

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 12/21/2013

Grantor(s): Kendrick K. Myers and Melisha S. Craft-Fitzgerald

Mortgagee: Tu Casa SWE, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 20140015431

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 Seven (7), in Block Five (5), of Olde Oaks, an addition in Harris County, Texas according to the map or plat thereof, recorded in Volume 224, Page 125 of the map records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

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

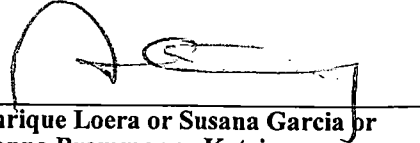
ACTIVE MILITARY SERVICE NOTICE

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:

Tu Casa SWE, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**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

FILED 9/10/2024 3:55:52 PM
FRCL-2024-5007
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 1/31/2023
Grantor(s): Armando Balladares Prado
Mortgagee: 524 Heights Blvd, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2023-93514
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as, LOT TWENTY-FIVE (25), BLOCK FIVE (5), BERKLEY PLACE SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 53 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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ACTIVE MILITARY SERVICE NOTICE

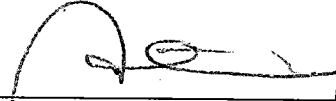
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COPY

The Mortgagee, whose address is:

524 Heights Blvd, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**Enrique Loera or Susana García or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
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Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece**

**Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5008
FILED 9/10/2024 3:55:53 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 5/22/2023
Grantor(s): Andre John Huizar
Mortgagee: HISD RE, LLC, a Nevada Limited Liability Company
Recorded in: Clerk's File No. RP-2023-238160
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as, Lot 19 in Block 18 of SOUTH LAWN ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 46 of the Map Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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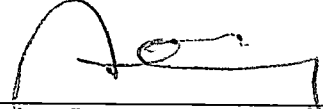
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The Mortgagee, whose address is:

HISD RE, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
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Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece**

Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 770

COPY

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NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/29/2024
Grantor(s): Greensteel Management, LLC, a Texas Limited Liability Company
Mortgagee: American Holly Properties, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2024-206813
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) in Block Eleven (11) of RALSON ADDITION, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 224, Page 386 of the Deed Records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
Earliest Time Sale Will Begin: 10:00 AM
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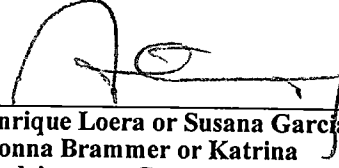
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The Mortgagee, whose address is:

American Holly Properties, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**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
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John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece**

**Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 7705**

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NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 11/26/2014
Grantor(s): Omar Balleza
Mortgagee: 2012 Cottage, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. 20140583384
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: 10/1/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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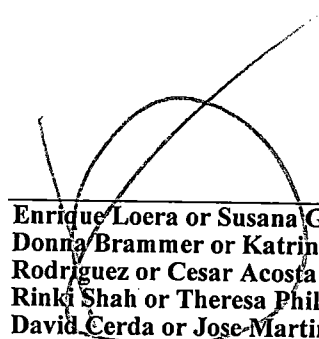
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The Mortgagee, whose address is:
2012 Cottage, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
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or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5011

FILED 9/10/2024 3:55:56 PM

EXHIBIT "A"

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.5419 ACRES (23,605 SQUARE FEET) SITUATED
IN THE S. W. ALLEN SURVEY, ABSTRACT 94,
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.5419 acres (23,605 square feet), being all of a tract of land conveyed unto Alice H. Contreras, by deed recorded under County Clerk's File No. H988145 of the Official Public Records of Harris County, Texas, being out of a 10.13-acre tract recorded in Volume 602, Page 296 of the Deed Records of Harris County, Texas, situated in the H. W. Allen Survey, Abstract 94, Harris County, Texas. Said 0.5419-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the northeast corner of a tract of land recorded in Volume 1332, Page 224 of the Deed Records of Harris County, Texas;

THENCE South, a distance of 183.00 feet to a found 1/2-inch iron rod in the south right-of-way line of Marcella Street (50.00 feet wide) for the northeast corner of said Contreras Tract, for the southwest corner of a tract of land conveyed unto Magdalena Czerny, by deed recorded under County Clerk's File No. V868522 of the Official Public Records of Harris County, Texas, and for the **POINT OF BEGINNING** and the northeast corner of the said tract herein described;

THENCE South with the east line of said Contreras Tract, the west line of said Czerny Tract, and the west line of a tract of land conveyed unto Raymond Orzabal, by deed recorded under County Clerk's File No. T714902 of the Official Public Records of Harris County, Texas, a distance of 205.00 feet to a found 1/2-inch iron rod for the southwest corner of said Contreras Tract, being in the west line of said Orzabal Tract, for the northeast corner of a tract of land conveyed unto Ruth Lee Mills, by deed recorded under County Clerk's File No. Y2266761 of the Official Public Records of Harris County, Texas, and for the southeast corner of this said tract herein described;

THENCE West with the south line of said Contreras and the north line of said Mills Tract, a distance of 115.15 feet to a found 1/2-inch iron rod with cap marked "Advance Survey" for the southwest corner of said Contreras Tract, for the northwest corner of said Mills Tract, being in the east line of a tract of land conveyed unto Derek W. Cooper, by deed recorded under County Clerk's File No. S326215 of the Official Public Records of Harris County, Texas, and for the southwest corner of the said tract herein described;

THENCE North with the west line of said Contreras Tract, the east line of said Cooper Tract, and the east line of a tract of land conveyed unto Lloyd G. Langford, Jr., by deed recorded under County Clerk's File No. 20070039270 of the Official Public Records of Harris County, Texas, a distance of 245.00 feet to a found 1/2-inch iron rod with cap marked "Advance Survey" in the south right-of-way line of said Marcella Street, for the northwest corner of said Contreras Tract, for the northeast corner of said Langford Tract, and for the northwest corner of the said tract herein described;

THENCE East with the south right-of-way line of said Marcella Street and the north line of said Contreras Tract, a distance of 115.15 feet to the **POINT OF BEGINNING** and containing 0.5419 acres (23,605 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. dated 5-26-10, job number 5-10233-10.

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date 08/09/2023
Grantor(s): Blue Marble Investments LLC, a Texas limited liability company
Original Payee: Priority Investor Loans, LLC a Texas Limited Liability Company
Deed of Trust Executed 08/09/2023, recorded in the public records
Information: of Harris County, Texas, in or under File No. RP-2023-306396
Current Mortgagee: Lonestar Finance and Lending, Inc., a Texas Corporation
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot 10, Block 4, of Lindale Park Section 1, an addition according to the map or plat thereof recorded in Volume 998, Page 251, of the Deed Records of Harris County, (more particularly described in Loan Documents).

Date of Sale: 10/01/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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The Mortgagee, whose address is:

Lonestar Finance and Lending, Inc., a Texas Corporation
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 09/10/2024



**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
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John Hodges or Michele Laffite or Rodolfo
Pineda or Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/31/2017
Grantor(s): Michael Carteze Neal and Tanya Whitehead-Neal
Mortgagee: 10000 Northwest Freeway, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2017-375853
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 Eight (8), in Block Eighteen (18), of Sharpstown, Section Two (2), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 52, Page 46, of the map records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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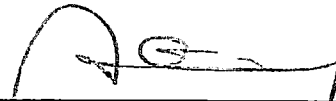
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The Mortgagee, whose address is:

10000 Northwest Freeway, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



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Donna Brammer or Katrina
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Feece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

COPY UNOFFICIAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date October 22, 2010

Grantor(s): Shalondra Fearence

Original Payee: Woodcreek Mortgage Corporation

Deed of Trust Information: Executed on October 22, 2010, recorded in the public records of Harris County, Texas, in or under File No. 20100458631

Current Mortgagee Holder: Freemont Capital, LLC, a Nevada Limited Liability Company

Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot Forty-Five (45), Block One (1), of Greensbrook, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in File No. 545220 of the Plat Records of Harris County, Texas. (more particularly described in the Loan Documents).

Date of Sale: 10/1/2024

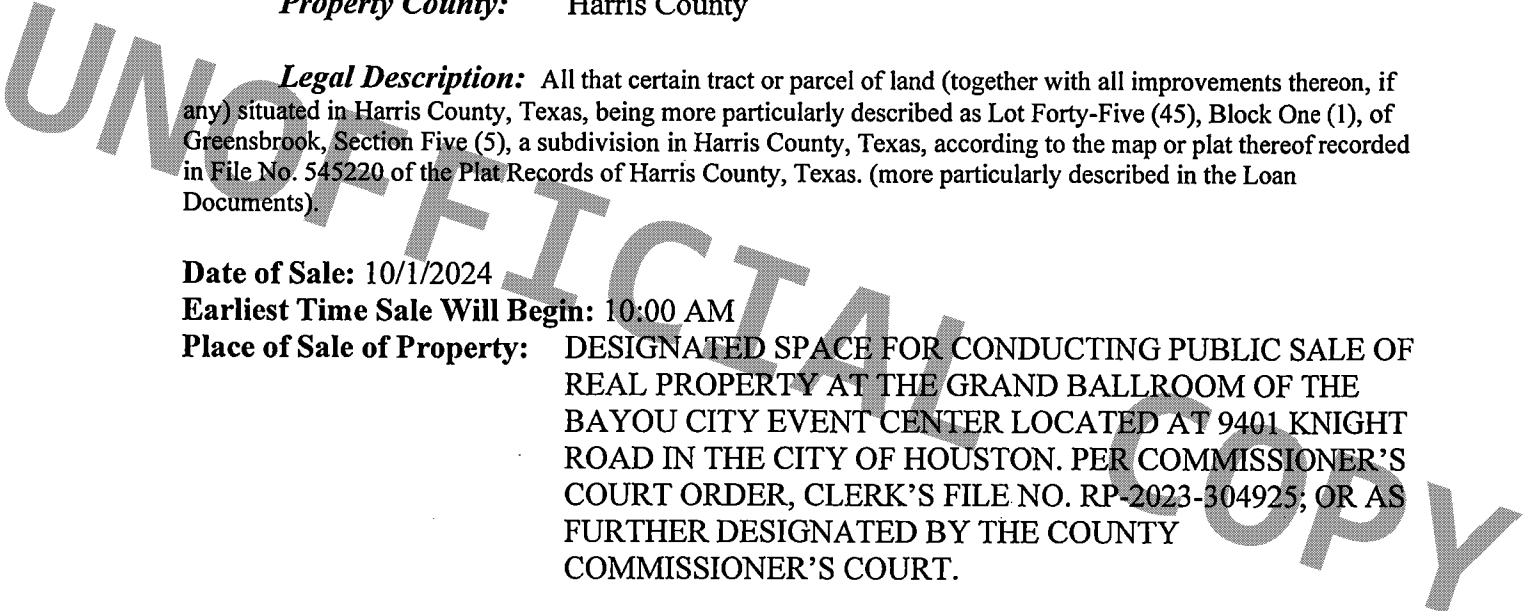
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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
 FRCL-2024-5014
 FILED 9/10/2024 3:55:59 PM



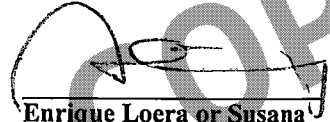
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The Mortgagee, whose address is:

Freemont Capital, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**Enrique Loera or Susana
Garcia or Donna Brammer
or Katrina Rodriguez or
Cesar Acosta or Rinki
Shah or Theresa Phillips or
David Cerda or Jose
Martinez or Mark Laffaye
or Alexander Lawson or
Maria Dabrowska or
Lesbia Longoria or Emilio
Martinez or Miguel
Alberto Molina Alvarez or
Sarah Friedman or
Viridiana Silva or Tami
Machoka or William
Koeing or Eduardo Silva or
Peggy Munoz or Kenneth
David Fisher or John
Hodges or Michele Laffite
or Rodolfo Pineda or
Karina Galvan or Ramon
Guajardo or Nailah Hicks
or Alex Collazo or Erica
Feece
Trustee or Substitute
Trustee
6101 Southwest Fwy, Suite 400, Houston,
TX 77057**

UNOFFICIAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 05/01/2020
Grantor(s): Ana Elizabeth Rios Rodriguez and Juan Jose Rodriguez Estrada
Mortgagee: W13 Homes, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2020-315209
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as LOT 7 IN BLOCK 7 OF REPLAT OF PARKWOOD EAST, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 247, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (more particularly described in the loan documents).

Date of Sale: 10/1/2024
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

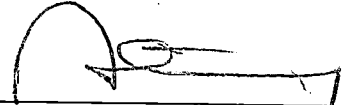
ACTIVE MILITARY SERVICE NOTICE

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:

W13 Homes, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or Rinki
Shah or Theresa Phillips or David
Cerdeja or Jose Martinez or Mark
Laffaye or Alexander Lawson or
Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

COPY

UNOFFICIAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 7/15/2014

Grantor(s): Nicole S. Hernandez and Erik Padilla Gonzalez

Mortgagee: Pine Brook Homes, LP, a Texas Limited Partnership

Recorded in: Clerk's File No. 20140382178

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 Four (4), in Block Eight (8), of Langwood, Section Three (3), a Subdivision in Harris County, Texas according to the map or plat thereof, recorded in Volume 51, Page 73, of the map records of Harris County, Texas, (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

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

ACTIVE MILITARY SERVICE NOTICE

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DUPLICATE COPY

The Mortgagee, whose address is:

Pine Brook Homes, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



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

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: 10/1/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

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


ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

HISD RE, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
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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

DIGITAL

UNM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date March 1, 2019
Grantor(s): Mario Toralva Moyado
Original Payee: Blue Star Homes, LP, a Texas Limited Partnership
Deed of Trust: Executed March 1, 2019, recorded in the public records of Harris County, Texas, in or under File No. RP-2019-212950
Current Mortgagee: SWE Contractors, LP, a Texas Limited Partnership
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as See Exhibit "A", (more particularly described in the Loan Documents).

Date of Sale: 10/01/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

ACTIVE MILITARY SERVICE NOTICE

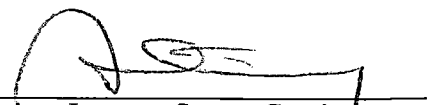
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

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

The Mortgagee, whose address is:

SWE Contractors, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 09/10/2024



**Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or Rinki
Shah or Theresa Phillips or David
Cerde or Jose Martinez or Mark
Laffaye or Alexander Lawson or
Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Sarah Friedman or 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-2024-5018
FILED 9/10/2024 3:56:03 PM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Exhibit "A"

A tract or parcel of land containing 0.0706 Ac. (3,075.61 square feet) in the H. & T. C. Railroad Company Survey A-430 and also being a part of Lot 1, Block 29 of Highland Annex No. 6, as recorded in Volume 8, Page 24 of the Map Records of Harris County, Texas; and being part of the same tract conveyed by deed from Willie Manuel and wife, Genevieve Manuel, to City of Houston dated March 26, 1981; and recorded in Clerk File No, G-965642 of the Deed Records of Harris County, Texas; and being more particularly described by metes and bounds as follows:

A TRACT OR PARCEL OF LAND CONTAINING 0.0706 AC. (3,075.61 SQUARE FEET) IN THE H. & T. C. RAILROAD COMPANY SURVEY A-430 AND ALSO BEING A PART OF LOT 1, BLOCK 29 OF HIGHLAND HEIGHTS ANNEX NO. 6, AS RECORDED IN VOLUME 8, PAGE 24, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; AND BEING PART OF THE SAME TRACT CONVEYED BY DEED FROM WILLIE MANUEL AND WIFE, GENEVIEVE MANUEL, TO CITY OF HOUSTON DATED MARCH 26, 1981, AND RECORDED IN CLERK FILE NO. G-965642 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 AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST MONTGOMERY ROAD (80' WIDE) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DEPREIST STEET (40' WIDE);

THENCE NORTH 47 DEG. 11' 06" WEST, 50.00 FEET TO A SET 5/8 INCH IRON ROD;

THENCE NORTH 42 DEG. 54' 48" EAST, 74.00 FEET TO A SET 5/8 INCH IRON ROD;

THENCE NORTH 47 DEG. 11' 06" EAST, 50.00 FEET TO A SET 5/8 INCH IRON ROD;

THENCE SOUTH 42 DEG. 54' 06" WEST, 59.00 FEET TO THE PLACE OF BEGINNING;

SAVE & EXCEPT CORNER CLIP 0.0102 AC. (112.5 SQUARE FEET) CONVEYED TO THE CITY OF HOUSTON RECORDED IN HARRIS COUNTY CLERK FILE NO. G-965642, AS DESCRIBED ABOVE, MORE OR LESS.

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 4/26/2022
Grantor(s): Jesus Robledo Guerra
Mortgagee: 1423 Kipling, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2022-293995
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 (30), IN BLOCK ONE (1), OF WESTFIELD TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 55 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
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

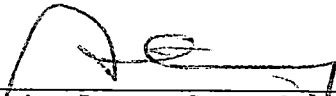
ACTIVE MILITARY SERVICE NOTICE

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 9/10/2024



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 9/10/2024 3:56:54 PM FRCL-2024-5020 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

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

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by **GREGORIO NINO CARREON**, as Grantor, to **ORVAL LEE MARLOW, II**, Trustee, dated February 15, 2024, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File No. RP-2024-54719, in the Official Public Records of Real Property for Harris County, Texas, which Deed of Trust Lien was assigned to Paul Lamb, duly recorded under Clerk's File No. RP-2024-55216, in the Official Public Records of Real Property for Harris County, Texas securing the payment of that one certain promissory note in the original principal amount of \$115,000.00, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **Tuesday, October 1, 2024**, at public auction to the highest bidder for cash in the area designated by the Harris County Commissioners Court at the hour of 1:00 p.m. or within three (3) hours thereafter of that day, the property described as follows:

Lots One (1) and Two (2), Block Seventy-three (73), of GOOSE CREEK TOWNSITE, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 5, Page 59, of the Map Records of Harris County, Texas and more commonly known as 222 E. Adoue Avenue, Baytown, Texas 77520

EXECUTED this 10th day of September, 2024.



ORVAL LEE MARLOW II, Trustee

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 by 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:



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

UNOFFICIAL COPY

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**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5023
FILED 9/12/2024 9:38:52 AM

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

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: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

COPY
UNOFFICIAL

DT: zNOS AND APPT (SVC) 240318

AL: 8415 HEARTH DR, UNIT 6



FRCL-2024-5023
FILED 9/12/2024 9:38:52 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

CERTIFICATE OF POSTING

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

Signed: _____

Declarant's Name: _____

Date: _____

COPY UNOFFICIAL

DT: 2NOS AND APPT (SVC) 240318
AL: 8415 HEARTH DR, UNIT 6



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

FILED 9/12/2024 9:38:52 AM
FRCL-2024-5024
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 Trout, 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).

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: 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 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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5025
FILED 9/12/2024 9:38:52 AM

FRCL-2024-5025
FILED 9/12/2024 9:38:52 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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

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

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

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

Executed on 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

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 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

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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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

COPY

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.

