, Block 52 of Clear Lake City, Section Four (4), an Addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 107, 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**

TS No.: 2024-01236-TX
18-001179-673

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: 09/18/2024



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.auction.com or (800) 280-2832

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.

FILED 9/19/2024 9:21:32 AM
FRCL-2024-5067
TENESHIA HUDSPETH, COUNTY CLERK, 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: 11/05/2024

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: 2218 PINE RIVER DRIVE, KINGWOOD, TX 77339

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/28/2004 and recorded 11/02/2004 in Book 594-89 Page 2587 Document Y033090, real property records of Harris County, Texas, with **Cassandra L. Campbell, joined herein pro forma by her husband, Robert T. Campbell, Jr.** grantor(s) and **RESIDENTIAL MORTGAGE ASSISTANCE ENTERPRISE, LLC** as Lender, **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-RM2 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 **Cassandra L. Campbell, joined herein pro forma by her husband, Robert T. Campbell, Jr.**, securing the payment of the indebtedness in the original principal amount of **\$104,560.00**, 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 ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-RM2 ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01245-TX
24-000843-673

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 Three (3), of **WOODLAND HILLS VILLAGE SECTION SIX**, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 217, Page 92 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

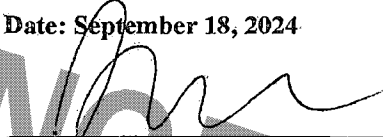
TS No.: 2024-01245-TX
24-000843-673

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: September 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

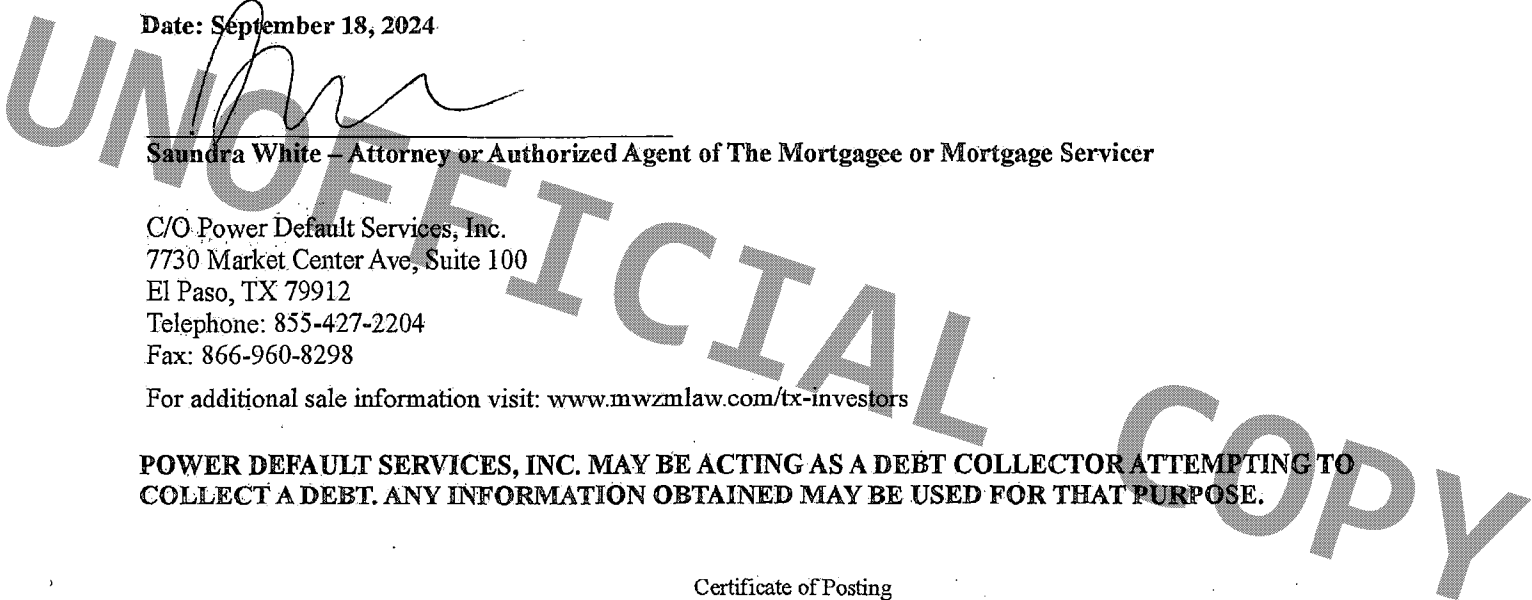
For additional sale information visit: www.mwzmlaw.com/tx-investors

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5068
FILED 9/19/2024 9:21:32 AM



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: 11/05/2024

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: 9/16/2024

Printed Name: Manza 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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5069
FILED 9/19/2024 9:21:32 AM

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

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: 11/05/2024

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: 4521 SANDYDALE LANE, HOUSTON, TX 77039

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property. 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 10/18/2022 and recorded 10/20/2022 in Document RP-2022-517978, Re-filed 11/09/2022 in Document RP-2022-544127, real property records of Harris County, Texas, with **ELIDE VENTURES 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 **ELIDE VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY**, securing the payment of the indebtedness in the original principal amount of \$135,712.00, 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.: 2024-06145
24-000106-568

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: 9/17/2024

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.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 9/19/2024 9:21:32 AM FRCL-2024-5070 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

TS No.: 2024-06145
24-000106-568

EXHIBIT A

Lot One Hundred Seventy-Three (173), Block Eight (8), HIGH MEADOWS, SECTION FIVE (5), an Addition in Harris County, Texas, according to the Map or Plat recorded in Volume 160, Page 41 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5071

FILED 9/19/2024 9:21:32 AM

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT ONE THOUSAND SIX HUNDRED NINETY-SEVEN (1697), IN BLOCK SIXTY (60), OF HOME OWNED ESTATES, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 3, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/18/2005 and recorded in Document Y745193 real property records of Harris County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 11/05/2024

Time: 10:00 AM

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by TAMI TAHA, provides that it secures the payment of the indebtedness in the original principal amount of \$80,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-12

is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-12

c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-12

obtained a Order from the 152nd District Court of Harris County on 03/28/2024 under Cause No. 202405020. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com 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 9/19/2024 9:21:32 AM FRCL-2024-5072 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: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF HOUSTON, COUNTY OF HARRIS, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

LOT 152, BLOCK 10, HUNTINGTON PLACE, HARRIS COUNTY, TEXAS, AN ADDITION TO HARRIS COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 10, PAGE 67 OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/18/2022 and recorded in Document RP-2022-101324 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: 11/05/2024