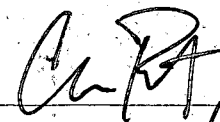
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS,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

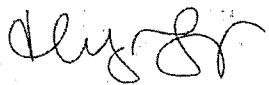
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

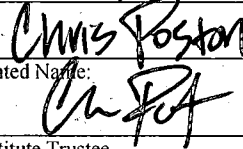
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A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

MH File Number: TX-24-102208-POS
Loan Type: Business Purpose Loan

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 Mortgage/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

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 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 Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5029

FILED 9/12/2024 11:10:17 AM

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

FILED 9/12/2024 11:10:17 AM FRCL-2024-5029 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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)



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5030

FILED 9/12/2024 11:10:18 AM

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

COPY

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

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 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

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

COPY

UNOFFICIAL

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

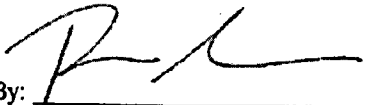
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

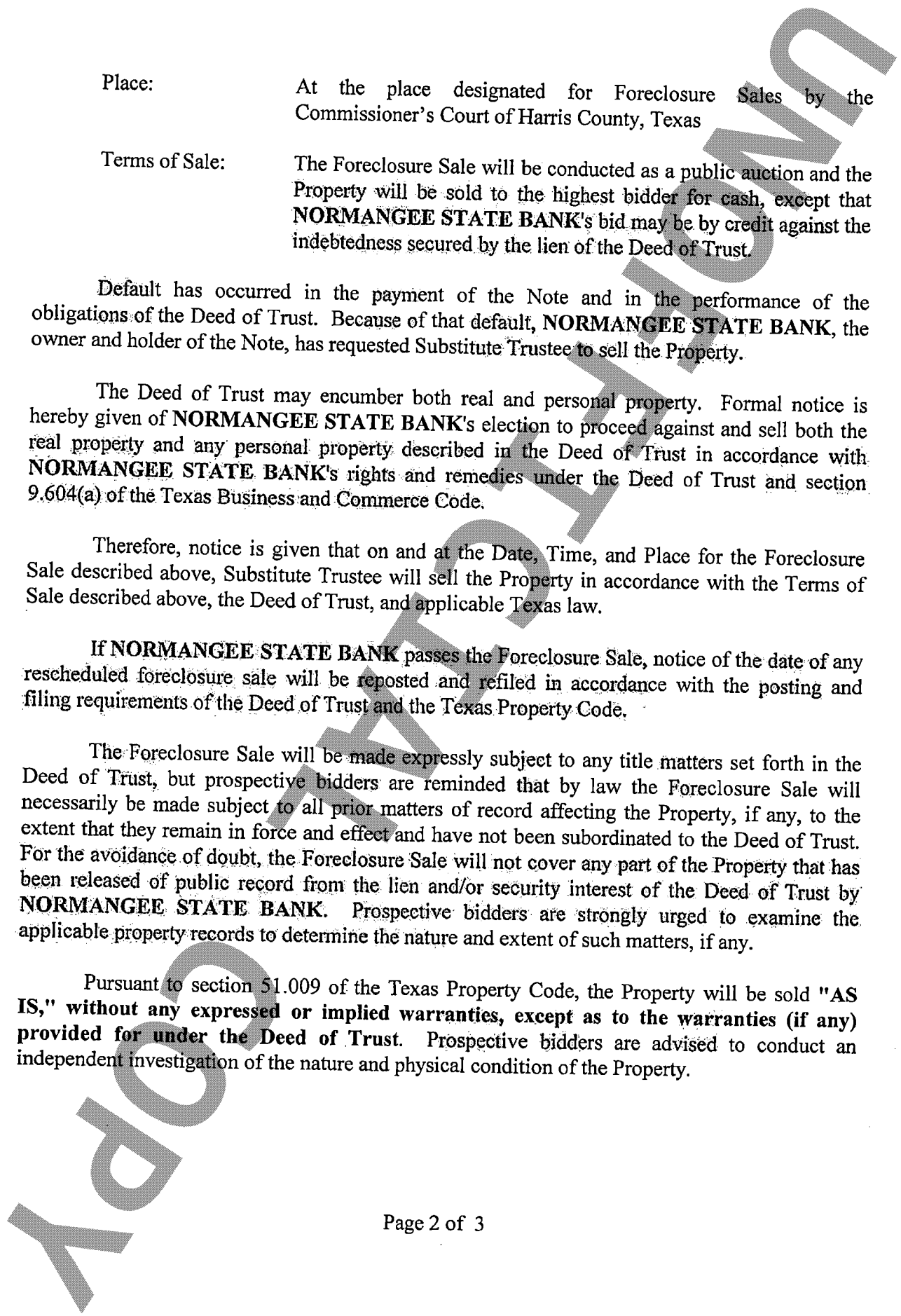
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of **NORMANGEE STATE BANK's** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **NORMANGEE STATE BANK's** rights and remedies 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 UNOFFICIAL

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.

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.

Annarose Harding

 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

 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

 Branch M. Sheppard, (713) 599-0700

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

September 10, 2024

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

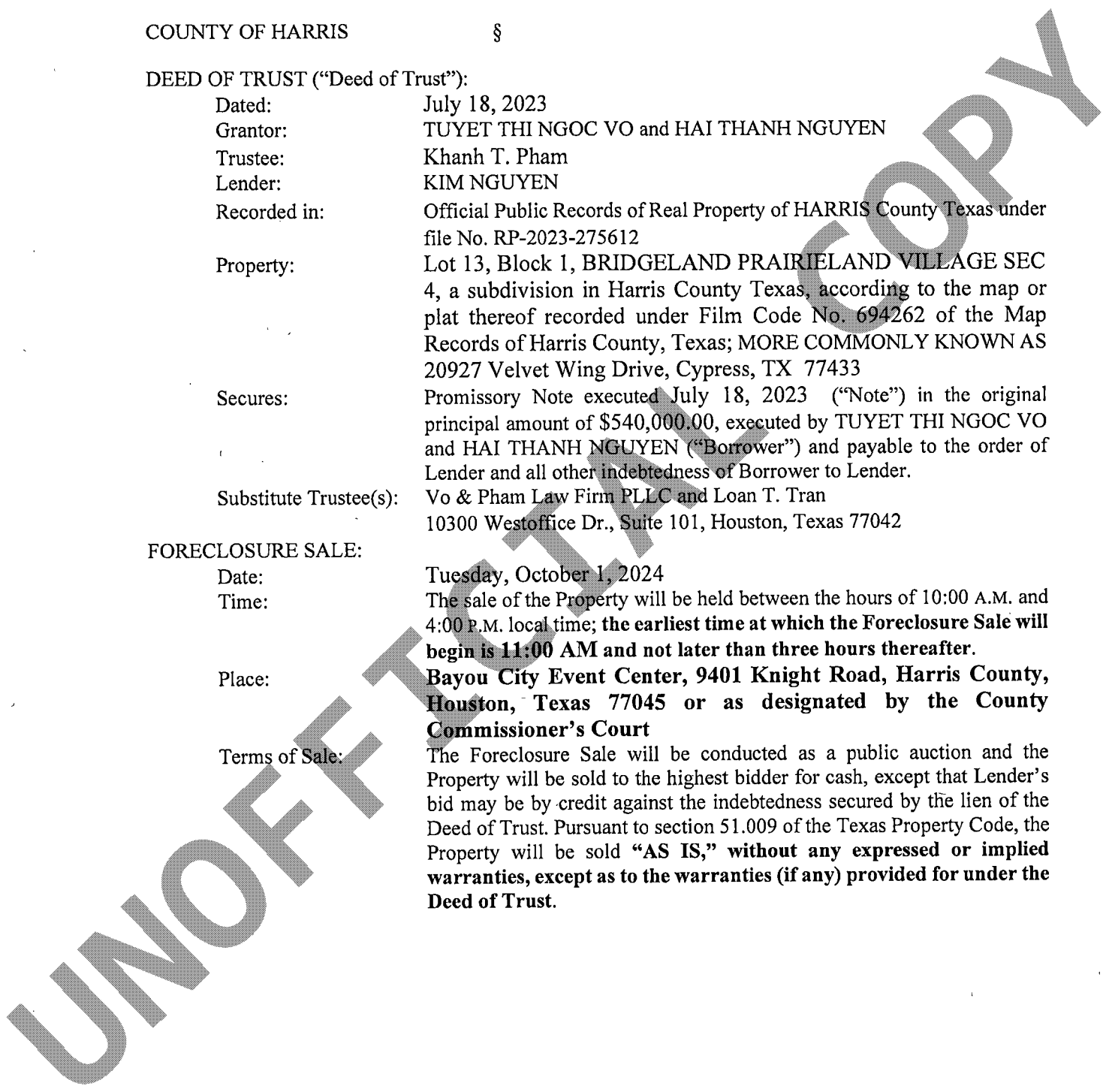
DEED OF TRUST ("Deed of Trust"):

Dated: July 18, 2023
Grantor: TUYET THI NGOC VO and HAI THANH NGUYEN
Trustee: Khanh T. Pham
Lender: KIM NGUYEN
Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. RP-2023-275612
Property: Lot 13, Block 1, BRIDGELAND PRAIRIELAND VILLAGE SEC 4, a subdivision in Harris County Texas, according to the map or plat thereof recorded under Film Code No. 694262 of the Map Records of Harris County, Texas; MORE COMMONLY KNOWN AS 20927 Velvet Wing Drive, Cypress, TX 77433
Secures: Promissory Note executed July 18, 2023 ("Note") in the original principal amount of \$540,000.00, executed by TUYET THI NGOC VO and HAI THANH NGUYEN ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
Substitute Trustee(s): Vo & Pham Law Firm PLLC and Loan T. Tran
10300 Westoffice Dr., Suite 101, Houston, Texas 77042

FORECLOSURE SALE:

Date: Tuesday, October 1, 2024
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 AM and not later than three hours thereafter.**
Place: **Bayou City Event Center, 9401 Knight Road, Harris County, Houston, Texas 77045 or as designated by the County Commissioner's Court**
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4957
FILED 9/10/2024 1:50:04 PM



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

WHEREAS Lender has requested Substitute Trustee to sell the property.

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

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

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

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

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

/s/Loan T. Tran

Loan T. Tran

Attorney for Lender

State Bar No.: 24069159

ttran@vophamlaw.com

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

Phone: 713-271-8886

Fax: 713-271-8897

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4959
FILED 9/10/2024 1:57:34 PM

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, October 1, 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**")

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 September , 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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4959
FILED 9/10/2024 1:57:34 PM

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.

FILED 9/10/2024 1:57:34 PM FRCL-2024-4959 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

"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";

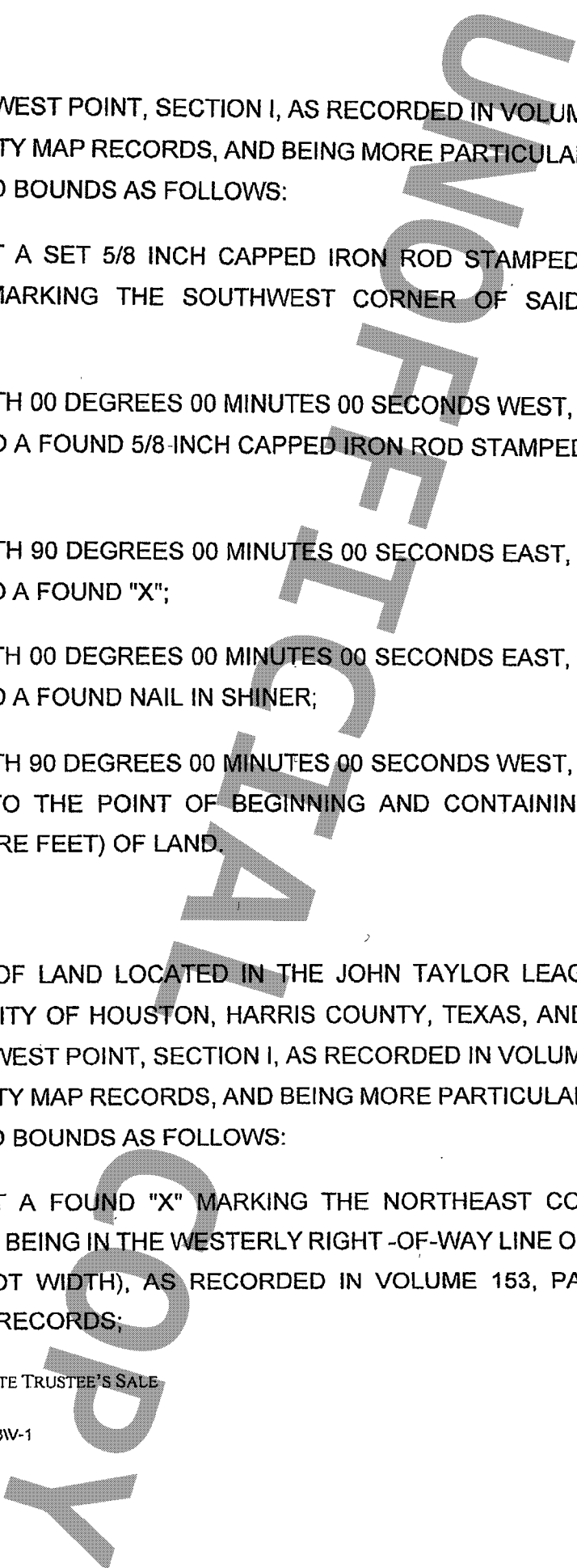
THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO A FOUND NAIL IN SHINER;

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;



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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;

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;

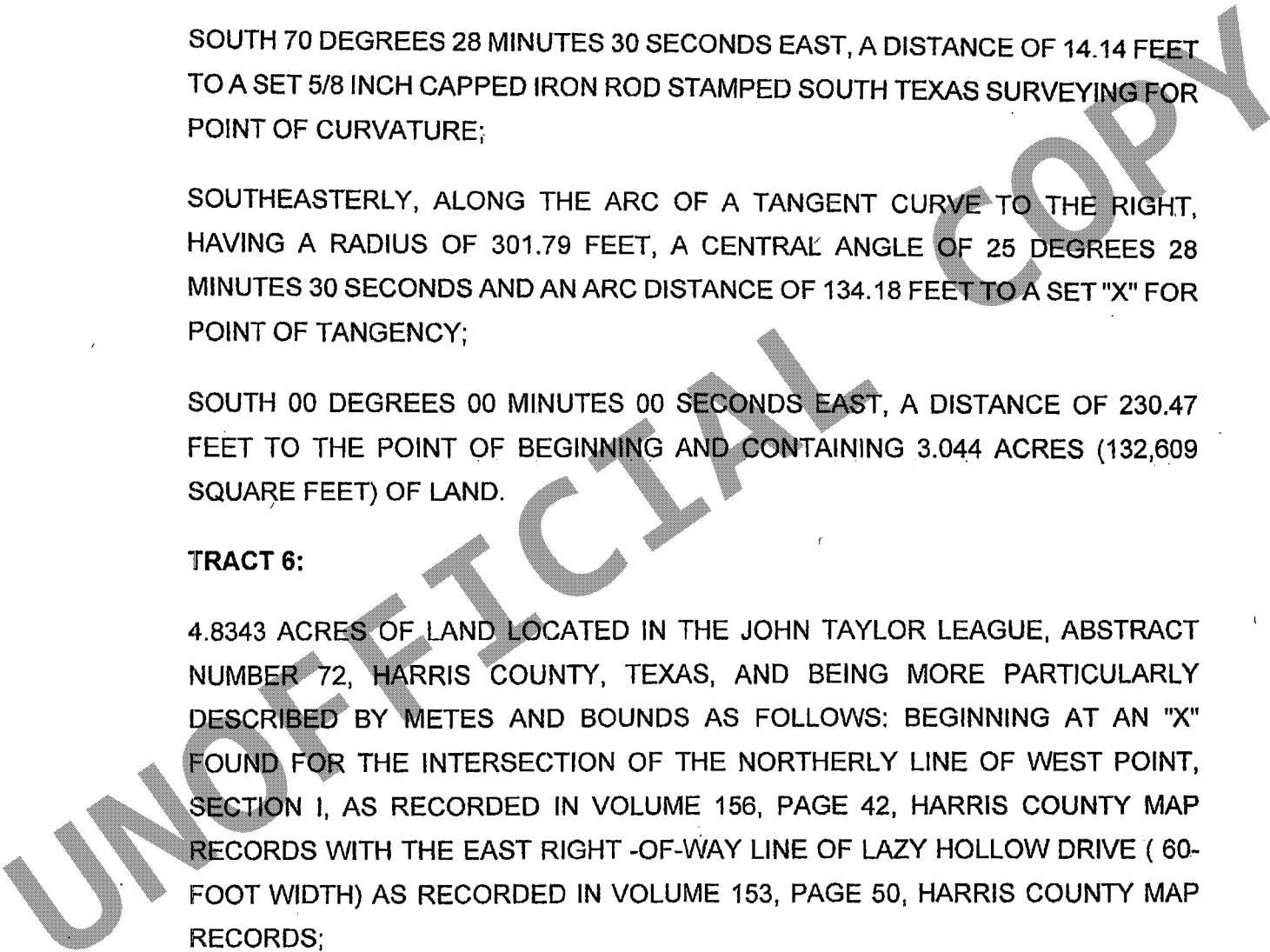
SOUTHEASTERLY, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 301.79 FEET, A CENTRAL ANGLE OF 25 DEGREES 28 MINUTES 30 SECONDS AND AN ARC DISTANCE OF 134.18 FEET TO A SET "X" FOR POINT OF TANGENCY;

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 1, 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PAGE 2

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NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Four-Leaf Towers Council of Co-Owners** by those certain instruments entitled: *"Declaration of Condominium Four-Leaf Towers"* (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Harris County, Texas*, under Volume 125, Page 99, et seq. of the Condominium Records of Harris County 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 **Four-Leaf Towers 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 Chedraui, Christiane Atala & Cobel, Christiane Chedraui & Carmen Maria Chedraui & Jose Ernesto Chedraui resulting from Chedraui, Christiane Atala & Cobel, Christiane Chedraui & Carmen Maria Chedraui & Jose Ernesto Chedraui 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 October 01, 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.

Steps of the County Courthouse, 1000 Guadalupe Street, Austin, TX 78701, where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court. 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 residence unit and the exterior surface of the associated terrace, if any, of Four-Leaf Towers, a condominium regime in the City of

Houston, Harris County, Texas, established by that certain Declaration of Condominium for Four-Leaf Towers and exhibits attached thereto (the "Declaration") filed in the Official Public Records of Real Property of Harris County, Texas, on July 12, 1982, under County Clerk's File No. H-527100 and recorded in Volume 125, Page 99, of the Condominium Records of Harris County, Texas, as more particularly described by metes and bounds in the Declaration, reference to which is hereby made for all purposes, together with all easements, limited common elements and appurtenances thereto, as provided in the Declaration: Residence Unit No. 173E, ("Residence Unit"), on the 17th floor of the East Tower, and the space encompassed by the boundaries thereto, as set forth in the Declaration; together with the undivided interest in and to the common elements, parking space(s) and storage space that is appurtenant to the Residence Unit, as shown and defined in the Declaration. and more commonly known as 5100 San Felipe Unit 173E, Houston, TX 770556.

EXECUTED this the 10th day of September, 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, Eric B. Tonsul, Chris Trevino, and/or Kelton Wilkins, Agent and Trustee for Four-Leaf Towers Council of Co-Owners

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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

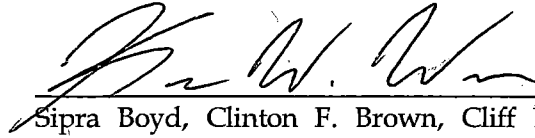
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Harry, Sharon Marcia resulting from Harry, Sharon Marcia default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on **October 1, 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 2627-7, in Building "D", Limited Common elements appurtenant thereto with an undivided .437 interest in the General Common Elements, located and being a part of MARBLE ARCH TOWNHOMES, a condominium Project in Harris County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plats, Bylaws and Exhibits, attached thereto, recorded in Volume 46, Page 110 and Volume 53, Page 101, both of the Condominium Records of Harris County, Texas and more commonly known as 2627 Marilee Lane Unit 7, Houston, TX 77057.

EXECUTED this the 9th day of September, 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

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NOTICE OF FORECLOSURE SALE

September 06, 2024

Deed of Trust ("Deed of Trust"):

Dated: May 12, 2022

Grantor: TEAGUE INVESTMENTS AND CONSTRUCTION, LLC

Trustee: Sowell, Alvares & Walls, PLLC

Lender: QUICK LENDING, LLC

Property: Lot 21, in Block 7, of BRIAR LAKE, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 189, Page 17 of the Map Records of Harris County, Texas.

Address: 12010 Nova DR Houston TX 77077

Recorded: May 16, 2022, file number RP-2022-255157 in the Official Public Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of TWO HUNDRED NINETY EIGHT THOUSAND NINE HUNDRED AND 00/100 DOLLARS (US \$298,900.00), executed by TEAGUE INVESTMENTS AND CONSTRUCTION, 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 May 12, 2022 and executed by Matthew Teague.

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva

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

Foreclosure Sale:

Date: Tuesday, October 01, 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

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NOTICE OF TRUSTEE'S SALE

Date: September 10, 2024

Lien for Unpaid Assessments

Owner: **CRYSTAL JUNE BONNER**

Property: **UNIT NO. 19, IN BUILDING "B", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF THE WOODFOREST, A CONDOMINIUM PROJECT, ACCORDING TO THE DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 102, PAGE 1, AND AMENDED IN VOLUME 102, PAGE 37 AND VOLUME 106, PAGE 41 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 12955 WOODFOREST BLVD., UNIT 19, HOUSTON, TEXAS 77015, (the "PROPERTY").**

Recording Information: By Condominium Declaration dated August 24, 1979, recorded in Volume 102, Page 1, under County Clerk's File Number G221919, with any and all amendments and/or supplements thereto, in the Condominium Records of Harris County Texas, THE WOODFOREST ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power to foreclose in like manner as a mortgage on real property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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


Date of Sale: (first Tuesday of month): **Tuesday, October 1, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

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

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



Sarah B. Gerdes, Trustee for The Woodforest Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: September 10, 2024

Owner (s): **JEAN M. ROBINGSTON**

Property: **UNIT NO. 213, IN BUILDING "N," AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED 1.030 PERCENT OWNERSHIP INTEREST IN THE GENERAL COMMON ELEMENTS; PARKING SPACE NUMBERS 98 AND 99; LOCATED IN AND BEING PART OF DILSTON HOUSE CONDOMINIUMS, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF DILSTON HOUSE CONDOMINIUMS AND EXHIBITS ATTACHED THERETO, FILED IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS ON MARCH 22, 1978, UNDER CLERK'S FILE NO. F525878 AND RECORDED IN VOLUME 66, PAGE 1, AND AMENDED UNDER CLERK'S FILE NO. F636859, AND AS FURTHER AMENDED BY INSTRUMENT RECORDED IN VOLUME 92, PAGE 105, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 7900 WESTHEIMER ROAD, UNIT #213, HOUSTON, TEXAS 77063, (the "PROPERTY").**

Recording Information: By Declaration of Covenants, Conditions and Restrictions dated March 22, 1978, and recorded under Clerk's File Number F525878 and Volume 66, Page 1, amended under County Clerk's File No. F636859, further amended by instrument recorded under County Clerk's File No. F882117 in Volume 92, Page 105, and further amended by instrument recorded under County Clerk's File No. K455065 in Volume 153, Page 82, of the Condominium Records of Harris County, Texas, DILSTON HOUSE CONDOMINIUM ASSOCIATION ("The Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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.