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 DIETRA SEYMORE AND LARRY GENE SEYMORE, provides that it secures the payment of the indebtedness in the original principal amount of \$107,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERISAVE MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and AMERISAVE MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERISAVE MORTGAGE CORPORATION c/o AMERISAVE MORTGAGE CORPORATION, 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. *Order to Foreclose.* AMERISAVE MORTGAGE CORPORATION obtained a Order from the 334th District Court of Harris County on 09/10/2024 under Cause No. 202428439. 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 & Mahn, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the 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 NINE (9) OF BRAEBURN COUNTRY CLUB ESTATES, SECTION FIVE (5), AN ADDITION TO THE CITY OF BELLAIRE, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID ADDITION RECORDED IN VOLUME 22, PAGE 72, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/01/2022 and recorded in Document 2022-143312 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: 11/05/2024

Time: 12:00 PM

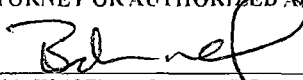
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 SCANNER, INC. AND RASHID MOSLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$686,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FACO REO SECURITIZATION SUB I LLC is the current mortgagee of the note and deed of trust and SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES is mortgage servicer. A servicing agreement between the mortgagee, whose address is FACO REO SECURITIZATION SUB I LLC c/o SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES, 4200 Regent Blvd, Suite B200, Irving, TX 75063 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the 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 FORTY-ONE (41) OF FIRST PARTIAL REPLAT WEST MEMORIAL SECTION THREE (3), A SUBDIVISION SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP AND OR PLAT THEREOF, RECORDED IN VOLUME 233, PAGE 54, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/31/2022 and recorded in Document RP-2022-181325 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: 11/05/2024

Time: 12:00 PM

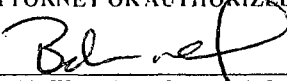
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 WEDDINGTON INVESTMENTS LLC AND JACQUELINE MARIE ADAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$202,500.00. and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Metropolitan Tower Life Insurance Company 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 Metropolitan Tower Life Insurance Company c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/05/2024

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 March 24, 2016 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. RP-2016-124005 with Gregory Lynn Wise and LaVerie Wise (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Wolfe Financial, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Gregory Lynn Wise and LaVerie Wise, securing the payment of the indebtedness in the original amount of \$67,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT NINE (9), IN BLOCK SIXTY-FIVE (65), OF FOSTER PLACE EXTENSION NO. THREE (3), 3 A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 34, PAGE 44 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

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 Carson Emmons Esq., or AWEST OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett 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 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, 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.

September 11, 2024


Executed on

/s/ Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039


9/19/24

Executed on


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett OR AUCTION.COM OR Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston, Chris Poston
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Amar Sood, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 9/19/24 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.


Declarants Name: Amar Sood
Date: 9/19/24

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: 11/05/2024

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.

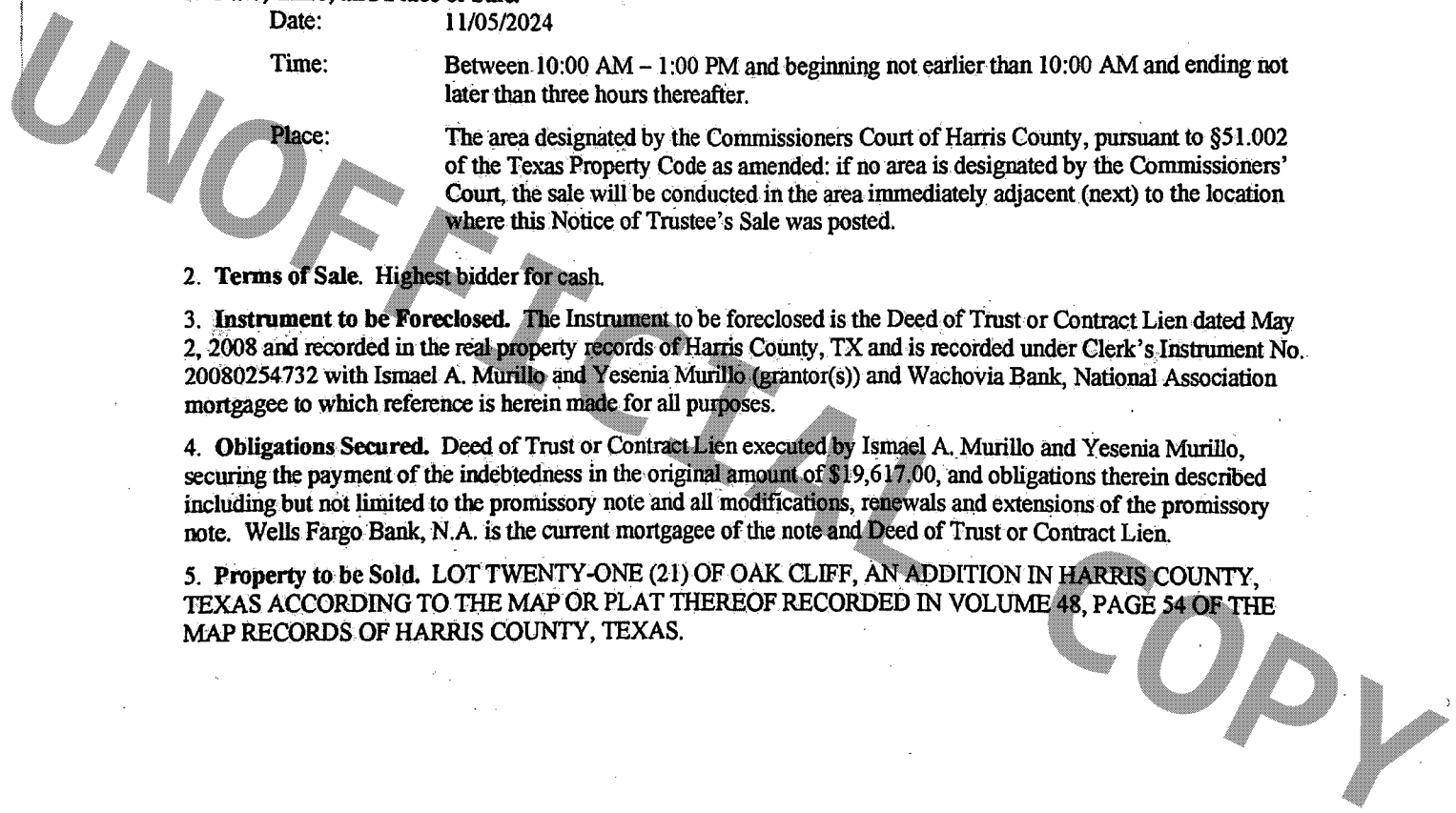
2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 2, 2008 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. 20080254732 with Ismael A. Murillo and Yesenia Murillo (grantor(s)) and Wachovia Bank, National Association mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ismael A. Murillo and Yesenia Murillo, securing the payment of the indebtedness in the original amount of \$19,617.00, 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-ONE (21) OF OAK CLIFF, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 54 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5080
FILED 9/19/2024 10:18:48 AM



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

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 Carson Emmons Esq., AWEST OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1 Mauchly, Irvine, CA 92618, 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.

September 11, 2024

Executed on

/s/ Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

Executed on

9/19/24

Amar Sood
SUBSTITUTE TRUSTEE

Agency Sales & Posting
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Steve Leva, Amar Sood, David Poston, Nick Poston or Chris Poston
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is AMAR SOOD, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 9/19/24 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

Declarants Name: *Amar Sood*

Date: 9/19/24

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of November, 2024
Time: 10 AM or not later than three hours after that time
Place: AT The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, or at the area most recently designated by the Harris County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: February 23, 2018
Grantor(s): MIA JOHNEE SHANKLIN-ALLEN, AN UNMARRIED WOMAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ditech Financial, LLC., its successors and assigns
Original Principal: \$125,000.00
Recording Information: Deed Inst.# RP-2018-103900
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$125,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Harris
Property Description: (See Attached Exhibit "A")
Property Address: 14206 UMBER COVE CT, HOUSTON, TX 77048
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS-IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S):

Coury Jacocks, Rob Peebles, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Amr Sooo whose address is 1320 Greenway Dr. Suite 780. I declare
Irving, TX 75038

under penalty perjury that on 9/19/24 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

UNOFFICIAL

COPY

FILED 9/19/2024 10:18:48 AM FRCL-2024-5082 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of November, 2024
Time: 10am or not later than three hours after that time
Place: AT The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, or at the area most recently designated by the Harris County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: February 21, 2007
Grantor(s): GREGORY HARRIS AND DONNA HARRIS, HUSBAND ANDWIFE
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FRANKLIN AMERICAN MORTGAGE COMPANY its successors and assigns
Original Principal: \$139,996.00
Recording Information: Deed Inst.# 20070119592
Current Mortgagee/Beneficiary: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL2
Secures: The Promissory Note (the "Note") in the original principal amount of \$139,996.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Harris
Property Description: (See Attached Exhibit "A")
Property Address: 7314 Legacy Pines Drive, Cypress, TX 77433
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601
File No.: 24-01496TX

FRCL-2024-5082 FILED 9/19/2024 10:18:48 AM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am AMAR SOOD whose address is 1320 Greenway Dr. Ste 780 I declare
Irving, TX 75038

under penalty perjury that on 9/19/24 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

UNOFFICIAL COPY

EXHIBIT "A"

LOT TWENTY-THREE (23), IN BLOCK THREE (3), OF REMINGTON GROVE SEC. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 575006 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5083
FILED 9/19/2024 10:18:48 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of November, 2024
Time: 10 AM or not later than three hours after that time
Place: AT The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, or at the area most recently designated by the Harris County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 9, 2022
Grantor(s): SHAHERYAR MALIK, A SINGLE PERSON
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Better Mortgage Corporation, ISAOA, its successors and assigns
Original Principal: \$294,500.00
Recording Information: Deed Inst.# RP-2022-460031
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$294,500.00 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, and/or extended.

PROPERTY TO BE SOLD:

Property County: Harris
Property Description: (See Attached Exhibit "A")
Property Address: 13006 Lentando Lane, Cypress, TX 77429
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5083
FILED 9/19/2024 10:18:48 AM

SUBSTITUTE TRUSTEE(S): Coury Jacobs, Rob Peebles, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am AMAR SODD whose address is 1320 Greenway Dr. Suite 780. I declare
Irving, TX 75038
under penalty perjury that on 9/19/24 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris

County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

LT2 BLK 3 QUAIL FOREST SEC 1

A.P.N. #: 114-135-003-0002

UNOFFICIAL COPY

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: November 3, 2004	Original Mortgagor/Grantor: THOMAS DUHON AND CAROLYN MICHELLE DUHON
Original Beneficiary / Mortgagee: MILA, INC., D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: Y043400	Property County: HARRIS
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$79,300.00, executed by THOMAS DUHON and payable to the order of Lender.

Property Address/Mailing Address: 1714 WESTMEADOW DR, HOUSTON, TX 77084

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOT TWENTY-NINE (29), IN BLOCK SIX (6), OF WESTLAKE VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 288, PAGE 43 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: November 05, 2024	Earliest time Sale will begin: 10:00 AM
---------------------------------	---

Place of sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR 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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5084
FILED 9/19/2024 10:18:48 AM

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 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.

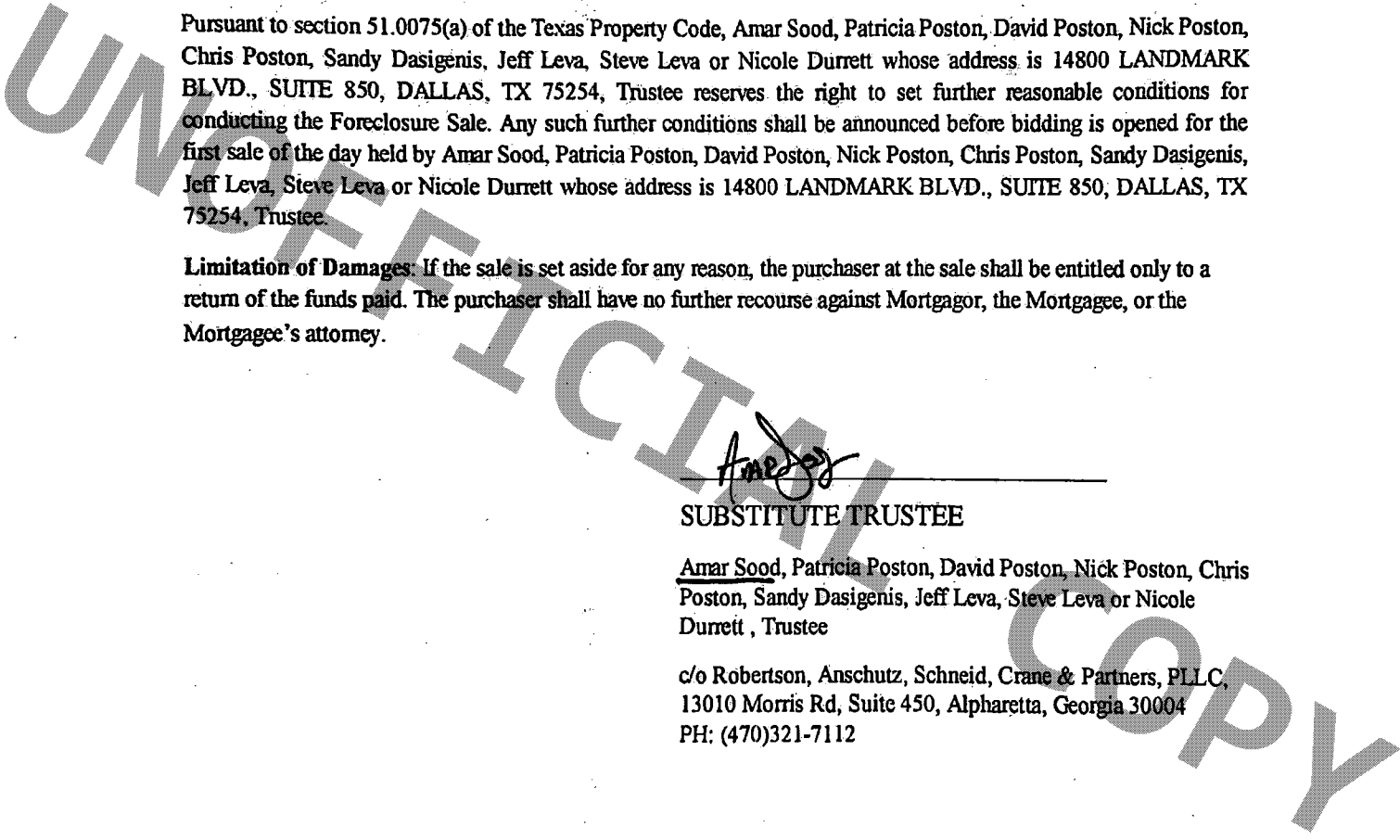
Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