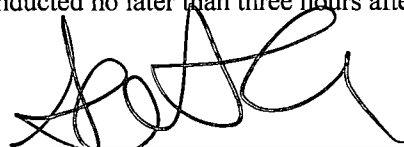
Date of Sale: (first Tuesday of month): **Tuesday, October 1, 2024.**

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.

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

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



Sarah B. Gerdes, Trustee for Dilston House Condominium Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4964
FILED 9/10/2024 2:51:59 PM

NOTICE OF TRUSTEE'S SALE

Date: September 10, 2024

Lien for Unpaid Assessments

Owner(s): **ADENIYIO FALAJA AND PAULA T. FALAJA**

Property: **CONDOMINIUM UNIT NUMBER THREE (3), IN BUILDING "B", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF GREENWAY PARK TOWN HOMES, 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 TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO AND RECORDED IN VOLUME 19, PAGE 56, ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS; AND MORE COMMONLY KNOWN AS 7773 COOK ROAD, HOUSTON, TEXAS 77072 (THE "PROPERTY").**

Recording Information: By the certain condominium declaration for GREENWAY PARK TOWN HOMES CONDOMINIUM ASSOCIATION, INC. dated November 13, 1974, filed in the office of the county clerk of Harris County, Texas, under Clerk's File Number E302445 and recorded under Volume 19, Page 56 et. seq. of the Condominium Records of Harris County, Texas, GREENWAY PARK TOWN HOMES CONDOMINIUM ASSOCIATION, INC., ("The Association") has been granted a maintenance assessment lien which may be foreclosed in like manner for foreclosures of mortgages in the state of 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.

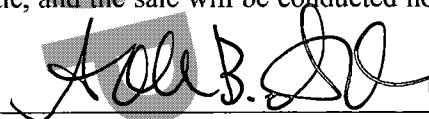
Date of Sale (first Tuesday of month): **Tuesday, October 1, 2024.**

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.

ADENIYIO FALAJA AND PAULA T. FALAJA, 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 Greenway Park Town Homes
Condominium Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: September 10, 2024

Lien for Unpaid Assessments

Owner: **LAFFERTYOAKS INVESTMENTS LLC**

Property: **UNIT 2-D, IN BUILDING "A", AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, LOCATED IN AND BEING PART OF THE WILLOWICK, A CONDOMINIUM REGIME IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION AND THE SURVEY PLATS, EXHIBITS AND BY-LAWS ATTACHED THERETO, RECORDED IN VOLUME 44, PAGE 43 AND VOLUME 156, PAGE 2 AND UNDER FILM CODE NO(S). 161118, 162092 AND 16307 ET. SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO AND MORE COMMONLY KNOWN AS 2200 WILLOWICK ROAD, UNIT 2D, HOUSTON, TEXAS 77027 (THE "PROPERTY").**

Recording Information: By First Amended and Restated Declaration of Condominium Regime for The Willowick, recorded on May 20, 2008, under 20080260696 in the Official Public Records of Harris County, Texas, and under Film Code No. 203134 of the Condominium Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), THE WILLOWICK CONDOMINIUM ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments 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.

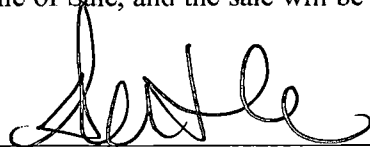
Date of Sale (first Tuesday of month): **Tuesday, October 1, 2024.**

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.

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

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



Sarah B. Gerdes, Trustee for The Willowick Condominium Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4966
FILED 9/10/2024 2:52:01 PM

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: September 9, 2024

Lien for Unpaid Assessments

Owner(s): **BARBARA MARIA DIVIN**

Property: LOT 27, IN BLOCK 12, OF WOODEDGE VILLAGE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 195, PAGE 143, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **12119 HOLLY STONE DRIVE, HOUSTON, TEXAS 77070**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Section I recorded under Harris County Clerk's File Number D625115 and filed on June 29, 1972; Declaration of Covenants, Conditions and Restrictions for Section II recorded under Harris County Clerk's File Number D868212 and filed on May 7, 1973; Declaration of Covenants, Conditions and Restrictions for Section III recorded under Harris County Clerk's File Number F763380 and filed on September 12, 1978; Declaration of Covenants, Conditions and Restrictions for Section I and II recorded under Harris County Clerk's File Number F795548 and filed on October 4, 1978; Declaration of Covenants, Conditions and Restrictions for Section I and II recorded under Harris County Clerk's File Number F795549 and filed on October 4, 1978; Declaration of Covenants, Conditions and Restrictions for Section I and II recorded under Harris County Clerk's File Number L338566 and filed on September 18, 1978 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, WOODEDGE VILLAGE COMMUNITY IMPROVEMENT ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

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

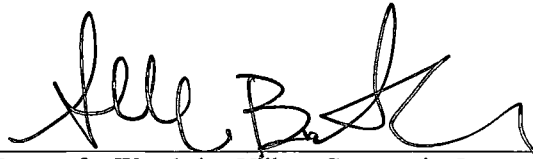
Date of Sale: (first Tuesday of month) Tuesday, **October 1, 2024**.

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.

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

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



Sarah B. Gerdes, Trustee for Woodedge Village Community Improvement Association

NOTICE OF TRUSTEE'S SALE

Date: September 6, 2024

Lien for Unpaid Assessments

Owner: **RODRICK A. SCOTT**

Property: **CONDOMINIUM UNIT NO. 206, IN BUILDING "G", OF TERRA COURTYARD CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN VOLUME 110, PAGE 124, AND AMENDED IN VOLUME 112, PAGE 26 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3100 WALNUT BEND LANE, UNIT #206, HOUSTON, TEXAS 77042 (THE "PROPERTY").**

Recording Information: By Declaration of Condominium recorded on August 8, 1980 under County Clerk's File No. G633349 in the Condominium Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), TERRA COUNCIL OF CO-OWNERS, (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

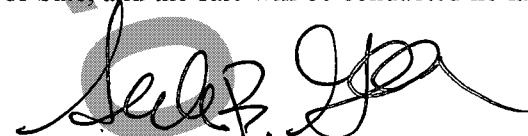
Date of Sale (first Tuesday of month): **Tuesday, October 1, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioner's office.

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

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



Sarah B. Gerdes, Trustee for Terra Council of Co-Owners

FILED 9/10/2024 2:52:03 PM FRCL-2024-4968 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: September 6, 2024

Lien for Unpaid Assessments

Owner (s): **JAMES KEITH SHORT**

Property: **CONDOMINIUM UNIT NO. 709, AND THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED 0.00486626 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 #709, 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, October 1, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

JAMES KEITH SHORT, 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 Lofts of Post Oak Condominium Owners, Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4969
FILED 9/10/2024 2:52:04 PM

NOTICE OF TRUSTEE'S SALE

Date: August 23, 2024

Lien for Unpaid Assessments

Owner: **CLARENCE BUCK**

Property: **UNIT NO. 2, IN BUILDING "A", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF THE WOODFOREST, A CONDOMINIUM PROJECT, ACCORDING TO THE DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 102, PAGE 1, AND AMENDED IN VOLUME 102, PAGE 37 AND VOLUME 106, PAGE 41 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 12955 WOODFOREST BLVD., UNIT 2, HOUSTON, TEXAS 77015, (the "PROPERTY").**

Recording Information: By Condominium Declaration dated August 24, 1979, recorded in Volume 102, Page 1, under County Clerk's File Number G221919, with any and all amendments and/or supplements thereto, in the Condominium Records of Harris County Texas, THE WOODFOREST ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power to foreclose in like manner as a mortgage on real property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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

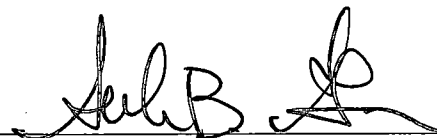
Date of Sale: (first Tuesday of month): **Tuesday, October 1, 2024.**

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.

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

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



Sarah B. Gerdes, Trustee for The Woodforest Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4970
FILED 9/10/2024 2:52:05 PM

NOTICE OF TRUSTEE'S SALE

Date: August 23, 2024

Lien for Unpaid Assessments

Owner: **EBONEE STEPHENS**

Property: LOT ONE (1), IN BLOCK EIGHT (8), OF COLLEGEVIEW TOWNHOUSES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 299, PAGE 129 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **32 EVANSTON STREET, HOUSTON, TEXAS 77015**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded on July 16, 1981, under Clerk's File Number H-056070; Amendment to Declaration of Covenants, Conditions and Restrictions recorded on October 31, 2001, under Clerk's File Number V-391373 and again on November 9, 2001, under Clerk's File Number V412955; and Second Amendment to Declaration of Covenants, Conditions and Restrictions recorded on April 14, 2004, under Clerk's File Number X532194 in the official Public Records of Real Property of Harris County, Texas, with all amendments and/or supplements thereto (the "Declaration"), COLLEGEVIEW TOWNHOUSE 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 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, **October 1, 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.

EBONEE STEPHENS, upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the 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 Collegeview Townhouse Association

FILED 9/10/2024 2:52:06 PM FRCL-2024-4971 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: August 26, 2023

Lien for Unpaid Assessments

Owner(s): **MANUEL TRINIDAD SILVA AND IRMA KARINA ORTEGA**

Property: LOT ONE (1), IN BLOCK TWO (2), OF WESTFIELD SECTION NINE (9), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 468109 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **3902 FLATWOOD DRIVE, KATY, TEXAS 77449** (the "PROPERTY").

Recording Information: By First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections I, III and IV recorded July 18, 1994 and filed under Clerk's File No. P964887; Declaration of Covenants, Conditions, and Restrictions for Section VI, recorded December 6, 1996 and filed under Clerk's File No. S235771; Declaration of Covenants, Conditions, and Restrictions for Section VII, recorded November 3, 1998 and filed under Clerk's File No. T360301; Declaration of Covenants, Conditions, and Restrictions for Section VIII, recorded November 3, 1998 and filed under Clerk's File No. T360302; Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections IX, X, XI recorded April 2, 2001 and filed under Clerk's File No. U961781; Declaration of Covenants, Conditions, and Restrictions, for Westfield, Sections XII & XIV recorded December 30, 2002 and filed under Clerk's File No. W320644; Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections XVI, XVII, XX recorded January 15, 2004 and filed under Clerk's File No. X330597; Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections XVIII recorded September 4, 2002 and filed under Clerk's File No. W055870; and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Section XIX recorded February 11, 2003, filed under Clerk's File No. W422338 of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"); WESTFIELD HOMEOWNERS ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

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

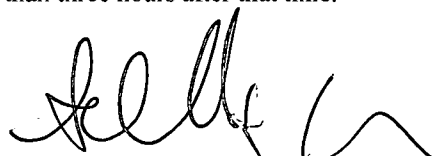
Date of Sale: (first Tuesday of month) Tuesday, **October 1, 2024.**

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.

MANUEL TRINIDAD SILVA AND IRMA KARINA ORTEGA, 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 Westfield Homeowners Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4972
FILED 9/10/2024 2:52:07 PM

NOTICE OF TRUSTEE'S SALE

Date: August 21, 2024

Lien for Unpaid Assessments

Owner(s): **ELIZABETH SERNA**

Property: LOT FIFTY (50), IN BLOCK FIVE (5), INWOOD FOREST VILLAGE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 299, PAGE 64 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 3710 RED FIR DRIVE, HOUSTON, TEXAS 77088, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number H169091 and filed on October 2, 1981, in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, INWOOD FOREST VILLAGE HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Harris County, Texas, to secure the payment of real property maintenance, attorney's fees and costs.

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

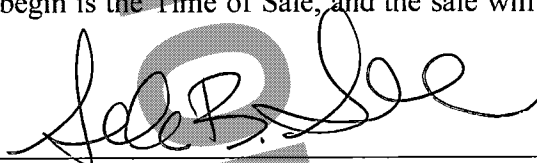
Date of Sale: (first Tuesday of month) Tuesday, **October 1, 2024.**

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.

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

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



Sarah B. Gerdes, Trustee for Inwood Forest Village Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: August 21, 2024

Lien for Unpaid Assessments

Owner(s): **MARCIA VILLA**

Property: LOT TWENTY (20), BLOCK TEN (10), LINCOLN GREEN EAST, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 263, PAGE 39, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **11318 GRAYLING LANE, HOUSTON, TEXAS 77067**, (the "PROPERTY").

Recording Information: By Restrictions recorded under Harris County Clerk's File Number F451292 and filed on January 19, 1978 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), LINCOLN GREEN EAST 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 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.

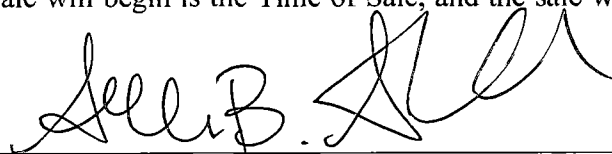
Date of Sale: (first Tuesday of month) Tuesday, **October 1, 2024**.

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.

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

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



Sarah B. Gerdes, Trustee for Lincoln Green East Community Improvement Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: August 21, 2024

Lien for Unpaid Assessments

Owner(s): **JOE B. MILLS**

Property: LOT TWENTY-SIX (26), FAIRMONT TOWNHOUSES, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 182, PAGE 80, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **4259 YOUNG STREET, PASADENA, TEXAS 77504**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number D650570 and filed on August 2, 1972, in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, FAIRMONT TOWNHOUSE HOMEOWNER'S 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, Texas 77479.

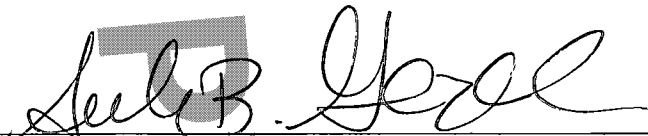
Date of Sale: (first Tuesday of month) Tuesday, **October 1, 2024**.

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.

JOE B. MILLS, 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 Fairmont Townhouse Homeowner's Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4975
FILED 9/10/2024 2:52:10 PM

NOTICE OF TRUSTEE'S SALE

Date: August 21, 2024

Lien for Unpaid Assessments

Owner(s): **KEISHA D'JUANA BUNDAGE**

Property: LOT FIVE (5), IN BLOCK TWO (2), OF KODIAK CROSSING SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 684527 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **519 AMERICAN BLACK BEAR DRIVE, CROSBY, TEXAS 77532**, (the "PROPERTY").

Recording Information: By Restrictions, Covenants and Conditions recorded under Harris County Clerk's File Number 20150274114 and filed on June 24, 2015 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), KODIAK CROSSING HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Harris County, Texas, to secure the payment of real property maintenance, attorney's fees and costs.

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

Date of Sale: (first Tuesday of month) Tuesday, **October 1, 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.

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

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



Sarah B. Gerdes, Trustee for Kodiak Crossing Homeowners Association, Inc.

FILED 9/10/2024 2:52:11 PM FRCL-2024-4976 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: August 19, 2024

Lien for Unpaid Assessments

Owner(s): **FAMILY SERVANTS OF ST JOSEPH**

Property: **UNIT NO. 10857, IN BUILDING "I", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF AND THE EXTERIOR SURFACE FOR THE ASSOCIATED BALCONY, PATIO, PARKING SPACES, AND UNDIVIDED 0.5756 PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IF ANY, OF CREEKBEND TOWNHOMES, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, ESTABLISHED BY THAT CERTAIN CONDOMINIUM DECLARATION AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 152, PAGE 1, VOLUME 153, PAGE 37 AND VOLUME 153, PAGE 40 ET SEQ., ALL THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 10857 BRAES BEND DRIVE, HOUSTON, TEXAS 77071 (THE "PROPERTY").**

Recording Information: By Condominium Declaration dated May 9, 1985 and recorded under Clerk's File Number K014194, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, BRAES BEND HOMEOWNERS ASSOCIATION, INC., has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments.

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

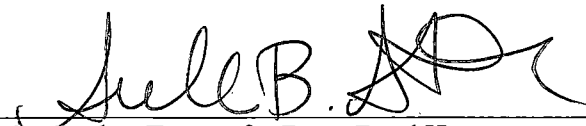
Date of Sale: (first Tuesday of month): **Tuesday, October 1, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by County Commissioners Court.

FAMILY SERVANTS OF ST JOSEPH, 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 Braes Bend Homeowners Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4977
FILED 9/10/2024 2:52:12 PM

NOTICE OF TRUSTEE'S SALE

Date: August 19, 2024

Lien for Unpaid Assessments

Owner(s): **DAMIEN K. LANE**

Property: LOT SEVENTEEN (17), IN BLOCK ONE (1), OF NEW FOREST WEST SEC. THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 621186 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **14927 BERNCREST LANE, HOUSTON, TEXAS, 77049**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number 20080268296, and filed on May 23, 2008, in the Official Public Records of Real Property of Harris County, Texas, and any amendments or supplements thereto (the "Declaration"), NEW FOREST WEST TOWNHOMES HOMEOWNERS ASSOCIATION, INC. ("The Association"), has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and related charges.

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

Date of Sale: (first Tuesday of month) Tuesday, **October 1, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

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

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



Sarah B. Gerdes, Trustee for New Forest West Townhomes Homeowners Association, Inc.

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: August 15, 2024

Lien for Unpaid Assessments

Owner(s): **STEVE E. SOLOMON**

Property: 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 AND MORE COMMONLY KNOWN AS **9207 APPIN COURT, HOUSTON, TEXAS 77095** (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Section One, recorded on May 16, 1995 under Clerk's File No. R397762, Film Code No. 503-83-0086; Declaration of Restrictions for Section Two, recorded on August 14, 1998 under Clerk's File No. T206894, Film Code No. 520-47-3236; Declaration of Covenants, Conditions and Restrictions for Aberdeen Green North recorded on April 26, 1999 under Clerk's File No. T682742, Film Code No. 525-21-3183, in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), ABERDEEN GREEN HOMEOWNERS ASSOCIATION, (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, related charges, 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.

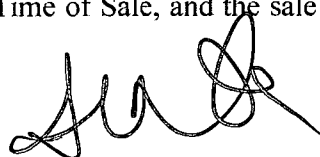
Date of Sale: (first Tuesday of month) **Tuesday, October 1, 2024.**

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.

STEVE E. SOLOMON, 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 Aberdeen Green Homeowners Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4979
FILED 9/10/2024 2:52:14 PM

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: August 16, 2024

Lien for Unpaid Assessments

Owners: **WILD WEST B.B.Q., LLC**

Property: **CONDOMINIUM UNIT NO. 288, IN BUILDING "P", 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 PART OF WEST BAYOU OAKS TOWNHOMES, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR WEST BAYOU OAKS TOWNHOUSES, TOGETHER WITH THE SURVEY PLAT, BYLAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 106, PAGE 122 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, ALSO KNOWN AS LONDON TOWNHOUSES IT-A. SAID CONDOMINIUM PROJECT IS MORE DESCRIBED IN DOCUMENTS RECORDED IN VOLUME 13, PAGE 1 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 811 THREADNEEDLE STREET, #288, HOUSTON, TEXAS 77079 (THE "PROPERTY").**

Recording Information: By Declaration of Condominium for London Townhomes II-A recorded on March 28, 1972 under County Clerk's File No. D554603; and Declaration of Condominium for London Townhomes II-B recorded on September 5, 1972 under County Clerk's File No. D678655 in the Condominium Records of Harris County, Texas, with all amendments and/or supplements thereto (the "Declaration"), WEST BAYOU OAKS TOWNHOMES CENTRAL ASSOCIATION, INC. F/K/A LONDON TOWNHOUSES, 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 or Chanta'I Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale (first Tuesday of month): **Tuesday, October 1, 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.

WILD WEST B.B.Q., LLC upon property owned by it and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the owner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$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 WEST BAYOU OAKS TOWNHOMES CENTRAL ASSOCIATION, INC. F/K/A LONDON TOWNHOUSES, INC.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4980
FILED 9/10/2024 2:52:15 PM

NOTICE OF TRUSTEE'S SALE

Date: August 14, 2024

Lien for Unpaid Assessments

Owner(s): **EDWIN ALFREDO GARCIA**

Property: LOT TWENTY-SIX (26), IN BLOCK TWO (2) OF A REPLAT OF BEEKMAN PLACE, A PLANNED UNIT DEVELOPMENT IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 187, PAGE 120, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **10159 BEEKMAN PLACE DRIVE, HOUSTON, TEXAS 77043** (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions filed under Clerk's File No. D470630 in the Real Property Records of Harris County, Texas, along with any amendments or supplements thereto, BEEKMAN PLACE COMMUNITY IMPROVEMENT ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited Order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

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

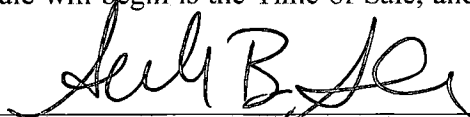
Date of Sale: (first Tuesday of month) Tuesday, **October 1, 2024.**

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 Commissioner's Court.

EDWIN ALFREDO GARCIA 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 Beekman Place Community Improvement Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4981
FILED 9/10/2024 2:52:16 PM

NOTICE OF TRUSTEE'S SALE

Date: August 14, 2024

Lien for Unpaid Assessments

Owner(s): **LANCE L. JONES AND CHRISTINA E. PARK JONES**

Property: LOT 10, IN BLOCK 9, OF COPPER VILLAGE, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 357023, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **16210 KINRUSH COURT, HOUSTON, TEXAS 77095** (the "PROPERTY").

Recording Information: By Declaration recorded on November 3, 1993 in Harris County, Texas, under Clerk's File Number P540349; by Amendment recorded on January 3, 1995 under Clerk's File Number R214646; by First Supplemental Notice recorded on October 9, 2012 under Clerk's File Number 20120469844; by Second Supplemental Notice recorded on September 20, 2013 under Clerk's File Number 20130485341; and by Third Supplemental Notice recorded on February 24, 2014 under Clerk's File Number 20140071943, all in the Official Public Records of Real Property of Harris County, Texas, COPPERVILLAGE COMMUNITY 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 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.

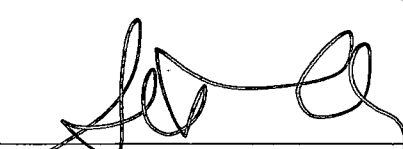
Date of Sale: (first Tuesday of month): **Tuesday, October 1, 2024.**

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.

LANCE L. JONES AND CHRISTINA E. PARK JONES, 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 Coppervillage Community Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4982
FILED 9/10/2024 2:52:17 PM

NOTICE OF TRUSTEE'S SALE

Date: September 5, 2024

Lien for Unpaid Assessments

Owner(s): **ADEL ARNOLD ADIGHIBE**

Property: LOT SEVENTEEN (17), IN BLOCK TWO (2), OF WESTFIELD, SECTION SIXTEEN (16), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO(S). 548194 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **3823 SILVERHAWK DRIVE, KATY, TEXAS 77449**, (the "PROPERTY").

Recording Information: By First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections I, III and IV recorded July 18, 1994 and filed under Clerk's File No. P964887; Declaration of Covenants, Conditions, and Restrictions for Section VI, recorded December 6, 1996 and filed under Clerk's File No. S235771; Declaration of Covenants, Conditions, and Restrictions for Section VII, recorded November 3, 1998 and filed under Clerk's File No. T360301; Declaration of Covenants, Conditions, and Restrictions for Section VIII, recorded November 3, 1998 and filed under Clerk's File No. T360302; Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections IX, X, XI recorded April 2, 2001 and filed under Clerk's File No. U961781; Declaration of Covenants, Conditions, and Restrictions, for Westfield, Sections XII & XIV recorded December 30, 2002 and filed under Clerk's File No. W320644; Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections XVI, XVII, XX recorded January 15, 2004 and filed under Clerk's File No. X330597; Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections XVIII recorded September 4, 2002 and filed under Clerk's File No. W055870; and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Section XIX recorded February 11, 2003, filed under Clerk's File No. W422338 of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"); WESTFIELD HOMEOWNERS ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

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

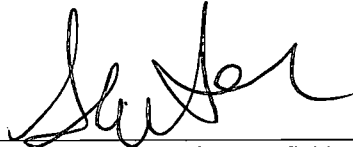
Date of Sale: (first Tuesday of month) Tuesday, **October 1, 2024**.

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.

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

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



Sarah B. Gerdes, Trustee for Westfield Homeowners Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4983
FILED 9/10/2024 2:52:18 PM

NOTICE OF TRUSTEE'S SALE

Date: September 5, 2024

Lien for Unpaid Assessments

Owner(s): **ADAN PEREZ AND NANCY DE LA CRUZ**

Property: LOT 59, IN BLOCK 1, OF WESTFIELD, SECTION NINETEEN (19), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 526026 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **19503 TIGRIS SPRINGS CIRCLE, KATY, TEXAS 77449**, (the "PROPERTY").

Recording Information: By First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections I, III and IV recorded July 18, 1994 and filed under Clerk's File No. P964887; Declaration of Covenants, Conditions, and Restrictions for Section VI, recorded December 6, 1996 and filed under Clerk's File No. S235771; Declaration of Covenants, Conditions, and Restrictions for Section VII, recorded November 3, 1998 and filed under Clerk's File No. T360301; Declaration of Covenants, Conditions, and Restrictions for Section VIII, recorded November 3, 1998 and filed under Clerk's File No. T360302; Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections IX, X, XI recorded April 2, 2001 and filed under Clerk's File No. U961781; Declaration of Covenants, Conditions, and Restrictions, for Westfield, Sections XII & XIV recorded December 30, 2002 and filed under Clerk's File No. W320644; Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections XVI, XVII, XX recorded January 15, 2004 and filed under Clerk's File No. X330597; Declaration of Covenants, Conditions, and Restrictions for Westfield, Sections XVIII recorded September 4, 2002 and filed under Clerk's File No. W055870; and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westfield, Section XIX recorded February 11, 2003, filed under Clerk's File No. W422338 of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"); WESTFIELD HOMEOWNERS ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

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

Date of Sale: (first Tuesday of month) Tuesday, **October 1, 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.

ADAN PEREZ AND NANCY DE LA CRUZ, 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 Westfield Homeowners Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4984
FILED 9/10/2024 3:01:25 PM

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

LOT 11, BLOCK 1, ELYSON SEC 26, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE 693197, PLAT RECORDS OF HARRIS COUNTY, 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 March 15, 2022, from OBIAGELI EZEKWESILI, as grantor, conveying the Property in trust to SANDLER LAW GROUP, as Trustee, for the benefit of HANCOCK MORTGAGE PARTNERS, LLC ("Beneficiaries"), recorded under Clerk's File Number RP-2022-143556, 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: **October 1, 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 **March 15, 2022**, in the original principal amount of **FIVE HUNDRED TWO THOUSAND TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$502,225.00)**, executed by **OBIAGELI EZEKWESILI** and payable to the order of **HANCOCK MORTGAGE PARTNERS, LLC. HANCOCK MORTGAGE PARTNERS, LLC**, 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 September 10, 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 **OBIAGELI EZEKWESILI**, 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 10th day of September, 2024.



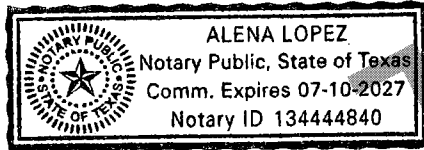
MATTHEW S. RUPLEY, Substitute Trustee

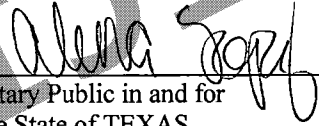
c/o Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 10th day of September, 2024, by MATTHEW S. RUPLEY.





Notary Public in and for
The State of TEXAS

FILED 9/10/2024 3:04:15 PM FRCL-2024-4986 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. September 10, 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 7538 W. Knoll, Houston, Texas 77028, more particularly described in that certain Commercial Deed of Trust dated May 26, 2022 which is recorded under Harris County Clerk's file No. RP-2022-291182 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Real Estate Lien Note dated May 26, 2022 in the original principal amount of \$186,148.50 (the "Note"), and executed by Yiddony C. Sanchez 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-2022-291182.
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): October 1, 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 \$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.


UNOFFICIAL COPY

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 9th day of September, 2024.

BMI INVESTMENTS, INCORPORATED
a Texas corporation

By:



Melina B. Cain, Trustee
416 Westheimer
Houston, Texas 77006
Telephone: 713-623-8200

UNRECORDED

EXHIBIT A

Lot 138, Block 5, WEYBURN PLACE SECTION 2, a subdivision in Harris County, Texas, according to the map/plat thereof recorded in Volume 38, Page 30, Map Records of Harris County, Texas commonly known as 7538 West Knoll Ln, Houston Texas 77028.

COPY

UNOFFICIAL

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. September 10, 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 3474 Simmons St., Houston, Texas 77004, more particularly described in that certain Commercial Deed of Trust dated April 4, 2022 which is recorded under Harris County Clerk's file No. RP-2022-184562 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Real Estate Lien Note dated April 4, 2022 in the original principal amount of \$201,685.00 (the "Note"), and executed by Elizabeth B. Barrera Aguilar 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-2022-184562.
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): October 1, 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 \$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 9th day of September, 2024.

BMI INVESTMENTS, INCORPORATED
a Texas corporation

By:



Melina B. Cain, Trustee
416 Westheimer
Houston, Texas 77006
Telephone: 713-623-8200

DUPLICATE

EXHIBIT A

Lot R, in Block 7, of GEORGE KUHLMAN ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 655, Page 494 of the Deed Records of Harris County, Texas aka 3474 Simmons Street, Houston Harris County, Texas 77004.

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. September 10, 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 2707 Delano Street, Houston, Texas 77004, more particularly described in that certain Commercial Deed of Trust dated August 31, 2022 which is recorded under Harris County Clerk's file No. RP-2022-512942 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Real Estate Lien Note dated August 31, 2022 in the original principal amount of \$205,000.00 (the "Note"), and executed by Mauricio Guillermo Aviles as Maker (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-2022-512942.
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): October 1, 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 \$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 9th day of September, 2024.

MARKMAN MARTINEZ INVESTMENTS, INC.
a Texas corporation

By: _____


Melina B. Cain, Trustee
416 Westheimer
Houston, Texas 77006
Telephone: 713-623-8200

UNOFFICIAL

EXHIBIT A

Lot Eight (8), in Block C, GUSTAVE DREYLING ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 492, Page 239, Deed Records Harris County, Texas commonly known as 2707 Delano Street, Houston, Harris County, Texas 77004.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4989

FILED 9/10/2024 3:30:48 PM

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Harris County

Deed of Trust Dated: November 29, 2016, as amended on December 15, 2023
Original Principal Amount of Note: \$183,000.00
Grantor: JOSHUA BROOKS and SIMONA BROOKS, husband and wife
Original and Current Mortgagee: CUICAO INVESTMENT 20104 LLC, a Texas limited liability company
Mortgagee Address: 3986 Teakwood Drive, Mississauga, Ontario, Canada L5C3T5

Recording Information: Clerk's File No. **RP-2016-535714**, as amended by Clerk's File No. **RP-2023-475342**, in the Official Public Records of Harris County, Texas.

Legal Description: Lot 86, Block 5, Brenwood Trails, Section 1, a subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded under Film Code No. 601049, of the Map and/or Plat Records of Harris County, Texas (commonly known as **6007 Moscone Court, Katy, Texas 77449**).

Date of Sale: October 1, 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 and Substitute Trustee
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana Street, Suite 2800
Houston, Texas 77002
Reference: 2024-02632

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 8/1/2023

Grantor(s): Andre Lamonde Griffin and Deadra Lequael Pattum

Mortgagee: GSLS, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. RP-2023-353415

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 SIXTEEN (16), BLOCK FOUR (4) OF POST WOOD, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 247, PAGE 174 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

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

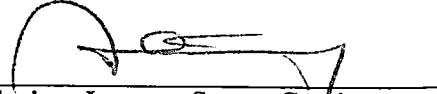
ACTIVE MILITARY SERVICE NOTICE

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:

GSLs, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 10/18/2023
Grantor(s): Jonathan Andrew Lewis Clark
Mortgagee: 2011 SWE Homes, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2023-455945
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 East One-Half (E. 1/2) Feet of Lot 17 and all of Lots 18 and 19, Block 3 of Shell City Addition in Harris County, Texas, according to the plat thereof recorded in Volume 11, Page 31, Map Records, Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
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

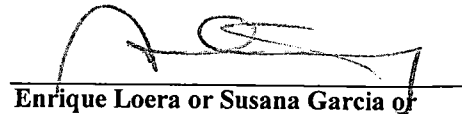
ACTIVE MILITARY SERVICE NOTICE

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 SWE Homes, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4991

FILED 9/10/2024 3:55:36 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 5/31/2019
Grantor(s): Jose Luis Moreno Rodriguez and Maria Yazmin Valencia Lopez
Mortgagee: My First Home, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2019-276572
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 ELEVEN (11), IN BLOCK TWENTY-FOUR (24), OF SOUTH PARK ADDITION, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 41 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
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

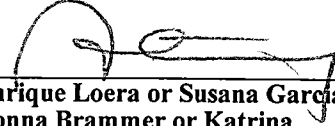
ACTIVE MILITARY SERVICE NOTICE

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:

My First Home, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



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-2024-4992

FILED 9/10/2024 3:55:37 PM

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 1/19/2024

Grantor(s): Nelson J. Arieta Ardon and Angela A. Ardon De Arieta

Mortgagee: Finally Home, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. RP-2024-177310

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 5, BLOCK 6, SOUTH ACRE ESTATES, SECTION 6, HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 104, PAGE 28, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

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

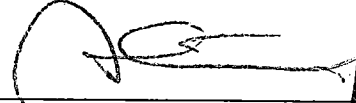
ACTIVE MILITARY SERVICE NOTICE

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 9/10/2024



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
UNRECORDED

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 5/12/2015

Grantor(s): Carl V. Young, Jr.

Mortgagee: Casas Express, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 20150352207

Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Unit C, Block 25, Pine Village North Townhomes, Section 1, Harris County, Texas more particularly described in an instrument Filed in the Real Property Records of Harris County, Texas under Harris County County Clerks File Number V779182 (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

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ACTIVE MILITARY SERVICE NOTICE

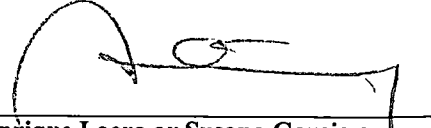
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

OPY

The Mortgagee, whose address is:

Casas Express, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**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
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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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4994

FILED 9/10/2024 3:55:39 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/15/2014

Grantor(s): Edwin N. Bonilla and Roxana M. Flores-Flores

Mortgagee: 2012 Location, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 20140267143

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 34, in Block 10, of replat of Postwood, Section One (1), a Subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 227, Page 119 of the map records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

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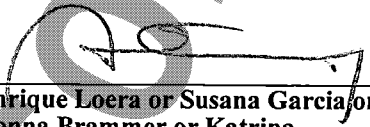
ACTIVE MILITARY SERVICE NOTICE

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

UNO

The Mortgagee, whose address is:
2012 Location, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024


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
Fece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL

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

Manisa Vidrine
Printed Name: Manisa 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.

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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.

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FILED 9/10/2024 9:34:41 AM
FRCL-2024-4920
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 10, 2024

Substitute Trustee: Daniel L. Valdez

Substitute Trustee's Address: 2339 Commerce Street, Ste 222
Houston, Texas 77002

Beneficiary: 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: October 01, 2024

Time of Sale: 10:00 a.m.

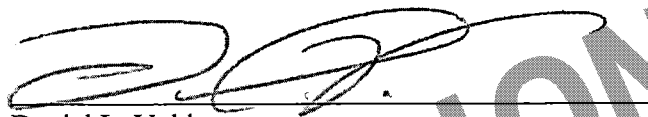
Place of Sale: Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045

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

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NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Hosanna Ekpri and Francis A. Ekpo	Deed of Trust Date	September 17, 2021
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$242,500.00
Recording Information	Instrument #: RP-2021-539112 in Harris County, Texas	Original Trustee	David Zalman
Property Address	2707 Magnolia Hill Trail, Houston, TX 77038	Property County	Harris

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	10/01/2024
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	Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT 27, IN BLOCK 3, OF MAPLE RIDGE PLACE, SEC 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 605220 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

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

NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated September 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

NOTICE OF SUBSTITUTE TRUSTEE 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.

1. Date, Time, and Place of Sale.

Date: Tuesday, October 1, 2024

Time: The sale will begin no earlier than 10:00 a.m. CST or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m. CST.

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.

2. Appointment of Substitute Trustee.

PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT (14800 Landmark Blvd, Suite 850, Addison, Texas 75256) have been appointed as Substitute Trustees ("Substitute Trustee") empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

3. Terms of Sale.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Beneficiary (or its designee, assignee, or agent, as applicable) will be permitted to "credit bid" against the debt secured by the Deed of Trust. 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4924
FILED 9/10/2024 11:27:22 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

the Texas Property Code, the property will be sold in "AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION" 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.

4. Property to be Sold.

As described in Exhibit A attached hereto.

5. Instrument to be Foreclosed.

Deed of Trust and Security Agreement, dated January 23, 2020 and recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. RP-2020-45616 on January 31, 2020 and Amendment to Deed of Trust and Security Agreement and Note, dated May 25, 2022 and recorded in the Office of the County Clerk of Harris County Texas under Clerk's File No. RP-2022-329965 on June 27, 2022 ("Deed of Trust").

Grantor(s): East Freeway Truck Stop, Inc.
6 Briar Forest Plaza, Inc.
ZSK Farooqi Investment, LLC

Beneficiary: Sunoco, LLC
8111 Westchester Drive
Dallas, Texas 85225

Trustee: Jacqueline Tate-Mathis
8111 Westchester Drive
Dallas, Texas 85225

The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted due to default in performance of the obligations secured by the Deed of Trust pursuant to the power of sale granted by the Deed of Trust executed by Grantor(s).

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 the promissory note in the principal amount of \$375,000, executed by East Freeway Truck Stop, Inc., 6 Briar Forest Plaza, Inc., and ZSK Farooqi Investment, LLC and payable to Sunoco, LLC, dated January 23, 2020.

NOTICE OF SUBSTITUTE TRUSTEE SALE

7. Default and Request to Act

Default of the Obligations has occurred; and the beneficiary has requested the Substitute Trustee, to conduct this sale in accordance with the Deed of Trust.

8. 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 amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.

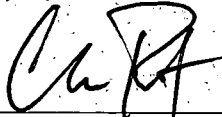
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: September 9, 2024



DANIEL C. POLESE
Attorney or Authorized Agent of the Mortgagee/Lender

Lynn Pinker Hurst & Schwegmann, LLP
2100 Ross Avenue, Suite 2700
Dallas, Texas 75201



PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD,
SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT
Substitute Trustee(s)

TEJAS TRUSTEE SERVICES
14800 Landmark Blvd, Suite 850
Addison, Texas 75256

COPY

UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE SALE

EXHIBIT A

BEING 0.7630 ACRES OF LAND KNOWN AS RESERVE "A" OF WESTHOLLOW PARK SUBDIVISION, SECTION ONE AS RECORDED IN VOLUME 270, PAGE 113 OF THE HARRIS COUNTY MAP RECORDS AND OUT OF AND A PART OF THE JOEL WHEATON SURVEY, ABSTRACT NO. 80, HARRIS COUNTY, TEXAS, SAID RESERVE "A" BEING MORE FULLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH CAP SET FOR THE NORTHWEST CORNER OF SAID RESERVE "A", SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID WESTHOLLOW PARK, SAID POINT LYING ON THE SOUTHERN RIGHT OF-WAY-LINE OF 120 FOOT WIDE WESTHEIMER ROAD (F.M. 1093);

THENCE, NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, ALONG SAID WESTHEIMER ROAD, 149.67 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR CORNER, SAID CORNER ALSO LYING ON THE WESTERN RIGHT-OF-WAY LINE OF JOEL WHEATON DRIVE;

THENCE SOUTH 45 DEGREES 00 MINUTES 04 SECONDS EAST, ALONG SAID JOEL WHEATON DRIVE, 14.14 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;

THENCE, SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, ALONG JOEL WHEATON DRIVE, 51.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE;

THENCE, FOLLOWING A CURVE TO THE LEFT ALONG SAID JOEL WHEATON DRIVE, 143.20 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED RESERVE "A", SAID CURVE HAVING A CENTRAL ANGLE OF 24 DEGREES 07 MINUTES 50 SECONDS AND A RADIUS OF 340 FEET, SAID CURVE HAVING A LONG CHORD OF 142.14 FEET AND BEARING SOUTH 12 DEGREES 03 MINUTES AND 59 SECONDS EAST;

THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, 189.38 FEET TO A SET 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED RESERVE "A", SAID POINT ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF A 120 FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT AS RECORDED BY FILM CODE NO. 159-21-1524 OF THE HARRIS COUNTY DEED RECORDS;

THENCE, NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST ALONG SAID HARRIS COUNTY FLOOD CONTROL DRAINAGE EASEMENT, 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7630 ACRES OF LAND.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE 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.

1. Date, Time, and Place of Sale.

Date: Tuesday, October 1, 2024

Time: The sale will begin no earlier than 10:00 a.m. CST or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m. CST.

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.

2. Appointment of Substitute Trustee.

PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT (14800 Landmark Blvd, Suite 850, Addison, Texas 75256) have been appointed as Substitute Trustees ("Substitute Trustee") empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

3. Terms of Sale.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Beneficiary (or its designee, assignee, or agent, as applicable) will be permitted to "credit bid" against the debt secured by the Deed of Trust. 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4925

FILED 9/10/2024 11:27:23 AM

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NOTICE OF SUBSTITUTE TRUSTEE SALE

51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION" 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.

4. Property to be Sold.

As described in Exhibit A attached hereto.

5. Instrument to be Foreclosed.

Deed of Trust and Security Agreement, dated April 19, 2023 and recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. RP-2023-139685 on April 20, 2023 ("Deed of Trust").

Grantor(s): East Freeway Truck Stop, Inc.
Zashko Fuels 2, LLC

Beneficiary: Sunoco, LLC
8111 Westchester Drive
Dallas, Texas 85225

Trustee: Jacqueline Tate-Mathis
8111 Westchester Drive
Dallas, Texas 85225

The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted due to default in performance of the obligations secured by the Deed of Trust pursuant to the power of sale granted by the Deed of Trust executed by Grantor(s).

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 the promissory note in the principal amount of \$500,000.00, executed by East Freeway Truck Stop, Inc. and Zashko Fuels 2, LLC and payable to Sunoco, LLC, dated April 19, 2023.