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



NOTICE OF FORECLOSURE SALE

September 17, 2024

DEED OF TRUST ("DEED OF TRUST"):

Dated: September 29, 2023

Grantor: Texas Development and Design, LLC

Trustee: Matt L. Janner

Lender: SCF Jake, LP

Recorded in: Document Number RP-2023-382640 of the real property records of Harris County, Texas

Legal Description: Lot Twelve (12), in Block Five (5), of CREEKSTONE, SECTION ONE (1), an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 281, Page 119, of the Map Records of Harris County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$220,000.00, executed by Texas Development and Design, LLC ("Borrower") and payable to the order of the Lender.

Guaranty: The Note is guaranteed by a Guaranty Agreement dated September 29, 2023, and executed by Michael S. Sweitzer in favor of Lender

Substitute Trustees and Address: Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett c/o Stibbs & Co., P.C., 831 Crossbridge Drive, Spring, Texas 77373

FORECLOSURE SALE:

Date: November 5, 2024

Time: 10am – 1pm

Place: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioner's Office

Terms of Sale: The sale will be conducted at a public auction to the highest bidder for cash. Pursuant to the deed of trust, the Mortgagee has 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.

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 the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and § 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.


If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien an/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the 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 MILIARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES. PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


SUBSTITUTE TRUSTEE
Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett c/o Stibbs & Co., P.C., 831 Crossbridge Drive, Spring, Texas 77373

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 10/16/2015
Grantor(s): DAVID L JOHNSON, MARRIED AND KATHY JOHNSON (NON BORROWER) SIGNING HEREIN PRO FORMA TO PERFECT LIEN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$268,000.00
Recording Information: Book ER 075-82 Page 0406 Instrument 20150500146
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 11339 FAWN SPRINGS CT, CYPRESS, TX 77433-2305

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
Current Beneficiary: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED 9/19/2024 10:47:09 AM FRCL-2024-5086 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Sept. 19, 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 TEN (10), IN BLOCK TWO (2), OF CYPRESS CREEK LAKES, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 567077 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED 9/19/2024 10:47:09 AM FRCL-2024-5086 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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: 03/27/2019
Grantor(s): MARIO LOPEZ DEL REAL, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$248,417.00
Recording Information: Instrument RP-2019-123421
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 11038 MESQUITE DRIVE, LA PORTE, TX 77571

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 5th day of November, 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 SEPT. 19, 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 SEVENTEEN (17) IN BLOCK FORTY-FOUR (44), OF FAIRMONT PARK EAST, SECTION SIX, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 416008 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED 9/19/2024 10:47:11 AM
FRCL-2024-5088
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: November 5, 2024 between the hours of 10:00 AM and 1:00 PM.
Earliest Time Sale Will Begin: 10:00 AM

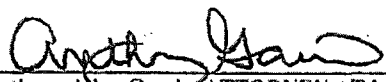
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

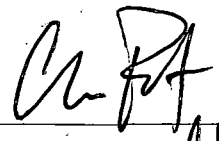
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, 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

COPY

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5089
FILED 9/20/2024 8:52:34 AM

Notice of Substitute Trustee Sale

T.S. #: 24-11823

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024

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:

Condominium Unit No(s), 146, in Building "I", 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 Dilston House Condominium, a Condominium Project in Harris County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration of Dilston House Condominium, together with the survey plat, by-laws and exhibits attached thereto, recorded in Volume 66, Page 1, Volume 92, Page 105, Volume 118, Page 74, Volume 153, Pages 78 and 82, and Film Code No(s), 170083 and 176002, of the Condominium Records of Harris County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/29/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No RP-2022-175996 recorded on 4/4/2022 of the Real Property Records of Harris County, Texas.

7900 WESTHEIMER RD, APT 146
HOUSTON, TX 77063

Trustor(s):	FJC INTERESTS LLC	Original Beneficiary:	Civic Financial Services, LLC
Current Beneficiary:	Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A	Loan Servicer:	American Mortgage Investment Partners Management, 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		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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. #: 24-11823

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.

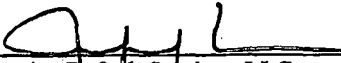
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$71,200.00, executed by FJC INTERESTS LLC , and payable to the order of Civic Financial Services, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of FJC INTERESTS LLC to FJC INTERESTS LLC . Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A 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, as Owner Trustee of the Residential Credit Opportunities Trust X-A
c/o American Mortgage Investment Partners Management, LLC
2999 Westminster
Seal Beach, CA 90740
562-735-6555

Dated: 9-20-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoko, 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

T.S. #: 24-11823

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

UNRECORDED

Notice of Foreclosure Sale

November 5, 2024

Deed of Trust to Secure Assumption ("Deed of Trust"):