7. Default and Request to Act

Default of the Obligations has occurred, and the beneficiary has requested the Substitute Trustee, to conduct this sale in accordance with the Deed of Trust.

NOTICE OF SUBSTITUTE TRUSTEE SALE

8. 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 amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.

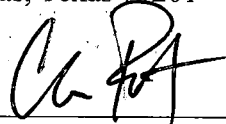
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Date: September 9, 2024



DANIEL C. POLESE
Attorney or Authorized Agent of the Mortgagee/Lender

Lynn Pinker Hurst & Schwegmann, LLP
2100 Ross Avenue, Suite 2700
Dallas, Texas 75201



PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD,
SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT
Substitute Trustee(s)

TEJAS TRUSTEE SERVICES
14800 Landmark Blvd, Suite 850
Addison, Texas 75256

UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE SALE

EXHIBIT A

A TRACT OF LAND CONTAINING 4.000 ACRES (174,245 SQUARE FEET) OUT OF AND A PART OF THE. J.T. HARREL SURVEY, ABSTRACT NO. 330, IN HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 6, OLD RIVER TERRACE, AS RECORDED IN VOLUME 14, PAGE 19, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF MARKET STREET ROAD (100 FEET WIDE);

THENCE, ALONG THE SAID NORTH ROW LINE OF MARKET STREET ROAD, NORTH 69 DEGREES 30 MINUTES 54 SECONDS EAST, 284.83 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

THENCE, CONTINUING ALONG SAID NORTH ROW LINE OF MARKET STREET ROAD, NORTH 69 DEGREES 39 MINUTES 08 SECONDS EAST, 108.80 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID NORTH ROW LINE OF MARKET STREET ROAD, NORTH 14 DEGREES 47 MINUTES 31 SECONDS EAST, 305.57 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE SOUTH ROW LINE OF INTERSTATE HIGHWAY NO. 10 (AKA EAST FREEWAY) (WIDTH VARIES) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SAID SOUTH ROW LINE OF INTERSTATE HIGHWAY 10 COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, NORTH 69 DEGREES 16 MINUTES 00 SECONDS EAST, 272.42 FEET TO AN "X" SET IN CONCRETE FOR THE BEGINNING OF A CURVE TO THE RIGHT;

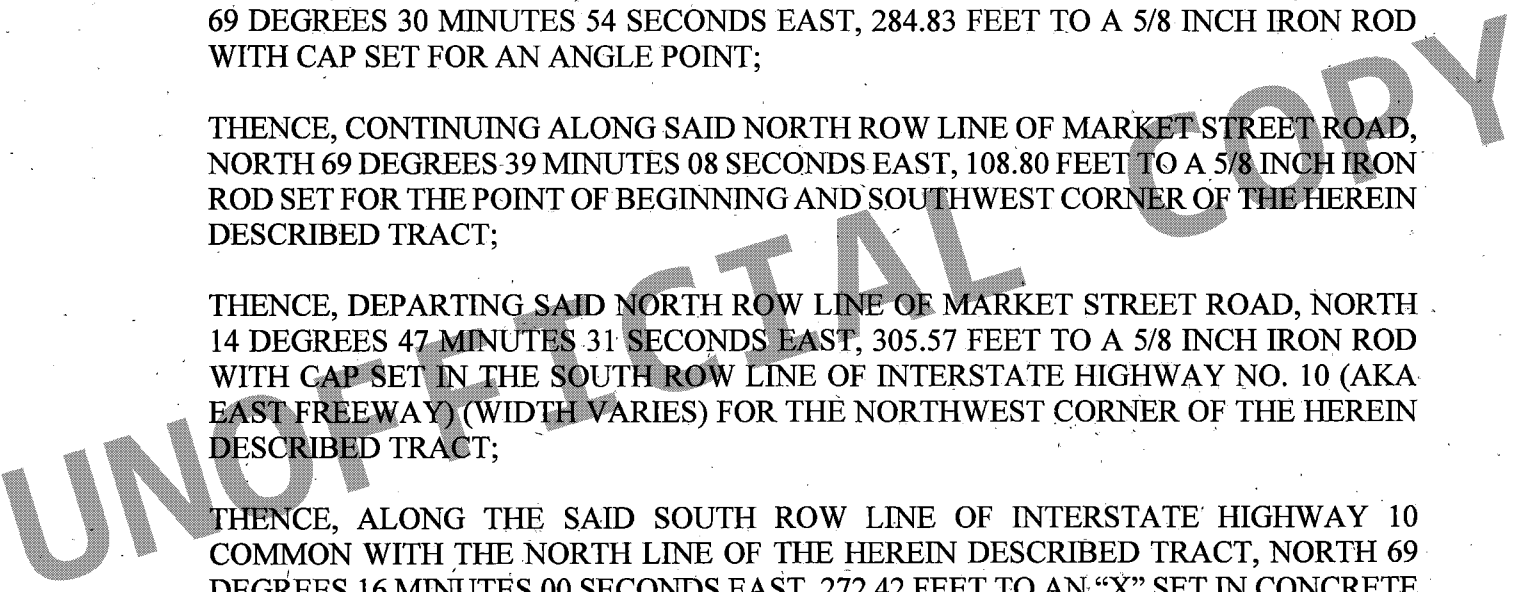
THENCE, CONTINUING ALONG SAID SOUTH ROW LINE OF INTERSTATE HIGHWAY 10 AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 07 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 14 MINUTES 04 SECONDS EAST, 383.15 FEET, FOR AN ARC LENGTH OF 383.23 FEET TO A FOUND CONCRETE MONUMENT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.1180 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. L976126;

THENCE, DEPARTING SAID SOUTH ROW LINE OF INTERSTATE HIGHWAY 10, ALONG THE COMMON BOUNDARY LINE OF THE SAID CALLED 1.1180 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SOUTH 00 DEGREES 36 MINUTES 56 SECONDS EAST,

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4925

FILED 9/10/2024 11:27:23 AM



NOTICE OF SUBSTITUTE TRUSTEE SALE

253.27 FEET TO A 5/8-INCH IRON ROD SET IN THE SAID NORTH ROW LINE OF MARKET STREET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID NORTH ROW LINE OF MARKET STREET ROAD COMMON WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2915.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 10 MINUTES 24 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 51 MINUTES 47 SECONDS WEST, 59.70 FEET, AN ARC DISTANCE OF 59.70 FEET TO AN "X" SET IN CONCRETE FOR AN ANGLE POINT;

THENCE, CONTINUING ALONG SAID NORTH ROW LINE OF MARKET STREET ROAD, SOUTH 69 DEGREES 16 MINUTES 35 SECONDS WEST, 451.11 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT:

THENCE, CONTINUING ALONG SAID NORTH ROW LINE OF MARKET STREET ROAD, SOUTH 69 DEGREES 39 MINUTES 08 SECONDS WEST, 234.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.000 ACRES (174,245 SQUARE FEET) OF LAND, MORE OR LESS.

ORIGINAL COPY

NOTICE OF SUBSTITUTE TRUSTEE 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.

1. Date, Time, and Place of Sale.

Date: Tuesday, October 1, 2024

Time: The sale will begin no earlier than 10:00 a.m. CST or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m. CST.

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.

2. Appointment of Substitute Trustee.

PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT (14800 Landmark Blvd, Suite 850, Addison, Texas 75256) have been appointed as Substitute Trustees ("Substitute Trustee") empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

3. Terms of Sale.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Beneficiary (or its designee, assignee, or agent, as applicable) will be permitted to "credit bid" against the debt secured by the Deed of Trust. 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

NOTICE OF SUBSTITUTE TRUSTEE SALE

the Texas Property Code, the property will be sold in "AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION" 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.

4. Property to be Sold.

As described in Exhibit A attached hereto.

5. Instrument to be Foreclosed.

Deed of Trust and Security Agreement, dated February 6, 2020 and recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. RP-2020-64527 on February 12, 2020 ("Deed of Trust").

Grantor(s): East Freeway Truck Stop, Inc.
SYZ Enterprises, Inc.

Beneficiary: Sunoco, LLC
8111 Westchester Drive
Dallas, Texas 85225

Trustee: Jacqueline Tate-Mathis
8111 Westchester Drive
Dallas, Texas 85225

The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted due to default in performance of the obligations secured by the Deed of Trust pursuant to the power of sale granted by the Deed of Trust executed by Grantor(s).

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 the promissory note in the principal amount of \$225,000.00, executed by East Freeway Truck Stop, Inc. and SYZ Enterprises, Inc. and payable to Sunoco, LLC, dated February 6, 2020.

7. Default and Request to Act

Default of the Obligations has occurred, and the beneficiary has requested the Substitute Trustee, to conduct this sale in accordance with the Deed of Trust.

NOTICE OF SUBSTITUTE TRUSTEE SALE

8. 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 amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 9, 2024



DANIEL C. POLESE
Attorney or Authorized Agent of the Mortgagee/Lender

Lynn Pinker Hurst & Schwegmann, LLP
2100 Ross Avenue, Suite 2700
Dallas, Texas 75201



PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD,
SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT
Substitute Trustee(s)

TEJAS TRUSTEE SERVICES
14800 Landmark Blvd, Suite 850
Addison, Texas 75256

UNOFFICIAL

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

EXHIBIT A

ADDRESS: 8559 HIGHWAY 6 S, HOUSTON, TEXAS 77083, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain tract or parcel containing 0.9789 acre, 42,643.03 square feet), of land comprised of all of Lots 1 and 3, both in Laterna Villa, an unrecorded subdivision situated in the H.T. & B.R.R. Survey, A-416 in Harris County, Texas and in the H.T. & B.R.R. Survey, A-623 in Fort Bend County, Texas, same being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. M-498053 and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod (found) in the East right-of-way line of State Highway No. 6, (180.00 feet in width), marking the Southwest corner of Tract 2 in said Laterna Villa and the Southwest corner of that certain call 0.9743 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. N-809553;

THENCE N 00°14'00" W, along the East right-of-way line of said State Highway No. 6, passing at 159.97 feet a point for corner marking the intersection of the South right-of-way line of Laterna Lane, (60.00 feet in width), with the East right-of-way line of said State Highway No. 6, same point also marking the Northwest corner of said Tract 2 and the Northwest corner of said 0.9743 acre tract of land, continuing a total distance of 219.97 feet to a 5/8" iron rod with EIC cap (found) marking the intersection of the North right-of-way line of said Laterna Lane with the East right-of-way line of said State Highway No. 6, same point also marking the Southwest corner of said Tract 1 and the Southwest corner and POINT OF BEGINNING of the herein described 0.9789 acre tract of land;

THENCE continuing N 00°14'00" W, a distance of 159.97 feet, along the East right-of-way line of said State Highway No. 6 to a 1" iron rod inside a 1-1/4" iron pipe (found) marking the Southwest corner of the Rampart Acquisition Corporation, LLC, call 25.007 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. 20090259511, the Northwest corner of said Tract 1 and the Northwest corner of the herein described 0.9789 acre tract of land;

THENCE S 89°54'11" E, along the common line of said 25.007 acre tract of land, said 0.9789 acre tract of land and said Tract 1, passing at 167.03 feet a 5/8" iron rod with E.I.C. cap (found) in the South line of said 25.007 acre tract of land and the North line of said 0.9789 acre tract of land marking the Northeast corner of said Tract 1 and the Northwest corner of said Tract 3, a total distance of 267.03 feet to a 5/8" iron rod with EIC cap (found) in the South line of said 25.007 acre tract of land marking the Northwest corner of the Marvin Henry Pfarr call 0.36724 acre tract of land known as Tract 5 in said Laterna Villa as described in a deed filed for record under Harris County Clerk's File No. E-283067, the Northeast corner of said Tract 3 and the Northeast corner of the herein described 0.9789 acre tract of land, from which point a 1/2" iron pipe (found) bears S 04°37'45" E, 4.04 feet;

NOTICE OF SUBSTITUTE TRUSTEE SALE

THENCE S 00°05'49" W, a distance of 159.97 feet, along the common line of said Tract 3, said Tract 5, said 0.36724 acre tract of land and said 0.9789 acre tract of land to a 5/8" iron rod with EIC cap (found) in the North right-of-way line of said Laterna Lane marking the Southwest corner of said Tract 5, the Southwest corner of said 0.36724 acre tract of land, the Southeast corner of said Tract 3 and the Southeast corner of the herein described 0.9789 acre tract of land, from which point a 1/2" iron rod (found) bears N 20°45'28" W, 1.65 feet;

THENCE N 89°54'11" W, along the North right-of-way line of said Laterna Lane, passing at 100.00 feet a 5/8" iron rod with E.I.C. cap (found) in the North right-of-way line of said Laterna Lane and the South line of said 0.9789 acre tract of land marking the Southwest corner of said Tract 3 and the Southeast corner of said Tract 1, a total distance of 266.11 feet to the POINT OF BEGINNING and containing 0.9789 acre of land.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE 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.

1. Date, Time, and Place of Sale.

Date: Tuesday, October 1, 2024

Time: The sale will begin no earlier than 10:00 a.m. CST or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m. CST.

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.

2. Appointment of Substitute Trustee.

PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT (14800 Landmark Blvd, Suite 850, Addison, Texas 75256) have been appointed as Substitute Trustees ("Substitute Trustee") empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

3. Terms of Sale.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Beneficiary (or its designee, assignee, or agent, as applicable) will be permitted to "credit bid" against the debt secured by the Deed of Trust. 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

NOTICE OF SUBSTITUTE TRUSTEE SALE

the Texas Property Code, the property will be sold in "AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION" 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.

4. Property to be Sold.

As described in Exhibit A attached hereto.

5. Instrument to be Foreclosed.

Deed of Trust and Security Agreement, dated July 30, 2015 and recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. 20150380817 on August 24, 2015 ("Deed of Trust").

Grantor(s): Nighat Khawar & Sons, Inc.
KNZSK Investments, LLC

Beneficiary: Sunoco, LLC, as successor-in-interest to Susser Petroleum Operating Company,
LLC
8111 Westchester Drive
Dallas, Texas 85225

Trustee: Jacqueline Tate-Mathis
8111 Westchester Drive
Dallas, Texas 85225

The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted due to default in performance of the obligations secured by the Deed of Trust pursuant to the power of sale granted by the Deed of Trust executed by Grantor(s).

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 the promissory note in the principal amount of \$300,000.00, executed by Nighat Khawar & Sons, Inc. and KNZSK Investments, LLC and payable to Sunoco, LLC, dated July 30, 2015.

7. Default and Request to Act

Default of the Obligations has occurred, and the beneficiary has requested the Substitute Trustee, to conduct this sale in accordance with the Deed of Trust.

NOTICE OF SUBSTITUTE TRUSTEE SALE

8. 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 amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 9, 2024



DANIEL C. POLESE
Attorney or Authorized Agent of the Mortgagee/Lender

Lynn Pinker Hurst & Schwegmann, LLP
2100 Ross Avenue, Suite 2700
Dallas, Texas 75201



PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD,
SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT
Substitute Trustee(s)

TEJAS TRUSTEE SERVICES
14800 Landmark Blvd, Suite 850
Addison, Texas 75256

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

EXHIBIT A

13600 BEECHNUT STREET, HOUSTON, TEXAS 77083

UNRESTRICTED RESERVE "B", IN BLOCK ONE (1) OF CAMPANILE ON ELDRIDGE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 636117 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE 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.

1. Date, Time, and Place of Sale.

Date: Tuesday, October 1, 2024

Time: The sale will begin no earlier than 10:00 a.m. CST or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m. CST.

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.

2. Appointment of Substitute Trustee.

PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT (14800 Landmark Blvd, Suite 850, Addison, Texas 75256) have been appointed as Substitute Trustees ("Substitute Trustee") empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

3. Terms of Sale.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Beneficiary (or its designee, assignee, or agent, as applicable) will be permitted to "credit bid" against the debt secured by the Deed of Trust. 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4928

FILED 9/10/2024 11:27:26 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

the Texas Property Code, the property will be sold in "AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION" 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.

4. Property to be Sold.

As described in Exhibit A attached hereto.

5. Instrument to be Foreclosed.

Deed of Trust and Security Agreement, dated January 23, 2020 and recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. RP-2020-46524 on January 31, 2020 ("Deed of Trust").

Grantor(s): Khawar & Sons, Inc.

Beneficiary: Sunoco, LLC
8111 Westchester Drive
Dallas, Texas 85225

Trustee: Jacqueline Tate-Mathis
8111 Westchester Drive
Dallas, Texas 85225

The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted due to default in performance of the obligations secured by the Deed of Trust pursuant to the power of sale granted by the Deed of Trust executed by Grantor(s).

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 the promissory note in the principal amount of \$337,037.00, executed by Khawar & Sons, Inc. and payable to Sunoco, LLC, dated January 23, 2020.

7. Default and Request to Act

Default of the Obligations has occurred, and the beneficiary has requested the Substitute Trustee, to conduct this sale in accordance with the Deed of Trust.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

8. 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 amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.

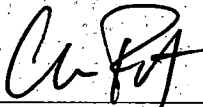
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: September 9, 2024



DANIEL C. POLESE
Attorney or Authorized Agent of the Mortgagee/Lender

Lynn Pinker Hurst & Schwegmann, LLP
2100 Ross Avenue, Suite 2700
Dallas, Texas 75201



**PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD,
SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT**
Substitute Trustee(s)

TEJAS TRUSTEE SERVICES
14800 Landmark Blvd, Suite 850
Addison, Texas 75256

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

EXHIBIT A

13646 BISSONNET STREET, HOUSTON, TEXAS 77083

ALL OF THE UNRESTRICTED RESERVE "A" BLOCK 1, OF ELDRIDGE GROVE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 687107 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4928

FILED 9/10/2024 11:27:26 AM

NOTICE OF SUBSTITUTE TRUSTEE 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.

1. Date, Time, and Place of Sale.

Date: Tuesday, October 1, 2024

Time: The sale will begin no earlier than 10:00 a.m. CST or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m. CST.

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.

2. Appointment of Substitute Trustee.

PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT (14800 Landmark Blvd, Suite 850, Addison, Texas 75256) have been appointed as Substitute Trustees ("Substitute Trustee") empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

3. Terms of Sale.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Beneficiary (or its designee, assignee, or agent, as applicable) will be permitted to "credit bid" against the debt secured by the Deed of Trust. 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

NOTICE OF SUBSTITUTE TRUSTEE SALE

51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION" 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.

4. Property to be Sold.

As described in Exhibit A attached hereto.

5. Instrument to be Foreclosed.

Deed of Trust and Security Agreement, dated December 18, 2020 and recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. RP-2021-259651 on May 11, 2021 ("Deed of Trust").

Grantor(s): AFM Sahara Tamiraat, Inc.
East Freeway Truck Stop, Inc.

Beneficiary: Sunoco, LLC
8111 Westchester Drive
Dallas, Texas 85225

Trustee: Jacqueline Tate-Mathis
8111 Westchester Drive
Dallas, Texas 85225

The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted due to default in performance of the obligations secured by the Deed of Trust pursuant to the power of sale granted by the Deed of Trust executed by Grantor(s).

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 the promissory note in the principal amount of \$300,000.00, executed by AFM Sahara Tamiraat, Inc. and East Freeway Truck Stop, Inc. and payable to Sunoco, LLC, dated December 18, 2020.

7. Default and Request to Act

Default of the Obligations has occurred, and the beneficiary has requested the Substitute Trustee, to conduct this sale in accordance with the Deed of Trust.

NOTICE OF SUBSTITUTE TRUSTEE SALE

8. 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 amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.

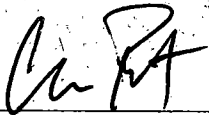
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: September 9, 2024



DANIEL C. POLESE
Attorney or Authorized Agent of the Mortgagee/Lender

Lynn Pinker Hurst & Schwegmann, LLP
2100 Ross Avenue, Suite 2700
Dallas, Texas 75201



PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, AMAR SOOD,
SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR NICOLE DURRETT
Substitute Trustee(s)

TEJAS TRUSTEE SERVICES
14800 Landmark Blvd, Suite 850
Addison, Texas 75256

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

EXHIBIT A

Tract 1: (Fee Simple)

A 1.0075 acre tract of land out of southwesterly part of Restricted Reserve "A" of Bucher Tract, n subdivision recorded under Harris County Map Records Film Code No.465084, Harris County, Texas. Said 1.0075 acre is the same tract as recorded under H.C.C.F. No. 20070394228, and being further described by metes and bounds as follows:

BEGINNING at the aluminum DOT disc found on the northwesterly cut back corner of State Highway 6 (160' wide), and Briar Forest Drive (100' wide);

THENCE: North 00°02'00" East, a distance of 185.00, with easterly line of said State Highway 6, to the northwesterly corner of herein described tract, from which a 5/8" iron rod found bears N49°01'E, 1.0 feet. Said point being the southwesterly corner of that certain called 6.927 acre tract, recorded under H.C.C.F. No. 20130109755;

THENCE: South 89°59'30" East, a distance of 220.00 feet, with common line of said called 6.927 acre tract, and across said Restricted Reserve "A", to the northeasterly corner of herein described tract, from which a 5/8" iron rod bears N48°19'W, 0.4 feet;

THENCE: South 00°02'00" West, a distance of 200.00 feet, continuing with common line of said called 6.927 acre tract, and across said Restricted Reserve "A", to the southeasterly corner of herein described tract, from which a 5/8" iron rod found bears West, 0.6 feet. Said point being on the northerly line of said Briar Forest Drive;

THENCE: North 89°59'30" West, a distance of 205.00 feet, with northerly line of said Briar Forest Drive, to aluminum DOT disc found on the southeasterly cut back corner of said Briar Forest Drive, and said State Highway 6;

THENCE: North 44°58'45" West, a distance of 21.21 feet, to the POINT of BEGINNING and containing 43,887 sq. ft. or 1.0075 acre of land.