Dated: June 30, 2021

Grantor: FANY I. LARA-SANTOS

Trustee: Vaughn W. Davidson

Lender: ALFONSO GARCIA and MARIA GARCIA

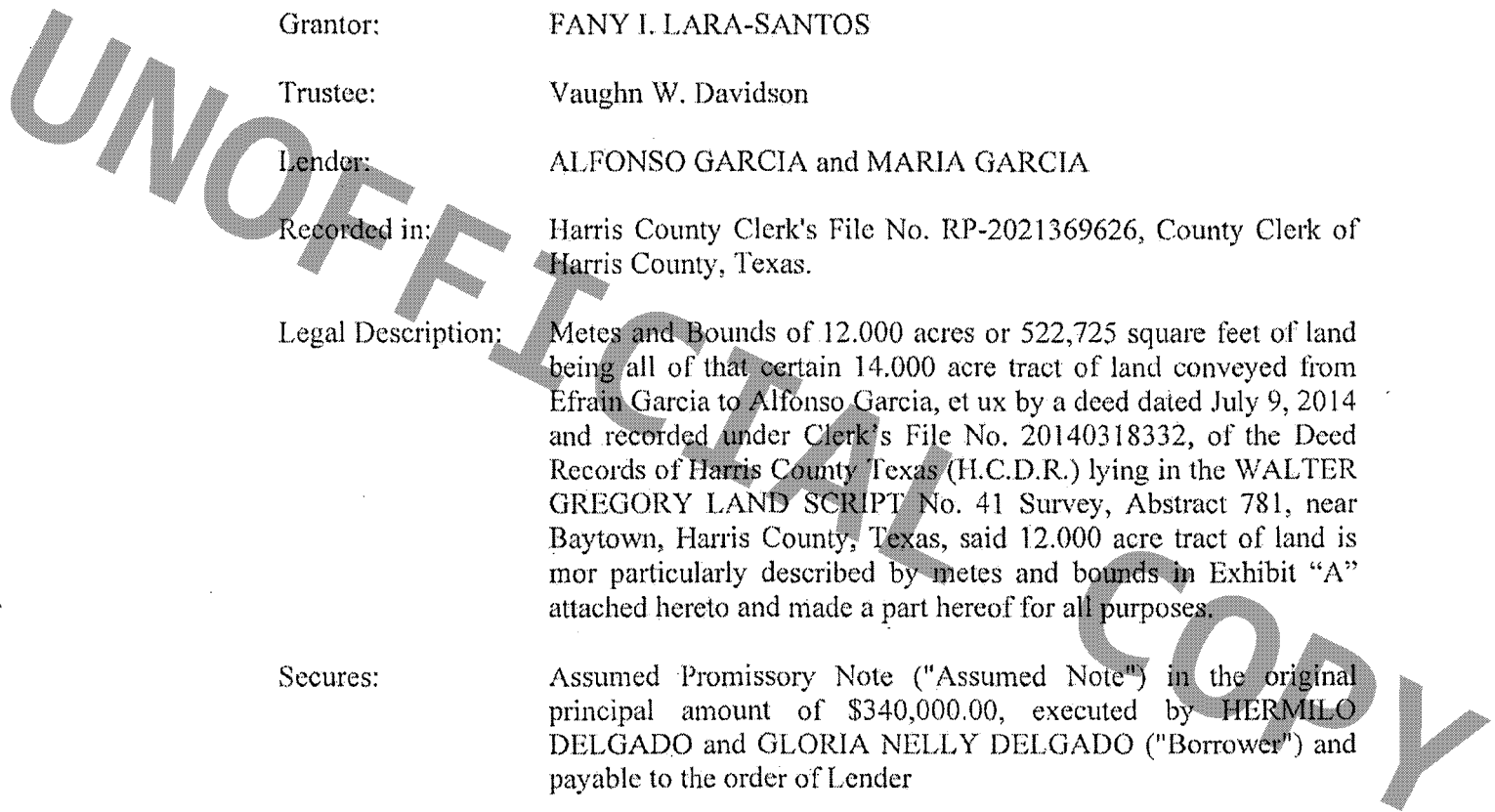
Recorded in: Harris County Clerk's File No. RP-2021369626, County Clerk of Harris County, Texas.

Legal Description: Metes and Bounds of 12.000 acres or 522,725 square feet of land being all of that certain 14.000 acre tract of land conveyed from Efrain Garcia to Alfonso Garcia, et ux by a deed dated July 9, 2014 and recorded under Clerk's File No. 20140318332, of the Deed Records of Harris County Texas (H.C.D.R.) lying in the WALTER GREGORY LAND SCRIPT No. 41 Survey, Abstract 781, near Baytown, Harris County, Texas, said 12.000 acre tract of land is mor particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Secures: Assumed Promissory Note ("Assumed Note") in the original principal amount of \$340,000.00, executed by HERMILO DELGADO and GLORIA NELLY DELGADO ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Trustee: Vaughn W. Davidson
115 Massey Tompkins Road
Baytown, TX, 77521



Foreclosure Sale:

Date: Tuesday, November 5, 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
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 ALFONSO GARCIA and MARIA GARCIA'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 Assumed Note and in the performance of the obligations of the Deed of Trust to Secure Assumption. Because of that default, ALFONSO GARCIA and MARIA GARCIA, the owners and holders of the Note, have requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of ALFONSO GARCIA and MARIA GARCIA's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with ALFONSO GARCIA and MARIA GARCIA's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If ALFONSO GARCIA and MARIA GARCIA pass 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.

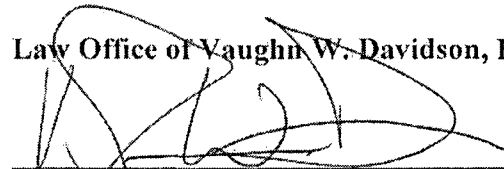
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 ALFONSO GARCIA and MARIA GARCIA. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

Law Office of Vaughn W. Davidson, PLLC



Vaughn W. Davidson
115 Massey Tompkins Road
Baytown, TX 77521
Telephone (281) 421-5999
Telecopier (830) 468-6559

METES AND BOUNDS DESCRIPTION

Of 12.000 Acres or 522,725 Square Feet of land being all of that certain 14.000 Acre Tract of land conveyed from Efrain Garcia to Alfonso Garcia, etux by a deed dated July 9, 2014 and recorded under Clerk's File No. 20140318332, of the Deed Records of Harris County, Texas (H.C.D.R.), lying in the WALTER GREGORY LAND SCRIPT No. 41 Survey, Abstract 781, near Baytown, Harris County, Texas, said 12.000 Acre tract of land is more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of that certain 136.470 Acre Tract of land conveyed from CEDAR BAYOU, LTD. to ARGOVITZ INTERESTS, LTD, etal by a deed dated September 10, 1999 and recorded under Clerk's File No. T969690, H.C.D.R., same being the centerline of a 70 foot Harris County Flood Control District (H.C.F.C.D.) Drainage Easement, by a deed recorded in Volume 1796, Page 471, H.C.D.R.;

THENCE South 70 deg. 01 min. 08 sec. East, along the Northeast line of said 136.470 Acre Tract of land, the South line of Lot 8 through Lot 6, Block 1 of the AMENDED PLAT OF SAN JACINTO PLANTATION SECTION 1, according to the map or plat thereof recorded in Volume 390, Page 92, H.C.M.R., same being the centerline of said 70 foot H.C.F.C.D. Drainage Easement, a distance of 285.15 feet to the POINT OF BEGINNING;