Tract 2: (Easement Estate)

Access Easement rights as created in Deed recorded in Clerk's File No. 20070394228, Official Public Records, Harris County, Texas, and ratified by previous property owner in Special Warranty Deed recorded in clerk's File No. 20130109754, Official Public Records, Harris County, Texas, to the following described property:

A tract or parcel of land containing 0.0321 acre (1,400 square feet) being out of Restricted Reserve "A", of Bucher Tract, an addition in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 465084, of the Harris County Map Records, said 0.0321 acre being more particularly described by metes and bounds as follows:

NOTICE OF SUBSTITUTE TRUSTEE SALE

Beginning at a 1/2 inch iron rod on the northerly right of way line of Briar Forest Drive (100 foot R.O.W) marking the southeasterly corner of that certain Tract 1 (as described in the instrument recorded under Harris County Clerk's File No. 20070394228) for the southwesterly corner of the herein described Access Easement;

Thence North 00 degrees 02 minutes 00 seconds East, along the easterly line of said Tract 1, a distance of 25.00 feet to a point for the northwesterly corner of the herein described Access Easement;

Thence South 89 degrees 59 minutes 30 seconds East, a distance of 56.00 feet to a point for the northeasterly corner of the herein described Access Easement;

Thence South 00 degrees 02 minutes 00 seconds West, a distance of 25.00 feet to a point on the north right-of-way line of said Briar Forest Drive for the southeasterly corner of the herein described Access Easement;

Thence North 89 degrees 59 minutes 30 seconds West, along the northerly right-of-way line of said Briar Forest Drive, a distance of 56.00 feet to the Point of Beginning and containing 0.0321 acre (1,400 square feet) tract of land.

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4930
FILED 9/10/2024 11:27:28 AM

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS on August 12, 2009 a certain Closed-End Fixed Rate Home Equity Conversion Deed of Trust ("Deed of Trust") was executed by CARL DEAN BLACKSHEAR, A MARRIED MAN, JOINED BY SHEILA BURCHFIELD BLACKSHEAR, HIS WIFE, as mortgagors to ROBERT K. FOWLER, as Trustee, for the benefit of FINANCIAL FREEDOM ACQUISITION LLC, A SUBSIDIARY OF ONEWEST BANK, FSB and was recorded on September 8, 2009 in the Official Public Records of Real Property of HARRIS County Texas under Document No. Document No. 20090406787; 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 April 27, 2015, recorded in the Official Public Records of Real Property of HARRIS County Texas under Document No. 20150200335; and

WHEREAS a default has been made in the covenants and conditions of the Deed of Trust in that a borrower died and the Property (hereinafter defined) is not the principal residence of at least one surviving borrower; and

WHEREAS the entire amount delinquent as of May 8, 2024 is \$ 349,442.91; 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 **October 1, 2024**, between the hours of 10:00 a.m. and 4:00 p.m. 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 THIRTEEN (13), IN BLOCK TWO (2), OF BROOKWOOD, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 352111, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Commonly known as 16527 HEATHER MEADOW CR, HOUSTON, TX 77059

The sale will be held between the hours of 10:00 a.m. and 1:00 p.m. Central Standard Time 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

2024-003355NODFSMailPostFileBlackshear008.28.2024 Harris10.01.2024sale

Field11» «Field499»

designated by the Commissioners Court, the sale will be conducted at the place where this Notice of Default and Foreclosure Sale was posted.

The earliest time the sale will occur is 10:00 a.m. Central Standard Time.

The Secretary of Housing and Urban Development will bid Three Hundred Thirty-Seven Thousand Seven Hundred Fifty-Seven and 64/100 Dollars (\$337,757.64).

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 \$33,775.76 [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 \$33,775.76 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 \$349,442.91 as of May 8, 2024, plus per diem interest thereon until the date of payment and 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: September 3, 2024

Foreclosure Commissioner



Carolyn A. Taylor
Hughes, Watters & Askanase, LLP
1201 Louisiana Street, 28th Floor
Houston, Texas 77002
(P) (713) 590-4200
(F) (713) 590-4203

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FILED 9/10/2024 11:27:28 AM FRCL-2024-4930 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF HARRIS

Date: September 9, 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

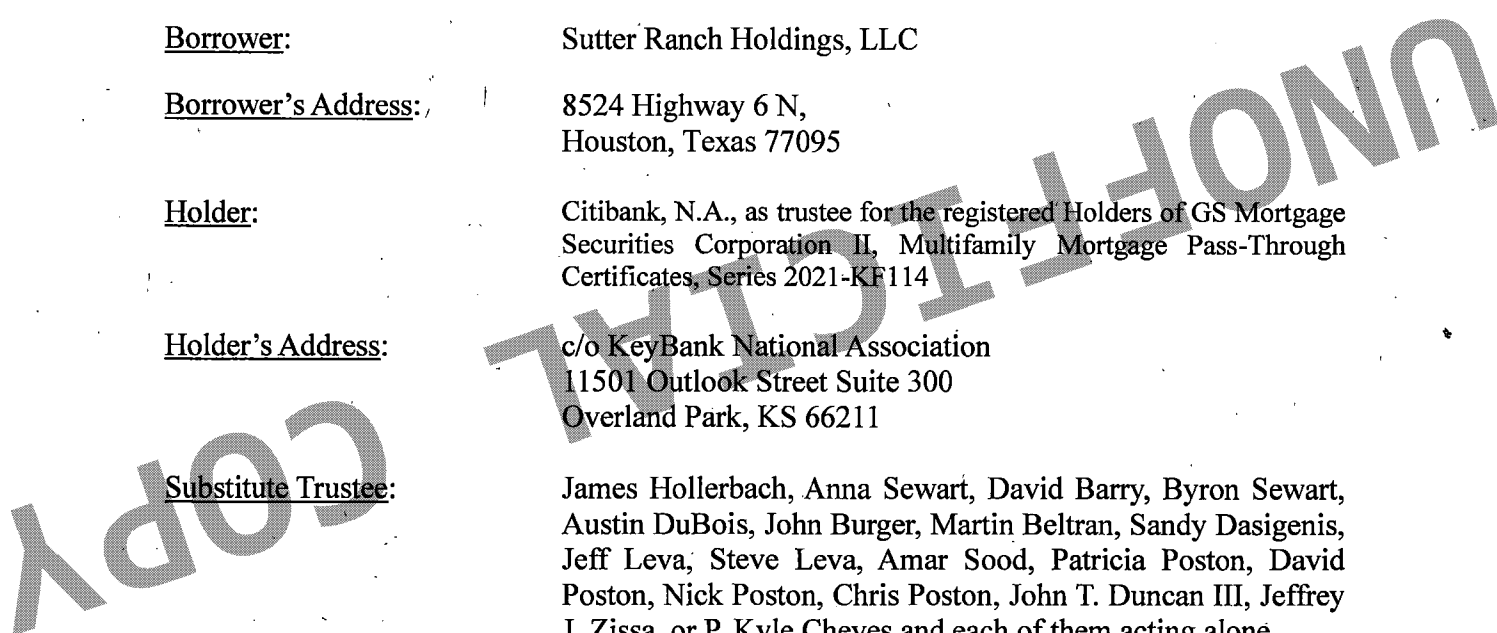
Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

-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, October 1, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter

Place of Sale:

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

Holder has appointed James Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note 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]

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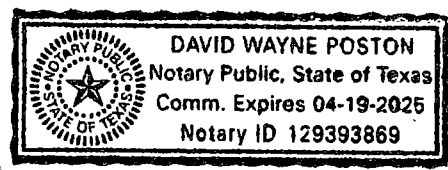
Chris Poston, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Subscribed and sworn to before me, the undersigned authority, on this 10 day of September 2024, personally appeared CHRIS POSTON, the Affiant and Substitute Trustee.

David W. Poston
Notary Public, State of Texas

My Commission expires:
4/19/2025



After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A**DESCRIPTION OF THE 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 365058 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 "Survcon 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

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COUNTY OF HARRIS

Date: September 9, 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, October 1, 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

Chris Poston, Substitute Trustee

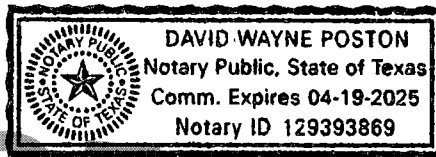
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Subscribed and sworn to before me on this 10 day of September 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 UNOFFICIAL

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.

DRAFT

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF HARRIS

Date: September 9, 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

UNOFFICIAL 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, October 1, 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

UNOFFICIAL

COPY

Chris Poston, Substitute Trustee

STATE OF TEXAS
COUNTY OF HARRIS

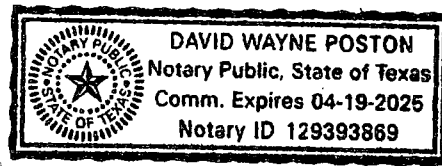
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Subscribed and sworn to before me on this 10 day of September 2024.

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

ORIGINAL DOCUMENT

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 REARLINE OF SAID LOT 52 FOR NORTHWEST OF THE HEREIN DESCRIBED TRACT; A FENCE CORNER FOUND BEARS NORTH 63 DEGREES 33 MINUTES EAST, 1.2 FEET FROM SAID PROPERTY CORNER; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 30 ("THE BRANHAM TRACT"; H.C.C.F. #8-390885) 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 04 DEGREES 22 MINUTES 54 SECONDS TO THE PLACE OF BEGINNING AND CONTAINING 11,112 SQUARE FEET / 0.2551 ACRE OF LAND.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF HARRIS

Date: September 9, 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

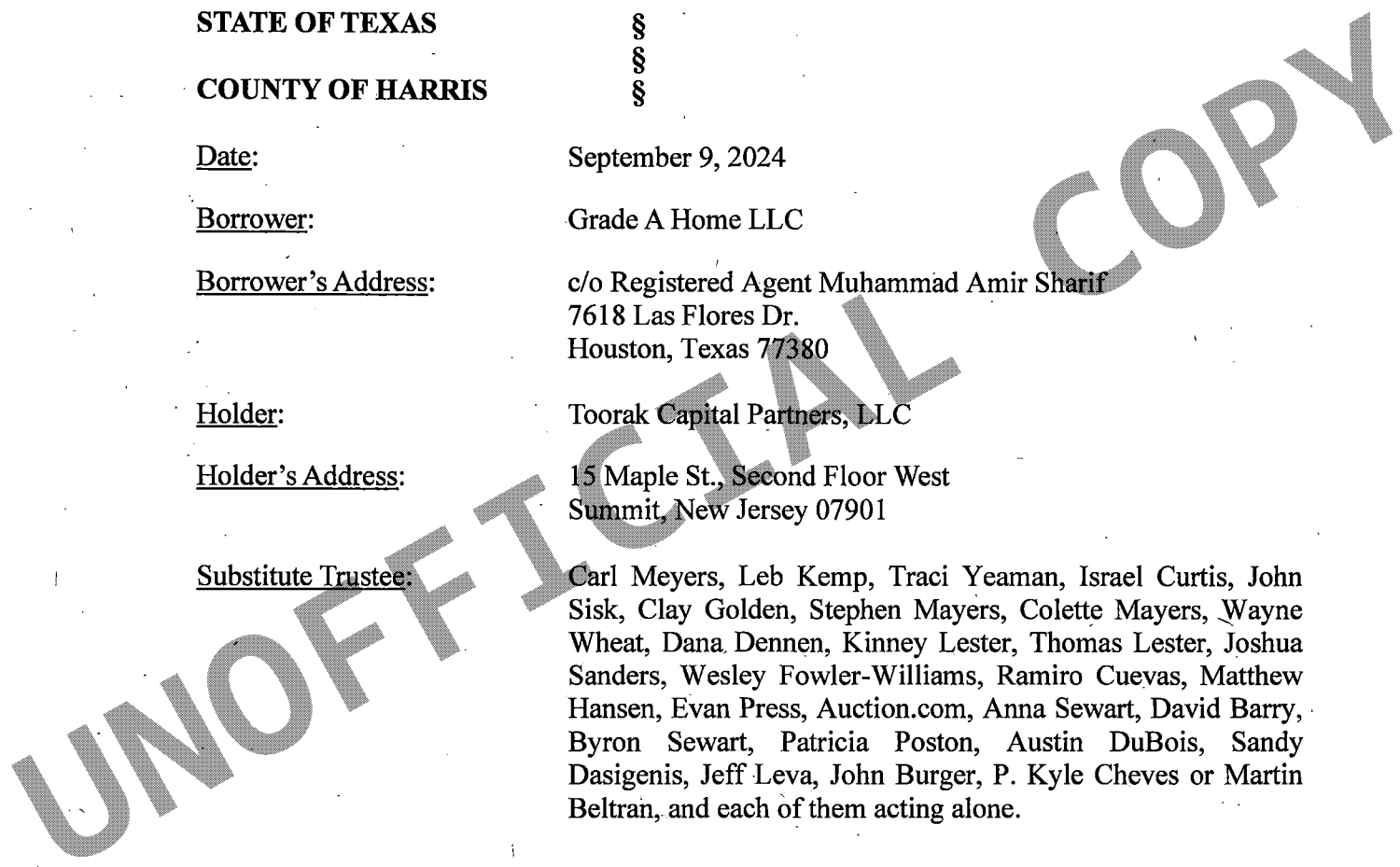
Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, 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



COPIES

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.

UNOFFICIAL

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, October 1, 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,

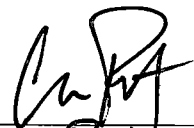
which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The 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

UNOFFICIAL

FILED 9/10/2024 11:27:32 AM FRCL-2024-4934 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS


Chris Poston, Substitute Trustee

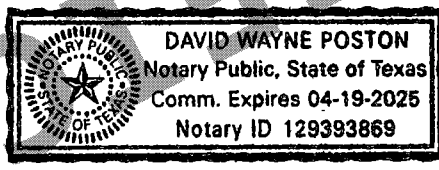
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Subscribed and sworn to before me on this 10 day of September 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

EXHIBIT A

Lot Eight (8) Block Thirty-Seven (37), of Willow Meadows, Section Fifteen (15), an addition to the City of Houston, Harris County, Texas, according to the Map or Plat recorded in Volume 55, Page 32, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF HARRIS

Date: September 9, 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

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, October 1, 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]

Chris Poston, Substitute Trustee

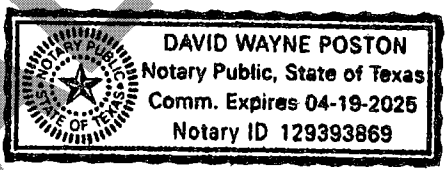
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Subscribed and sworn to before me on this 10 day of September 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

UNOFFICIAL COPY

EXHIBIT A

Legal description of land: LOT 6, BLOCK 2, CREEKWOOD, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86, PAGE 28, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Property commonly known as: 705 Inwood Drive, Baytown, TX 77521.

UNOFFICIAL COPY

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by that one certain Deed of Trust dated June 3, 2019, recorded under Document No. RP-2019-231909 in the Official Public Records of Harris County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Jasmine Tavon Steele (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 June 3, 2019, in the original principal sum of \$204,990.00 executed by Jasmine Tavon Steele 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, Patricia Poston or Chris 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 Pavilion, 9401 Knight Rd., Houston, Harris County, Texas 77045 or as Designated by the County Commissioner's Office, at 10:00 a.m. (at the earliest), or within three (3) hours thereafter, on October 1, 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.

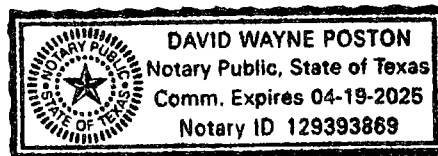
Executed in multiple originals on this 10th day of September, 2024.

James L. Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston or Chris 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 10 day of September, 2024, by James L. Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston or Chris Poston, Substitute Trustee, on behalf of said Trust.

Notary Public, State of Texas



PROPERTY DESCRIPTION

Lot 3, Block 2, of JASMINE HEIGHTS SEC 10, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 685605, Map Records of Harris County, Texas.

UNOFFICIAL COPY

EXHIBIT "A"

116336.000190 4888-1419-8753.1

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4936

FILED 9/10/2024 11:27:34 AM

FILED 9/10/2024 11:22:37 AM FRCL-2024-4922 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS

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COUNTY OF HARRIS

Notice is hereby given that, WHEREAS MOIZ A. KHAYYAM AND SADIA H. KHAYYAM, BOTH AS THEIR SOLE AND SEPARATE PROPERTY, by deed on March 30, 2018, and by contract as delineated in Article 10 of the Declaration of Covenants, Conditions and Restrictions for HEARTHWOOD I, granted to the Trustee a power of sale in connection with a lien placed upon the property due to delinquent maintenance assessments, which Declaration was recorded by U.S. HOME CORPORATION, the developers of HEARTHWOOD I, PHASE I, under Volume 72, Page 27, Volume 93, Page 23, Volume 97, Page 132, et seq. in the official Public Records of Real Property of Harris County, Texas, to which record reference is here made to more fully show the wording and effect of such instrument and the property covered by it; and

WHEREAS the said MOIZ A. KHAYYAM AND SADIA H. KHAYYAM, BOTH AS THEIR SOLE AND SEPARATE PROPERTY has made default in the payment of the maintenance fees and special assessments provided by such instrument and imposed upon all units with HEARTHWOOD I; and

WHEREAS the said Trustee is the holder of said indebtedness and is authorized to enforce such trust;

NOW, THEREFORE, I, CAMILLE D. CAIN or ETHEL D. SCOTT or SEYED HEJAZI, Trustee as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by such contract, covenants, and trust, sell at public vendue to the highest bidder or bidders for cash, at Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, in Harris County, Texas, in which said property is situated, at the hour of twelve o'clock noon or within three hours thereafter on Tuesday, October 1, 2024, the following real estate so described in and covered by such Deed and contract:

Unit No. Thirty-Six [36], in Building Numbered 2, of HEARTHWOOD I, PHASE I CONDOMINIUMS, and the Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of HEARTHWOOD I, PHASE I, a Condominium Project in Harris County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration for HEARTHWOOD I, PHASE I, together with the Survey Plat, By-Laws and Exhibits attached thereto recorded in Volume 72, Page 27, Volume 93, Page 23, Volume 97, Page 132, Volume 105, Page 113, Volume 107, Page 91, Volume 107, Page 92 of the Condominium Records of Harris County, Texas.

Commonly known as 8415 Hearth Dr #36, Houston, TX 77054

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military as a member of the Texas National Guard or the national Guard of another state or as a member of a reserve component of 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 September 10, 2024.

CAMILLE D. CAIN, ETHEL D. SCOTT,
or SEYED HEJAZI, Trustee

HOANG NGUYEN, an individual, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Angel White, individually and as trustee of NAGRA TRUST
11819 Nagra Drive, Houston, TX 77065

Sent via first class mail and CMRR 9489 0178 9820 3031 7018 66 on 09.10.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Angel White, individually and as trustee of NAGRA TRUST and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2022-471765, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of October, 2024

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

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

2. Property to be Sold:

LOT 17, IN BLOCK 1, OF SIGNATURE ESTATES, REPLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM NO. 559134 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

3. Name and Address of Sender of Notice:

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

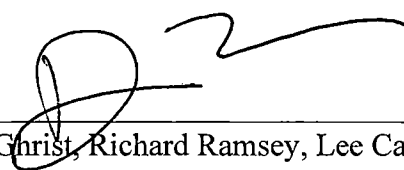
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



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

Premier Investor, LLC, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Nathan Brailsford
12806 Indianapolis St Houston, TX 77015
Sent via first class mail and CMRR # 9489 0178 9820 3031 7019 58 on 09.10.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Nathan Brailsford and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2021-626886, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of October, 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 Thirty-Nine (39), Block Three (3), of HIDDEN FOREST, Section One (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 59, Page 2, of the Map Records of Harris County, Texas; Also known as 12806 Indianapolis St. Houston, TX 77015.

3. Name and Address of Sender of Notice:

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

FILED 9/10/2024 11:56:30 AM FRCL-2024-4938 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

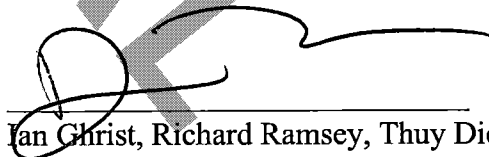
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



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

Quoc Nguyen, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Ilcia Lourdes Alva
Eduardo Alva Vasquez
12926 Rio Mariano Lane, Hockley, TX 77433
Sent via first class mail and CMRR # 9489 0178 9820 3031 7019 10 on 09.10.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Ilcia Lourdes Alva and Eduardo Alva Vasquez 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-2024-147897, 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 1st day of October, 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 4, BLOCK 3, BRIDGELAND CREEKLAND VILLAGE, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 701701, OF MAP RECORDS, 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.