THENCE continuing South 70 deg. 01 min. 08 sec. East, along the Northeast line of said 136.470 Acre Tract of land, the South line of Lot 6 through Lot 4, Block 1 of said AMENDED PLAT OF SAN JACINTO PLANTATION SECTION 1, same being the centerline of said 70 foot H.C.F.C.D. Drainage Easement, a distance of 381.01 feet to a point for corner;

THENCE South 24 deg. 14 min. 34 sec. East, along the West line of that certain 9.002 Acre Tract of land conveyed from Efrain Garcia to Gregory J. Spencer and Stephanie A. Spencer by a deed dated September 17, 2014 and recorded under Clerk's File No. 20140440019, H.C.D.R., at a distance of 160.48 feet pass a 5/8 inch iron rod with cap found on the South line of an 80 foot H.C.F.C.D. Drainage Easement, by a deed recorded in Volume 390, Page 92, H.C.M.R. for reference, at a distance of 1715.37 feet pass a 5/8 inch iron rod with cap found on the Northeast line of an 80 foot private road for reference, and continuing in all a distance of 1756.05 feet to a 5/8 inch iron rod with cap found at a point for corner;

THENCE South 55 deg. 11 min. 02 sec. West, along the centerline of said 80 foot private road, a distance of 277.77 feet to a 5/8 inch iron rod with cap found at a point for corner;

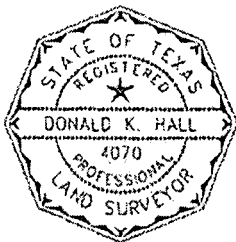
THENCE North 24 deg. 14 min. 34 sec. West, along the East line of that certain 10.2786 Acre Tract of land conveyed from HARGRAVE INTEREST, LLC to Javier M. and Monica Buenrostro by a deed dated March 11, 2009 and recorded under Clerk's File No. 20090105243, H.C.D.R., at a distance of 40.68 feet pass a 5/8 inch iron rod with cap found on the Northeast line of said 80 foot private road for reference, at a distance of 1912.29 feet pass a 5/8 inch iron rod with cap set on the South line of said 80 foot H.C.F.C.D. Drainage Easement for reference, and continuing in all a distance of 2072.76 feet to the POINT OF BEGINNING, containing within these calls 12.000 Acres or 522,725 Square Feet of land, as depicted by a plat prepared by Donald K. Hall, R.P.L.S. No. 4070 dated December 8, 2014.

WITNESS MY HAND AND SEAL THIS THE 8th DAY OF December, 2014.


Donald K. Hall, Registered Professional Land Surveyor No. 4070



14306 Summerwood Lakes Drive
Houston, Texas 77044-5078



Phone: (281) 225-8876
Fax : (281) 225-8877
JOB No.: 1214#1144

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5092
FILED 9/23/2024 3:33:48 PM

NOTICE OF FORECLOSURE SALE

September 23, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 20, 2023

Grantor: GULF COAST A/C & HEATING, LLC

Trustee: Sowell, Alvares & Walls, PLLC

Lender: QUICK LENDING, LLC

Property: A TRACT OR PARCEL OF LAND CONTAINING 0.2399 ACRES, (10,451 SQUARE FEET), BEING TRACT 7, PARCEL "G", HIDDEN ECHO, AN UNRECORDED SUBDIVISION SITUATED IN THE GILBERT BROOKS SURVEY, ABSTRACT NO.6, HARRIS COUNTY, TEXAS, SAID 0.2399 ACRE TRACT OF LAND BEING SAID TRACT 7 OUT OF THAT CERTAIN TRACT OF LAND BEING TRACTS 7 AND 8 AS CONVEYED TO NATHANIEL RAGGETTE BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2022-409807 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.2399 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: DOCUMENT NO. RP-2022-409807 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).
 BEGINNING at a point on the south right-of-way line of Shore Shadow Drive, (no deed found), for the north common corner of said Tracts 7 and 8, same being the northeast corner and the POINT OF BEGINNING of the herein described tract, from which a 5/8" iron rod found for reference bears, S 10°34'14" W, a distance of 0.56 feet;

Thence, S 02°40'59" E, along the common line of said Tracts 7 and 8, pass at a distance of 130.80 feet a capped iron rod found for reference on the north bank of a canal and continuing for a total distance of 144.18 feet to a point within the margins of said canal for the south common corner of said Tracts 7 and 8, same being the southeast corner of the herein described tract;

Thence, S 87°01'02" W, within the margins of said canal, a distance of 69.96 feet to a point for the south common corner of said Tract 7 and that certain tract of land being Tract 6, Parcel "G", of said Hidden Echo, as described by instrument recorded in Document No. B455651 of the Official Public Records of Harris County, Texas, same being the southwest corner of the herein described tract;

Thence, N 02°41'16" W, along the common line of said Tracts 7 and 6, pass at a distance of 13.02 feet a capped, (Precision Surveyors), iron rod set for reference on the north bank of said canal and continuing for a total distance of 150.99 feet to a capped iron rod found on the south right-of-way line of Shore Shadow Drive for the north common corner of said Tracts 7 and 6, same being the northwest corner of the herein described tract;

Thence, N 87°19'28"E, along the south right-of-way line of Shore Shadow Drive, a distance of 38.79 feet to point for an angle point in the south right-of-way line of Shore Shadow Drive, same being a corner of said Tract 7, same being a corner of the herein described tract;

Thence, S 81°00'47" E, along the south right-of-way line of Shore Shadow Drive, a distance of 31.84 feet to the POINT OF BEGINNING and containing 0.2399 acres or 10,451 square feet of land, more or less.

Address: 933 Shore Shadow, Huffman, Texas, 77336

Recorded: October 23, 2023, file number RP-2023-404951 in the Official Public Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of SEVENTY EIGHT THOUSAND NINE HUNDRED AND 00/100 DOLLARS (US \$78,900.00), executed by GULF COAST A/C & HEATING, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated October 20, 2023 and executed by John Blevins .