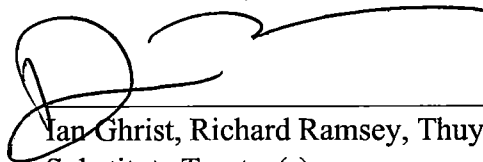
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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.



Jan Ghrist, Richard Ramsey, Thuy Diem Kha
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Rissaa Real Estate, LLC, a Texas limited liability company, Noteholder
August REI, LLC, Loan Servicing Company
Christ Law Firm PLLC (hereinafter "Attorney")

Eduarling Galvan
22214 Queenbury Hills Dr. Houston, TX 77073
Sent via first class mail and CMRR # 9489 0178 9820 3031 7019 34 on 09.10.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Eduarling Galvan and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2023-47481, 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 1st day of October, 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 Thirty-five (35), in Block Three (3), of Imperial Garden, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 561168 of the Map Records of Harris County, Texas

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.

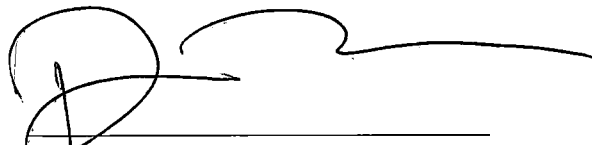
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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.



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

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: September 9, 2024

Deed of Trust ("Deed of Trust"):

Date: January 20, 2023

Grantor: Keith Morgan and Tameka Morgan

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. RP-2023-403023 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: January 20, 2023

Borrower: Keith Morgan and Tameka Morgan

Lender: The Owner Finance Company

Original Principal Amount: \$316,672.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT TWENTY-FIVE (25), IN BLOCK ONE (1) OF BALMORAL EAST SEC 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 700711 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 15034 WILTSHIRE CASTLE LANE, HUMBLE, TEXAS 77044 ("PROPERTY ADDRESS").

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4947

FILED 9/10/2024 1:16:05 PM

Date: Tuesday, October 1, 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.

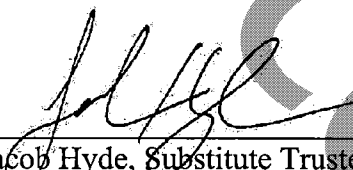
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 September 9, 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: September 10, 2024

Deed of Trust ("Deed of Trust"):

Date: March 20, 2023

Grantor: Trandang Investment LLC

Trustee: Andrea La

Beneficiary: Thang Q Nguyen

Recorded As: Doc. No. RP-2023-101389 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: March 20, 2023

Borrower: Trandang Investment LLC

Lender: Thang Q Nguyen

Original Principal Amount: \$412,500.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT 15, IN BLOCK 4, 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.

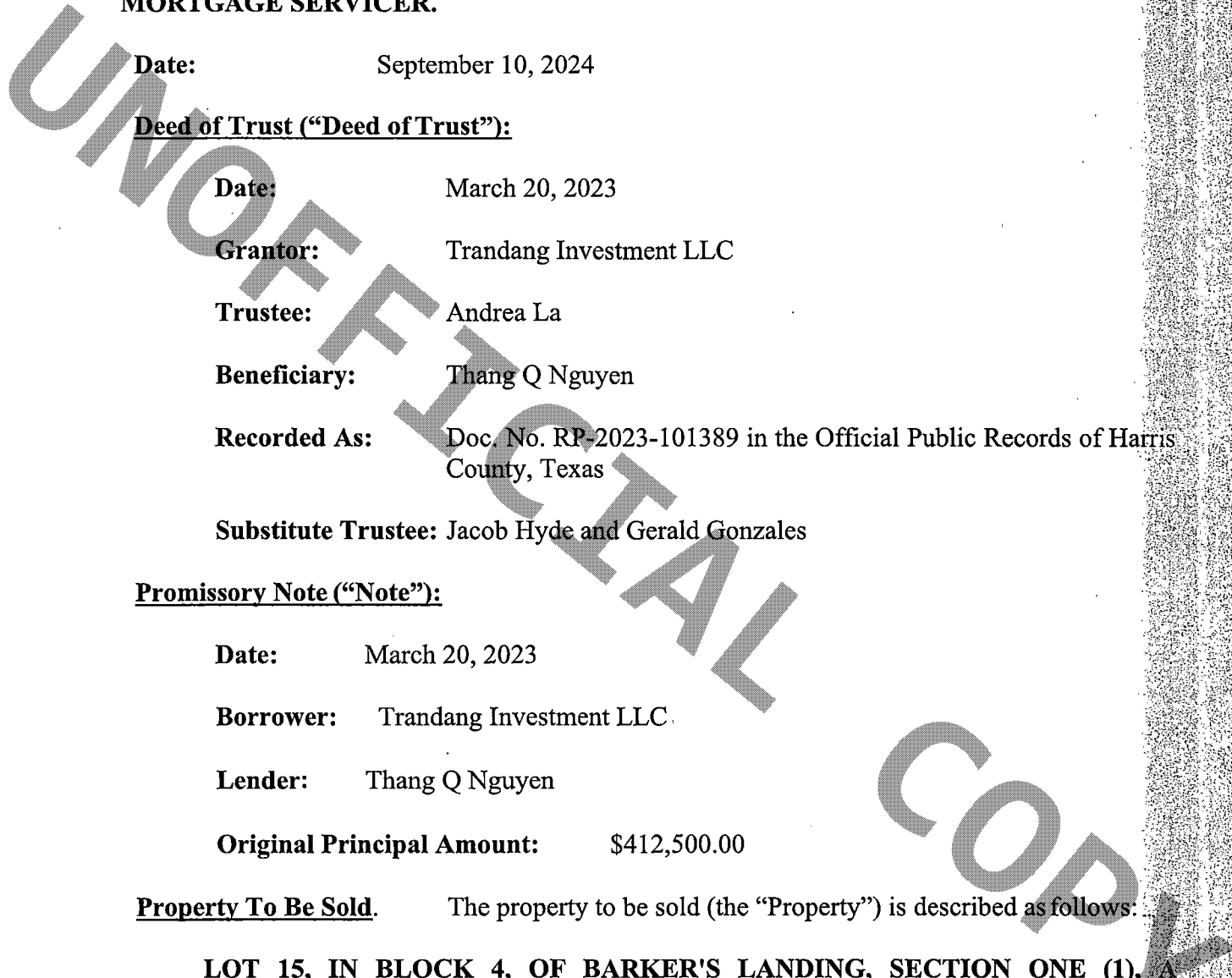
Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 01, 2024

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4948

FILED 9/10/2024 1:16:06 PM



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4948
FILED 9/10/2024 1:16:06 PM

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.

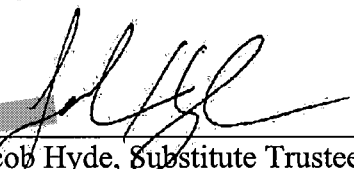
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 September 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4949
FILED 9/10/2024 1:16:07 PM

NOTICE OF FORECLOSURE SALE

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

Date: September 9, 2024

Deed of Trust ("Deed of Trust"):

Date: January 17, 2022

Grantor: Advento Alexander Cano

Trustee: AJ100K Investments LLC

Beneficiary: AJ100K Investments LLC

Recorded As: Doc. No. RP-2023-252108 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: January 17, 2022

Borrower: Advento Alexander Cano

Lender: AJ100K Investments LLC

Original Principal Amount: \$275,000.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT 13, BLOCK 6, SECOND REPLAT OF NORTSHIRE, SECTION 3, AN ADDITION IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 306, PAGE 124, MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 9827 HAVERHILL DRIVE, HUMBLE, TEXAS 77338 ("PROPERTY ADDRESS").

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4949
FILED 9/10/2024 1:16:07 PM

Date: Tuesday, October 1, 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.

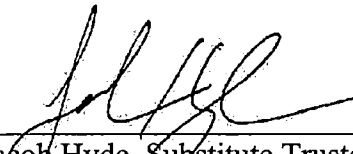
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 September 9, 2024



Jacob Hyde, Substitute Trustee
Texas Bar No. 24074464
Gerald Gonzales, Substitute Trustee
100 E. Whitestone Blvd., Ste. 148-299
Cedar Park, TX 78613
Tel: (512) 992-8591
jacob.hyde.law@gmail.com

FILED 9/10/2024 1:16:08 PM
FRCL-2024-4950
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: September 6, 2024

Deed of Trust ("Deed of Trust"):

Date: August 1, 2022

Grantor: Angelica Estrada Pena and Julio Cesar Castillo

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. RP-2022-523723 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: August 1, 2022

Borrower: Angelica Estrada Pena and Julio Cesar Castillo

Lender: The Owner Finance Company

Original Principal Amount: \$174,675.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT TWENTY-NINE (29), IN BLOCK ELEVEN (11), OF HIGH MEADOWS, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 144, PAGE 147, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH IS COMMONLY KNOWN AS 3511 BLUE MEADOW LANE, HOUSTON, TEXAS 77039 ("PROPERTY ADDRESS")

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

October
Date: Tuesday, ~~September~~ 3, 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 September 6, 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

907 Fortune Drive, Baytown, TX 77520

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
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 AUTHORIZED AGENT OF THE MORTGAGE 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 Nekia Bryant 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 Law Office of Nekia Bryant, PLLC, Mailing Address: 2580 W. Camp Wisdom Rd., Suite 100-145, Grand Prairie, TX 75054.

Notice of Substitute Trustee Sale:

WHEREAS Domingo Garcia and Amanda Eileen Garcia executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2022-457843, 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 Mortgagee and/or Mortgage Servicer has requested thee hereinafter appointed Substitute Trustee 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:

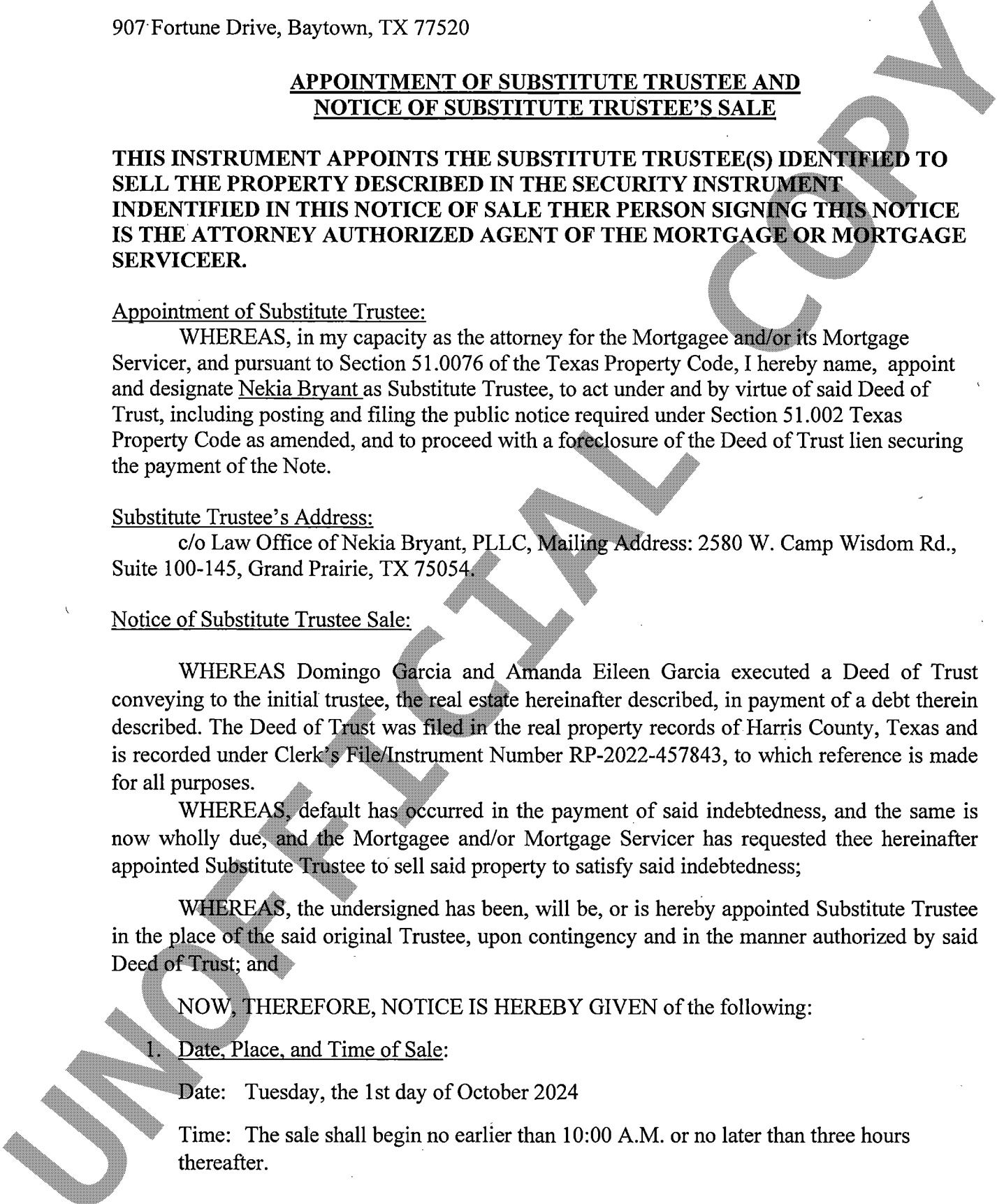
Date: Tuesday, the 1st day of October 2024

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4953

FILED 9/10/2024 1:25:25 PM



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 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.**

2. Instrument to be Foreclosed:

Deed of Trust or Contract Lien dated September 6, 2022 and recorded September 12, 2022 under Clerk's File No. RP-2022-457843 in the Official Public Records, Harris County, Texas with Domingo Garcia and Amanda Eileen Garcia, a married couple as Grantors and Creative Deal Maker, LLC as Grantee, and by allonge and transfer of note a Deed of Trust dated May 26, 2022 under Clerk's File No. RP-2022-289848 in the Official Public Records, Harris County, Texas with Creative Deal Maker, LLC as Grantor and FDRE Inc, an Oregon Corporation, as Lender/Mortgagee.

3. Obligations Secured:

Deed of Trust or Contract Lien executed by Domingo Garcia and Amanda Eileen Garcia, a married couple securing payment of the indebtedness in the original principal amount of \$147,000.00 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 Domingo Garcia and Amanda Eileen Garcia. FDRE, Inc. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

4. Mortgagee:

FDRE, Inc. is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FDRE, Inc. is an Oregon Company whose address is:

FDRE, Inc.
c/o August REI, LLC
P.O. Box 496644
Garland, TX 75049

5. Legal Description of Property to be Sold:

Being Lot 3, in Block 2, of HILL TERRACE, an Addition in Harris County, Texas, according to Map or Plat thereof recorded in Volume 33, Page 70, Map Records, Harris County, Texas and more commonly known as 907 Fortune Drive, Baytown, TX 77520

6. 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 the 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 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 the 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, and 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.

7. Name and Address of Sender of Notice:

Law Office of Nekia Bryant, PLLC, 2580 W. Camp Wisdom Rd., Grand Prairie, Texas, 75052. 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.

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 Section 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AUGUST REI, LLC, as Mortgage Servicer is representing the current Mortgagee whose address is: c/o August REI, LLC P.O. Box 496644, Garland, TX 75049.

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

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.

Signed on the 6th day of August 20 24.

Respectfully,
LAW OFFICE OF NEKIA BRYANT, PLLC

Nekia Bryant
Nekia Bryant
Attorney for Mortgagee and/or Its Mortgage Servicer
State Bar No: 24121517
2580 W. Camp Wisdom Rd., Suite 100-145

COPY

Grand Prairie, Texas 75052
Phone: (682) 240-6484
Email: neki@nwblawfirm.com

CERTIFICATE OF POSTING

My name is _____, and my address is _____
I declare under the penalty of perjury that on _____ I filed at the office of the
Harris County Clerk and caused to be posted at the Harris County Courthouse (or other
designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

COPY UNOFFICIAL

FDRE, INC, an Oregon Corporation, Noteholder
August REI, LLC, Loan Servicing Company
Law Office of Nekia Bryant, PLLC (hereinafter "Attorney")

Domingo Garcia
Amanda Eileen Garcia
907 Fortune Drive, Baytown, TX 77520
Sent via first class mail and CMRR # 9589071052701143677552

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

WHEREAS Domingo Garcia and Amanda Eileen Garcia executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2022-457843, 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 1st day of October, 2024

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

Place: The foreclosure sale will be conducted at public venue in the area designated by the Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take 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.**

2. Property to be Sold:

Being Lot 3, in Block 2, of HILL TERRACE, an Addition in Harris County, Texas, according to Map or Plat thereof recorded in Volume 33, Page 70, Map Records, Harris County, Texas and more commonly known as 907 Fortune Drive, Baytown, TX 77520

3. Name and Address of Sender of Notice:

Law Office of Nekia Bryant, PLLC, 2580 W. Camp Wisdom Rd., Grand Prairie, Texas, 75052. 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.

4. Mortgage Servicer Information:

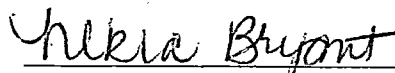
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code Section 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AUGUST REI, LLC, as Mortgage Servicer is representing the current Mortgagee whose address is: c/o August REI, LLC P.O. Box 496644, Garland, TX 75049.

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



Nekia Bryant
Substitute Trustee(s)
2580 W. Camp Wisdom Rd., Suite 100-145
Grand Prairie, Texas 75052
Phone: (682) 240-6484

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4955
FILED 9/10/2024 1:43:13 PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, on April 24, 2014, **Michael F. Reiland, Sr., and wife, Sherry Reiland** ("Maker" or "Borrower"), executed and delivered that certain **Balloon Real Estate Lien Note** in the original principal amount of SIX HUNDRED SEVENTY SIX THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$676,800.00), payable to Stellar Bank, formerly known as Allegiance Bank, successor by merger with Post Oak Bank, N.A., and bearing interest as stated therein ("Note"); being secured by that certain **Deed of Trust and Security Agreement** dated April 24, 2014 executed by **Michael F. Reiland, Sr., and wife, Sherry Reiland** as "Grantors" in favor of Charles H. Carmouche, Trustee, and filed for record on April 28, 2014 in the Official Public Records of Harris County, Texas, under Film Code No. 20140172871 (the "Deed of Trust") covering and describing the Premises and Collateral described below; being further secured by that certain **Collateral Assignments of Rents and Leases** dated April 24, 2014, executed by **Michael F. Reiland, Sr., and wife, Sherry Reiland** as "Assignors" and filed for record on April 28, 2014 in the Official Public Records of Harris County, Texas, under Instrument No. 20140172872 covering and describing the Premises, whereby Borrower assigned all of its rights, titles and interests in any and all leases and rents of the Premises to further secure payment of the Indebtedness of Borrower to Lender; being further secured by that certain **Security Agreement** dated April 24, 2014, executed by **Michael F. Reiland, Sr., and wife, Sherry Reiland** as "Grantor" in

favor of Stellar Bank covering the Collateral described therein and referenced above whereby Borrower assigned, transferred and granted to Stellar Bank a first lien security interest in and to certain Collateral (all as further described in the Security Agreement) to secure payment of the Note; and being further secured by that certain **UCC Financing Statement** filed in the office of the Texas Secretary of State on April 20, 2014 under File No. 14-0013764096, whereby Stellar Bank further perfected in security interest in the Collateral; and being further secured by that certain **Extension of Real Estate Note and Lien** dated April 24, 2019, executed by Borrower and Lender and filed for record on June 4, 2019 in the Official Public Records of Harris County, Texas, under Instrument No. RP-2019-234238, whereby the terms of the Note were changed; and being further secured by that certain **Extension of Real Estate Note and Lien** dated July 24, 2019, executed by Borrower and Lender and recorded on September 27, 2019 in the Official Public Records of Harris County, Texas, under Instrument No. RP-2019-428849, whereby the terms of the Note were changed.

WHEREAS, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank, f/k/a Allegiance Bank, successor by merger with Post Oak Bank, N.A. (the "Mortgage"), the owner and holder of all the Note, has requested the undersigned to sell the Premises and Collateral described below; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgage 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: October 1, 2024

Time: 2:00 p.m. C.S.T.

Place: The Bayou City Event Center 9401 Knight Road, Harris County, Houston, Texas 77047 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Premises and Collateral that has been released from the liens of the Deed of Trust. The Premises and Collateral that will be sold at the foreclosure sale is described as follows:

Premises: ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 1.4758 ACRES OF LAND SITUATED IN THE H. & T.C.R.R COMPANY SURVEY, SECTION 56, BLOCK 3, A-1397 IN HARRIS COUNTY, TEXAS, SAME BEING COMPRISED OF ALL OF THAT CERTAIN CALL 0.839 ACRE REMAINDER OF THAT CERTAIN CALL 2.127 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FILED FOR RECORD IN VOLUME 3215, PAGE 64, OF THE HARRIS COUNTY DEED RECORDS AND ALL OF THAT CERTAIN CALL 0.64085 ACRE TRACT OF LAND AS DESCRIBED IN A RELEASE OF LIEN FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. K-669877, SAID 1.4758 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE; together with all buildings and other improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, furniture, furnishings and other property, real and personal, now or hereafter installed or used on the above-described property or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, venetian blinds, awnings, drapes, rugs, and other floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of the above-described property and the improvements thereon, and all renewals, replacements and substitutions thereof and additions thereto, all

of which said property and fixtures shall be deemed to be a part of and affixed to the above-described real property; all rents, revenues, income and profits arising from any part of the above-described property and the use thereof, including all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property; all rights, title and interest of Grantors in and to any utility capacities and wastewater reservations relating to any part of the above-described property; all rights, title and interest of Grantors in and to any and all Wastewater Capacity Reservations of any kind or character, if any, covering the Land or Improvements, issued or which may be issued by any governmental agencies having jurisdictions thereof, and all other rights relating to sewage treatment capacity, water capacity and utilities servicing the Land or Improvements (said rights described in this subparagraph being collectively sometimes called "Utilities Rights") and all rights, title and interest of Grantors in and to any permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with said real 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.