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, November 05, 2024

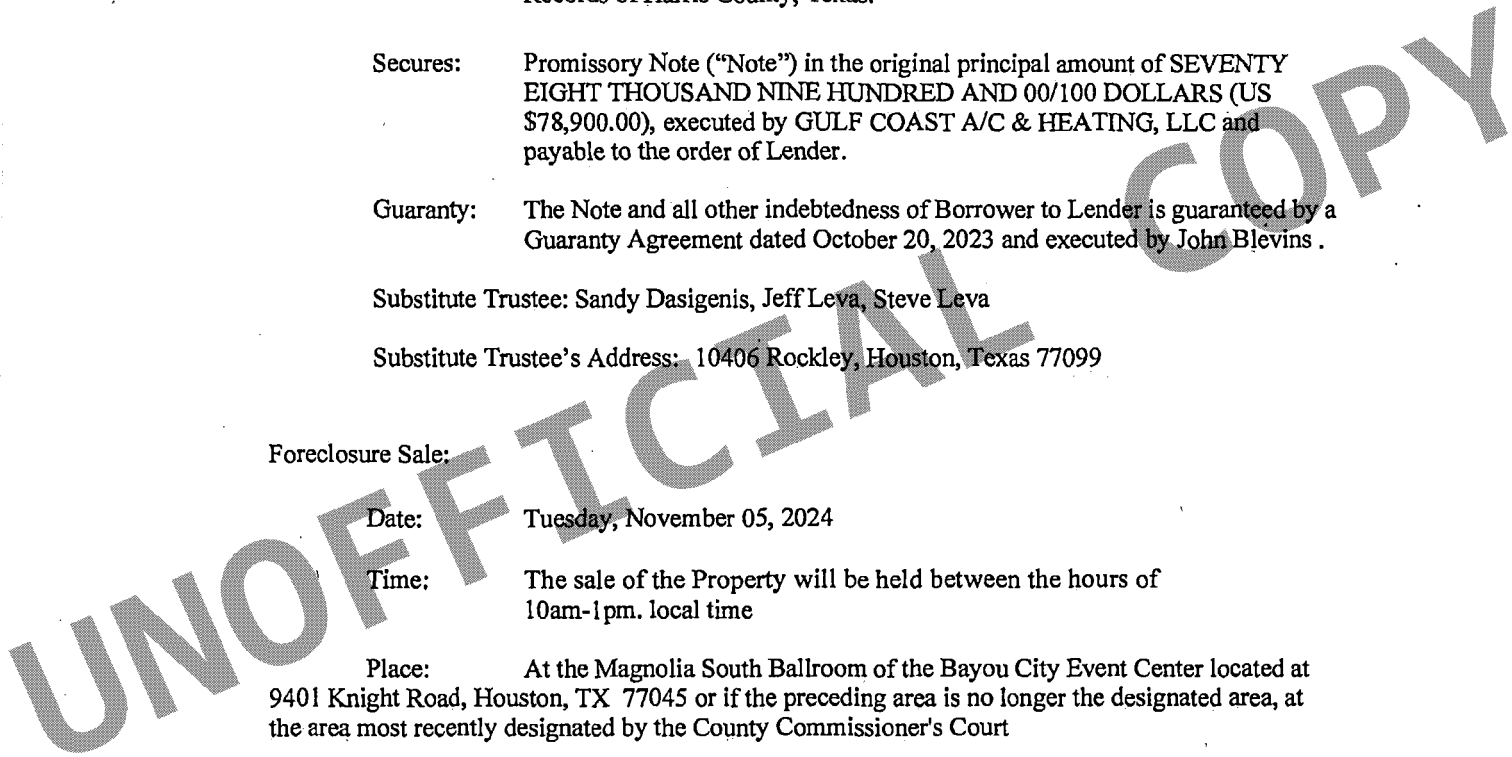
Time: The sale of the Property will be held between the hours of 10am-1pm. local time

Place: 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

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TEXAS REAL ESTATE FUND I, LP'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, TEXAS REAL ESTATE FUND I, LP, 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 TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I, LP'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 TEXAS REAL ESTATE FUND I, LP 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 TEXAS REAL ESTATE FUND I, LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT NOTES THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III
14002 Pinerock Lane
Houston, TX 77079
(281) 435-7359
joe@peterkalaw.com

Attorney for TEXAS REAL ESTATE FUND I, LP

COPY

UNOFFICIAL

Notice of Substitute Trustee Sale

T.S. #: 24-12023

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024

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:

Condominium Unit No(s). 145, in Building "I", 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 Dilston House Condominium, a Condominium Project in Harris County, Texas, as fully described in and as located, delineated and as Defined in the Condominium Declaration of Dilston House Condominium, together with the survey plat, by-laws and exhibits attached thereto, recorded in Volume 66, Page 1, Volume 92, Page 105, Volume 118, Page 74, Volume 153, Pages 78 and 82, and Film Code No(s). 170083 and 176002, of the Condominium Records of Harris County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/30/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No RP-2022-177149 recorded on 4/4/2022 in Book Page Affidavit of Scrivener's Error Recorded 10/04/2022 as Instrument RP-2022-493830 of the Real Property Records of Harris County, Texas.

7900 WESTHEIMER RD, APT 145
HOUSTON, TX 77063

Trustor(s):	FJC INTERESTS LLC AND FREDERIC CHENARD	Original Beneficiary:	CIVIC FINANCIAL SERVICES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
Current Beneficiary:	Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A	Loan Servicer:	American Mortgage Investment Partners Management, LLC

T.S. #: 24-12023

Current Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston,
Substituted Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey,
Trustees: Nicole Durrett, Prestige Default Services, LLC

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where 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 \$72,000.00, executed by FJC INTERESTS LLC, 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 FJC INTERESTS LLC to FJC INTERESTS LLC AND FREDERIC CHENARD. Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A 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.

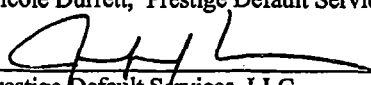
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A
c/o American Mortgage Investment Partners Management, LLC
2999 Westminster
Seal Beach, CA 90740
562-735-6555

T.S. #: 24-12023

Dated: 9-25-24

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

filed in Harris County

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.

TS# TX 347-22

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 19, 2024

NOTE: Promissory Lien Note described as follows:

Date: March 11, 2005
Debtor: Rolando Villarreal
Original Creditor: Mortgage Electronic Registration Systems Inc as Nominee for Plainscapital McAfee Mortgage Company
Original Principal Amount: \$ 119,850.00
Current Holder: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT

DEED OF TRUST: Deed of Trust described as follows:

Date: March 11, 2005
Grantor: Rolando Villarreal
Trustee: Tom Couture
Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT
Recorded: Instrument No. 200802024 of the Public Records of Harris County, State of TX.

LENDER: Fay Servicing LLC, as attorney in fact for Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT

BORROWER: Rolando Villarreal

PROPERTY: The real property described as follows:

TX 347-22

UNOFFICIAL COPY

LOT THIRTY-THREE (33), IN BLOCK FIVE (5), OF SONOMA RANCH SEC. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 544014 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SUBSTITUTE TRUSTEE: Brent W. Martinelli, Kelley Church, Brandi Wilson, 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

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:
Quintairos, Prieto, Wood & Boyer, P.A.
255 South Orange Avenue, Suite 900
Orlando, Florida 32801

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
November 05, 2024, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
Bayou City Event Center 9401 Knight Road, Houston TX 77045

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 the 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 the 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:


Trustee

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 23, 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

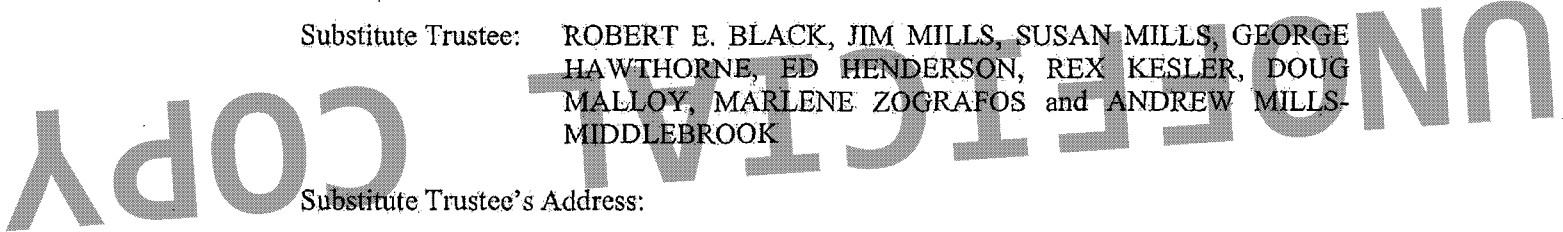
Recorded in: Document No. RP-2023-172981, Real Property Records, Harris County, Texas.

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.): 5th day of November, 2024.

PLACE OF SALE OF PROPERTY:

Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the area of the Bayou City Event Center in the area known as the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

Assert and protect your rights as a member of the armed forces of the United States.
If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON, REX
KESLER, DOUG MALLOY, MARLENE
ZOGRAFOS and ANDREW MILLS-
MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

COPY

UNOFFICIAL

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Patricia Poston, Sandy Dasigenis, Jeff Leva, Martin Beltran, David Poston, Nick Poston, Chris Poston, Amar Sood, Nicole Durrett
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000156-24-1

APN 117-193-001-0003

TO No 3138797

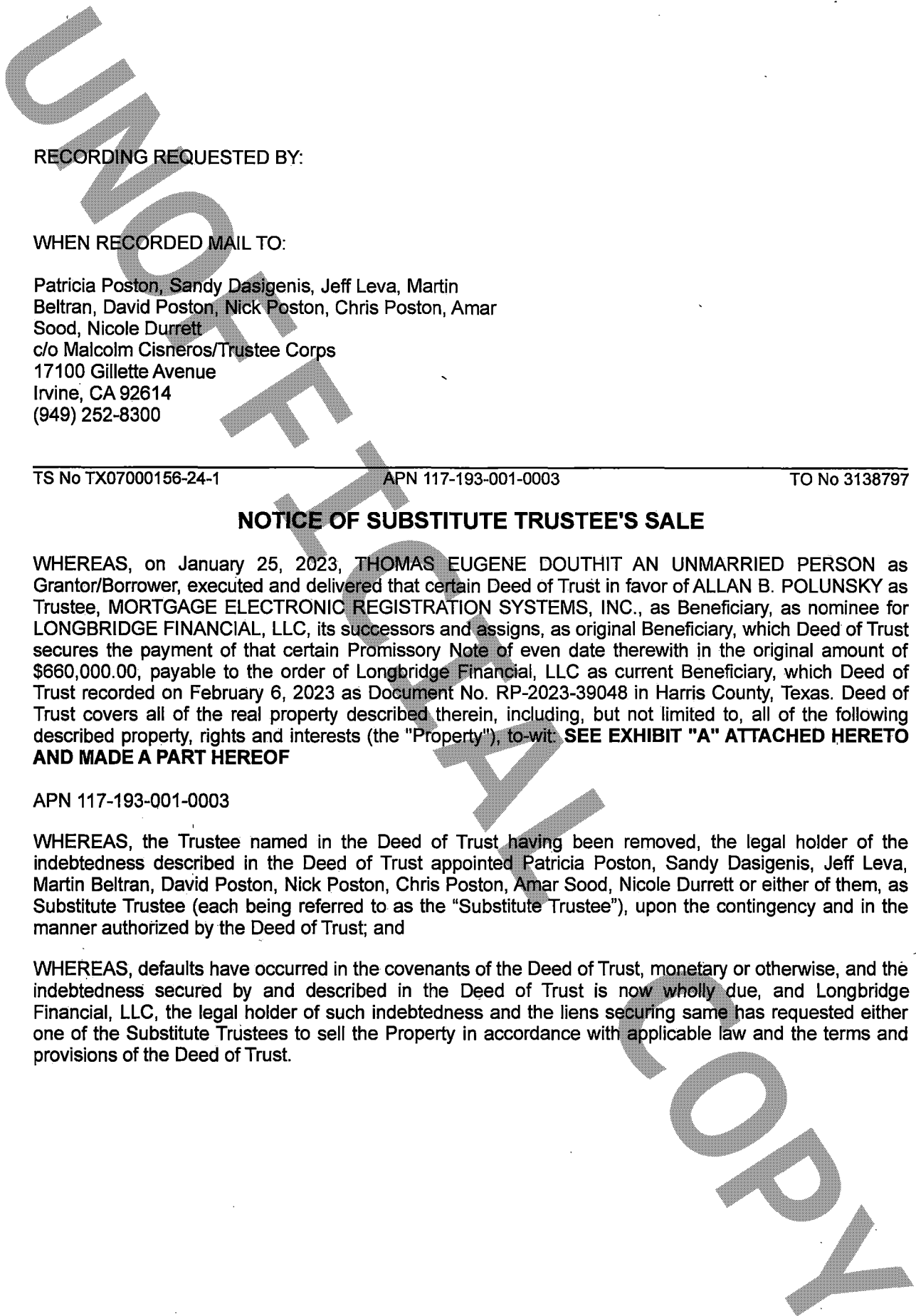
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on January 25, 2023, THOMAS EUGENE DOUTHIT AN UNMARRIED 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 LONGBRIDGE FINANCIAL, 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 \$660,000.00, payable to the order of Longbridge Financial, LLC as current Beneficiary, which Deed of Trust recorded on February 6, 2023 as Document No. RP-2023-39048 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 117-193-001-0003

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Patricia Poston, Sandy Dasigenis, Jeff Leva, Martin Beltran, David Poston, Nick Poston, Chris 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 Longbridge Financial, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



TS No TX07000156-24-1

APN 117-193-001-0003

TO No 3138797

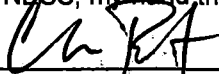
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris 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 Longbridge Financial, 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 Longbridge Financial, 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 day of July, 2024


By: Patricia Poston, Sandy Dasigenis, Jeff Leva, Martin Beltran, David Poston, Nick Poston, Chris 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
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-3973
FILED 7/11/2024 11:50:27 AM

TS No TX07000156-24-1

APN 117-193-001-0003

TO No 3138797

EXHIBIT "A"

LOT THREE (3), IN BLOCK ONE (1) OF THE GREENTREE VILLAGE, SECTION SEVEN (7) A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 346, PAGE 138, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-3973

FILED 7/11/2024 11:50:27 AM