Collateral: (i) Accounts, including health-care insurance receivables; (ii) Chattel Paper; (iii) Inventory; (iv) Furniture, Fixtures, and Equipment; (v) Instruments, including Promissory Notes; (vi) Investment Property; (vii) Documents; (viii) Deposit accounts; (ix) Debtor's claim for interference with contract against; (x) Letter-of-Credit rights; (xi) General intangibles, including payment intangibles; (xii) Supporting obligations; (xiv) to the extent not listed above as original collateral, proceeds and products of the foregoing.

ACTIVE MILITARY SERVICE NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.

THE SALE OF THE PREMISES AND COLLATERAL IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF

MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PREMISES AND COLLATERAL, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

Dated: September 10, 2024

/s/ Ted L. Walker

Ted L. Walker, Substitute Trustee

PO Box 62

Jasper, Texas 75951

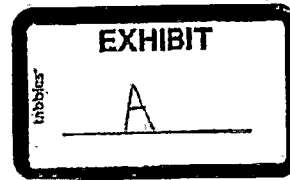
Phone (409) 384-8899

Facsimile (409) 384-9899

Email twalker@walker-firm.com

R:\ALLEGIANCE BANK\ASTELLAR BANK\62-54 Reiland, Michael\Foreclosure\2024-08-20 NotSubTRSale.HarrisCo.wpd

COPY



All that certain tract or parcel containing 1.4758 acres of land situated in the H. & T.C.R.R. Company Survey, Section 56, Block 3, A-1397 in Harris County, Texas, same being comprised of all of that certain call 0.839 acre remainder of that certain call 2.127 acre tract of land as described in a deed filed for record in Volume 32215, Page 64 of the Harris County Deed records and all of that certain call 0.64085 acre tract of land as described in a release of lien filed for record under Harris County Clerk's File No. K-669877, said 1.4758 acre tract of land being more particularly by metes and bounds as follows:

BEGINNING at a 1" iron pipe (found) marking the intersection of an interior line of the remainder of that certain call 50.31 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. 20110126383 and the Northwest line of said 2.127 acre tract of land with the Northeast right-of-way line of State Highway 290, (variable width), marking the Westerly corner of said 0.839 acre tract of land, an interior corner of the remainder of said 50.31 acre tract of land and the Westerly corner of the herein described 1.4758 acre tract of land;

THENCE N 39°07'08" E, (call N 39°31'00" E), a distance of 149.68 feet along the common line of said 50.31 acre and said 2.127 acre tracts of land to a 1" iron pipe (found) marking an interior corner of said 50.31 acre tract of land, the Northerly corner of said 2.127 acre tract of land, the Northerly corner of said 0.839 acre tract of land and the Northerly corner of the herein described 1.4758 acre tract of land;

THENCE S 50°47'34" E, (call S 50°29'00" E), along the common line of said 50.31 acre and said 2.127 acre tracts of land, passing at call 244.00 feet the Easterly corner of said 2.127 acre tract of land, the Easterly corner of said 0.839 acre tract of land and the Northerly corner of said 0.64085 acre tract of land, a total distance of 368.88 feet to a 5/8" iron rod (found) marking the Northwest corner of the William Gentry Survey, A-295 in said Harris County, Texas, the Northwest corner of that certain call 1.000 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. D-281731, an interior corner of said H. & T.C.R.R. Company Survey, the Easterly corner of said 0.64085 acre tract of land and the Easterly corner of the herein described 1.4758 acre tract of land;

THENCE S 00°20'12" W, a distance of 193.26 feet, (call S 00°05'19" E, 193.79 feet), along the common line of said H. & T.C.R.R. Company Survey, said William Gentry Survey, said 1.000 acre tract of land and said 0.64085 acre tract of land to a 5/8" iron rod (found) in the Northeast right-of-way line of said State Highway 290 marking the Southerly corner of said 0.64085 acre tract of land and the Southerly corner of the herein described 1.4758 acre tract of land;

THENCE N 50°52'05" W, (call N 50°29'00" W), along the Northeast right-of-way line of said State Highway 290 and the Southwest line of said 0.64085 acre tract of land, passing at 71.13 feet a point from which a 5/8" iron rod (found) bears S 39°07'55" W, 0.57 feet, and passing at 247.63 feet, (call 248.03 feet), a 1" iron pipe (found) marking the Westerly corner of said 0.64085 acre tract of land and the Southerly corner of said 0.839 acre tract of land, a total distance of 491.70 feet to the POINT OF BEGINNING and containing 1.4758 acres of land.

COPY

UNOFFICIAL

FILED 9/10/2024 1:47:41 PM FRCL-2024-4956 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

SECOND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, on June 26, 2020, **SYED Enterprises, Inc.**, now known as **SYEDE Enterprises, Inc** ("Maker" or "Borrower"), executed and delivered that certain **Balloon Real Estate Lien Note** in the original principal amount of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,500,000.00), payable to Stellar Bank, formerly known as Allegiance Bank, and bearing interest as stated therein ("Note"); being secured by that certain **Deed of Trust and Security Agreement** dated June 26, 2020 executed by **SYED Enterprises, Inc** as "Grantor" in favor of Ramon A. Vitulli, III, Trustee, and filed for record on June 30, 2020 in the Official Public Records of Harris County, Texas, under Film Code No. RP-2020-283714 (the "Deed of Trust") covering and describing the Premises and Collateral described below; and being further secured by that certain **Collateral Assignment of Rents and Leases** dated June 26, 2020, executed by **SYED Enterprises, Inc** as "Assignor" covering and describing the Premises, and filed for record on June 30, 2020 in the Official Public Records of Harris County, Texas, under Instrument No. RP-2020-283715, whereby Borrower assigned all of its rights, titles and interests in any and all leases and rents of the Premises to further secure payment of the indebtedness evidenced by the Note.

WHEREAS, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank, f/k/a Allegiance

Bank (the "Mortgagee"), the owner and holder of all the Note, has requested the undersigned to sell the Premises and Collateral described below; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Premises and Collateral described below at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: October 1, 2024

Time: 2:30 p.m. C.S.T.

Place: The Bayou City Event Center 9401 Knight Road, Harris County, Houston, Texas 77047 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Premises and Collateral that has been released from the liens of the Deed of Trust. The Premises and Collateral that will be sold at the foreclosure sale is described as follows:

Premises: TRACT I: BEING A TRACT OF LAND CONTAINING 5.3179 ACRES (231,649 SQUARE FEET) SITUATED IN THE HARVEY WHITING SURVEY, A-840 IN HARRIS COUNTY, TEXAS, AND BEING ALL OF A 5.3179-ACRE TRACT (TRACT 1) AS CONVEYED UNTO PHC FINANCE, INC., BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. S454441, FILM CODE NO. 513-05-3920 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4956
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5.3179-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

TRACT II: NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS, FOR VEHICULAR INGRESS AND EGRESS AND ACCESS TO THE A/C UNIT AS CREATED BY THAT CERTAIN DECLARATION OF RECIPROCAL ACCESS AND A/C UNIT EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN BAYTOWN MOB PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND JACINTO MEDICAL CORPORATION, A TEXAS CORPORATION, DATED APRIL 30, 2002 FILE MAY 1, 2002, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. V767686. FILED FOR RECORD ON MAY 20, 2002, RE-RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO V811150, FILED FOR RECORD ON JULY 15, 2002, RE-RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. V940263 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. AMENDMENT TO DECLARATION OF RECIPROCAL ACCESS AND A/C UNIT EASEMENT AND MAINTENANCE AGREEMENT EXECUTED OCTOBER 10, 2005, FILED FOR RECORD ON DECEMBER 14, 2005 AND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Y963664;

together with all buildings and other improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, furniture, furnishings and other property, real and personal, now or hereafter installed or used on the above-described property or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, venetian blinds, awnings, drapes, rugs, and other floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of the above-described property and the improvements thereon, and all renewals, replacements and substitutions thereof and additions thereto, all of which said property and fixtures shall be deemed to be a part of and affixed to the above-described real property; all rents, revenues, income and profits arising from any part of the above-described property and the use thereof, including all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property; all rights, title and interest of Grantors in and to any utility capacities and wastewater reservations relating to any part of the above-described property; all rights, title and interest of Grantors in and to any and all Wastewater Capacity Reservations of any kind or character, if any, covering the Land or Improvements, issued or which may be issued by any governmental agencies having jurisdictions thereof, and all other rights relating to sewage treatment capacity, water capacity and utilities servicing the Land or Improvements (said rights described in this subparagraph being collectively sometimes called "Utilities Rights") and all rights, title and interest of Grantors in and to any permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with said real 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.

Collateral: Insofar as such Premises consists of equipment, inventory, fixtures, chattel paper, documents, instruments, accounts, contract rights, consumer goods, farm products, money, general intangibles, goods and any and all other personal property of any kind or character defined in and subject to the

provisions of the Texas Uniform Commercial Code, including the proceeds and product of and from any and all of such personal property.

ACTIVE MILITARY SERVICE NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.

THE SALE OF THE PREMISES AND COLLATERAL IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PREMISES AND COLLATERAL, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

Dated: September 22, 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:\ALLEGIANCE BANK\ASTELLAR BANK\62-26 SYED Enterprises\Foreclosure\October 2024\2024-08-16 NotSubTRSale.HarrisCo.wpd

EXHIBIT 'A'

File No.: 88082-GAT80 (dc)
Property: 2802 Garth Road, Baytown, TX 77521

TRACT 1:

Being a tract of land containing 5.3179 acres (231,649 square feet) situated in the Harvey Whiting Survey, A-840 in Harris County, Texas, and being all of a 5.3179-acre tract (Tract 1) as conveyed unto PHC Finance, Inc. by deed recorded under County Clerk's File No. S454441, Film Code No. 513-05-3920 of the Official Public Records of Real Property of Harris County, Texas. Said 5.3179-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe located in the west right-of-way line of Garth Road (width varies) for the northeast corner of said 5.3179 acre tract, the southeast corner of a 1.652-acre tract (SAVE AND EXCEPT 0.494 ACRES) as conveyed unto G.W. Strother and Monte Strother by deed recorded in Volume 3526, Page 305 of the Deed Records of Harris County, Texas, and the northeast corner of said tract herein described from which a found axle bears South 69° 35' 23" West, a distance of 1.1 feet;

THENCE South 03° 02' 58" East coincident with the west right-of-way line of said Garth Road and the east line of said 5.3179 acre tract, a distance of 391.64 feet to a set 5/8 inch iron rod with cap for the southeast corner of said 5.3179-acre tract, the northeast corner of a 10.9313 acre tract (Tract 2) as conveyed unto PHC Finance, Inc. by deed recorded under County Clerk's File No. S454442, Film Code No. 513-05-3935 of the Official Public Records of Real Property of Harris County, Texas, and the southeast corner of said tract herein described;

THENCE South 87° 04' 44" West coincident with the south line of said 5.3179 acre tract and the north line of said 10.9313-acre tract, a distance of 711.13 feet to a point in the east bank of the east fork of Goose Creek for the southwest corner of said 5.3179-acre tract, the northwest corner of said 10.9313 acre tract and the southwest corner of said tract herein described;

THENCE in a northeasterly direction with the west line of said 5.3179 acre tract and the east bank of the east fork of said Goose Creek the following courses:

North 55° 01' 11" East, a distance of 48.08 feet;
North 19° 02' 30" East, a distance of 63.41 feet;
North 01° 00' 19" East, a distance of 52.68 feet;
North 15° 30' 52" East, a distance of 62.14 feet;
North 41° 59' 06" East, a distance of 107.74 feet;
North 26° 46' 05" East, a distance of 129.09 feet to a point for the northwest corner of said 5.3179 acre tract, the southwest corner of said 1.652 acre tract and the northwest corner of said tract herein described;

THENCE North 86° 12' 24" East coincident with the north line of said 5.3179-acre tract and the south line of said 1.652 acre tract, at 196.99 feet pass a found 2-inch iron pipe, continuing for a total distance of 482.58 feet to the POINT OF BEGINNING and containing 5.3179 acres (231,649 square feet) of land, more or less.

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.

TRACT 2 (Easement Estate Only):

Non-exclusive easement for pedestrian ingress and egress, for vehicular ingress and egress and access to the A/C unit as created by that certain Declaration of Reciprocal Access and A/C Unit Easement and Maintenance Agreement by and between Baytown MOB Partners, Ltd., a Florida limited partnership, and Jacinto Medical Corporation, a Texas corporation, dated April 30, 2002 filed May 1, 2002, recorded under Harris County Clerk's File No. V767686, filed for record on May 20, 2002, re-recorded under Harris County Clerk's File No. V811150, filed for record on July 16, 2002, re-recorded under Harris County Clerks File No. V940263 of the Real Property Records of Harris County, Texas. Amendment to Declaration of Reciprocal Access and A/C Unit Easement and Maintenance Agreement executed October 10, 2005, filed for record on December 14, 2005 and recorded under Harris County Clerk's File No. Y963684.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the legal description contained in Schedule "A" as to are or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

A.P.N.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, on February 23, 2018, **Jimmy Wayne Lawler, aka Jimmy W. Lawler and aka Jimmy Lawler** ("Maker" or "Borrower"), executed and delivered that certain **Home Equity Promissory Note** in the original principal amount of TWO HUNDRED EIGHT THOUSAND DOLLARS AND NO/000 (\$208,000.00), payable and bearing interest as stated therein; being secured by that certain **Home Equity Deed of Trust** dated February 23, 2018, executed by **Jimmy Wayne Lawler, aka Jimmy W. Lawler and aka Jimmy Lawler** (as "Grantors" in favor of Ramon A. Vitulli, III, Trustee, and filed for record on February 28, 2018 in the Official Public Records of Harris County, Texas, under File No. RP-2018-84533 covering and describing the Premises described below and as more fully described in the Deed of Trust.

WHEREAS, Jimmy Wayne Lawler died on February 17, 2023. An executor was appointed in Cause No. 514749-401, styled In RE: Estate of Jimmy Wayne Lawler, deceased and an "Order Allowing Secured Claim and to proceed with Notice of Sale and Sale" was signed by the Court on July 16, 2024, authoring this Foreclosure Sale.

WHEREAS, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank, f/k/a Allegiance Bank (the "Mortgagee"), the owner and holder of all the Note, has requested the undersigned to sell the Premises described below; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Premises described below at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

- Date:** October 1, 2024
- Time:** 1:30 p.m. c.s.t
- Place:** The Bayou City Event Center Pavilion, at 9401 Knight Road, Houston, Harris County, Texas 77045 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Premises that has been released from the liens of the Deed of Trust. The Premises that will be sold at the foreclosure sale is described as follows:

Premises: Unit 503, Building "E", of SEAGATE CONDOMINIUMS AND TOWNHOMES, a condominium project in Harris County Texas, together with the limited common elements, and an undivided interest in and to the general common elements as same are defined in the Condominium Deceleration thereof in Film Code No. 155108 of the Condominium Records of Harris County, Texas, together with all buildings, structures, fixtures, and other improvements thereon and hereafter placed thereon, and all rights, easements, appurtenances, water and riparian rights, ditches, water stock, utility capacity and rights, and all renewals, replacements and substitutions thereof and additions thereto, all of which said property and fixtures shall be deemed to be a part of and affixed to the above-described real property; all rents, revenues, income and profits arising from any part of the above-described

property and the use thereof including all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property; and all the estate, right, title and interest of every nature whatsoever of the Grantors in and to all of the foregoing and every part and parcel thereof.

ACTIVE MILITARY SERVICE NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.

THE SALE OF THE PREMISES IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH

**RESPECT TO THE PREMISES, ALL OF WHICH ARE EXPRESSLY WAIVED BY
PURCHASER.**

Dated: August 28, 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

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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, LLC
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 DINORA LORENA CORNEJO LARIN, Grantor of the property, of Harris County Texas, dated DECEMBER 26, 2013, and duly filed under Clerk's File No. 20140008565 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, OCTOBER 1, 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 (4), BLOCK TWENTY-EIGHT (28), NORTHWOOD MANOR, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58, PAGE 1, MAP RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 6515 HEATH STREET, HOUSTON, TEXAS 77016.

EXECUTED this 6TH day of SEPTEMBER 2024.



John Burger or Kenneth Berntsen, Trustee

NOTICE OF SALE

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

Original Mortgagee: UNITED CONTINENTAL MORTGAGE COMPANY, LLC
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 ("Mortgage") executed by MICHAEL ALEX MCLENON AND LINDER MCLENON, Grantor of the property, of Harris County Texas, dated SEPTEMBER 10, 2010, and duly filed under Clerk's File No. 20100427266 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, OCTOBER 1, 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:

ALL OF LOT FIVE (5), A REPLAT OF LOT FIFTY-NINE (59), IN BLOCK FOUR (4), OF HIGHLAND ACRE HOMES, 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, AND PER REPLAT MAP RECORDED IN VOLUME 1533, PAGE 99, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 7010 WENDEMERE STREET, HOUSTON, TEXAS 77088.

EXECUTED this 6TH day of SEPTEMBER 2024.


John Burger or Kenneth Berntsen, Trustee

NOTICE OF SALE

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

Original Mortgagee: DGD HOUSES, LLC
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 ("Mortgage") executed by ANGEL MARIO GONZALEZ AND BLANCA GARCIA, Grantor of the property, of Harris County Texas, dated SEPTEMBER 20, 2010, and duly filed under Clerk's File No. 20100421295 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, OCTOBER 1, 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 (4) IN BLOCK FORTY FOUR (44) OF REPLAT OF RED BLUFF TERRACE, SECTION FIVE (5), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGE 49 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 2703 NORMAN STREET, PASADENA, TEXAS 77506.

EXECUTED this 5TH day of SEPTEMBER 2024.


John Burger or Kenneth Berntsen, Trustee

NOTICE OF SALE

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

Original Mortgagee: VISTAMONT MANAGEMENT, INC
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 SHIRLEY R. MORRIS AND CALVIN C. MORRIS, Grantor of the property, of Harris County Texas, dated FEBRUARY 20, 2009, and duly filed under Clerk's File No. 20090110043 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, OCTOBER 1, 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 SEVEN HUNDRED EIGHTY-FOUR (784) IN BLOCK TWENTY-EIGHT (28), OF FONTAINE PLACE, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 49 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 10226 ROCKAWAY DRIVE, HOUSTON, TEXAS 77016.

EXECUTED this 5TH day of SEPTEMBER 2024.


John Burger or Kenneth Berntsen, Trustee

NOTICE OF SALE

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

Original Mortgagee: UNITED CONTINENTAL MORTGAGE COMPANY
12602 North Freeway
Houston, Texas 77060
Current Mortgagee: CPG REALTY MANAGEMENT, LLC
12602 North Freeway
Houston, Texas 77060
Loan Servicing Agent: United Continental Mortgage Company
12602 North Freeway
Houston, Texas 77060

Pursuant to the authority conferred upon CPG REALTY MANAGEMENT, LLC by that certain Note and Deed of Trust ("Mortgagee") executed by JOSE M.G. VARGAS SANCHEZ AND LAURA R. RODRIGUEZ ARREOLA, Grantor of the property, of Harris County Texas, dated AUGUST 23, 2013, and duly filed under Clerk's File No. 20130465562 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, OCTOBER 1, 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 NINETEEN (19) IN BLOCK TWELVE (12), OF WOODLAND TRAILS NORTH, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 182, PAGE 133, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 7619 W. GULF BANK ROAD, HOUSTON, TEXAS 77040.

EXECUTED this 5TH day of SEPTEMBER 2024.


John Burger or Kenneth Berntsen, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4945

FILED 9/10/2024 1:04:07 PM

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: W.L.Y., LP
12602 North Freeway
Houston, Texas 77060
Current Mortgagee: 12602 LP
12602 North Freeway
Houston, Texas 77060
Loan Servicing Agent: United Continental Mortgage Company
12602 North Freeway
Houston, Texas 77060

Pursuant to the authority conferred upon 12602 LP by that certain Note and Deed of Trust ("Mortgagee") executed by VIRGINIO L. SOTO LECHUGA, MANUEL DE JESUS FERNANDEZ MEJIA, AND ZHUARY CAROLINA MARTINEZ MCCORMICK, Grantor of the property, of Harris County Texas, dated AUGUST 13, 2014, and duly filed under Clerk's File No. 20140415395 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, OCTOBER 1, 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:

THE WEST 56.1 FEET OF LOT FORTY TWO (42) SAVE AND EXCEPT THE WEST 7.2 FEET THEREOF, IN BLOCK "E" OF DEXTER PLACE, AN ADDITION 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 property being more commonly known as 2437 MAYVIEW STREET, HOUSTON, TEXAS 77091.

EXECUTED this 6TH day of SEPTEMBER 2024.

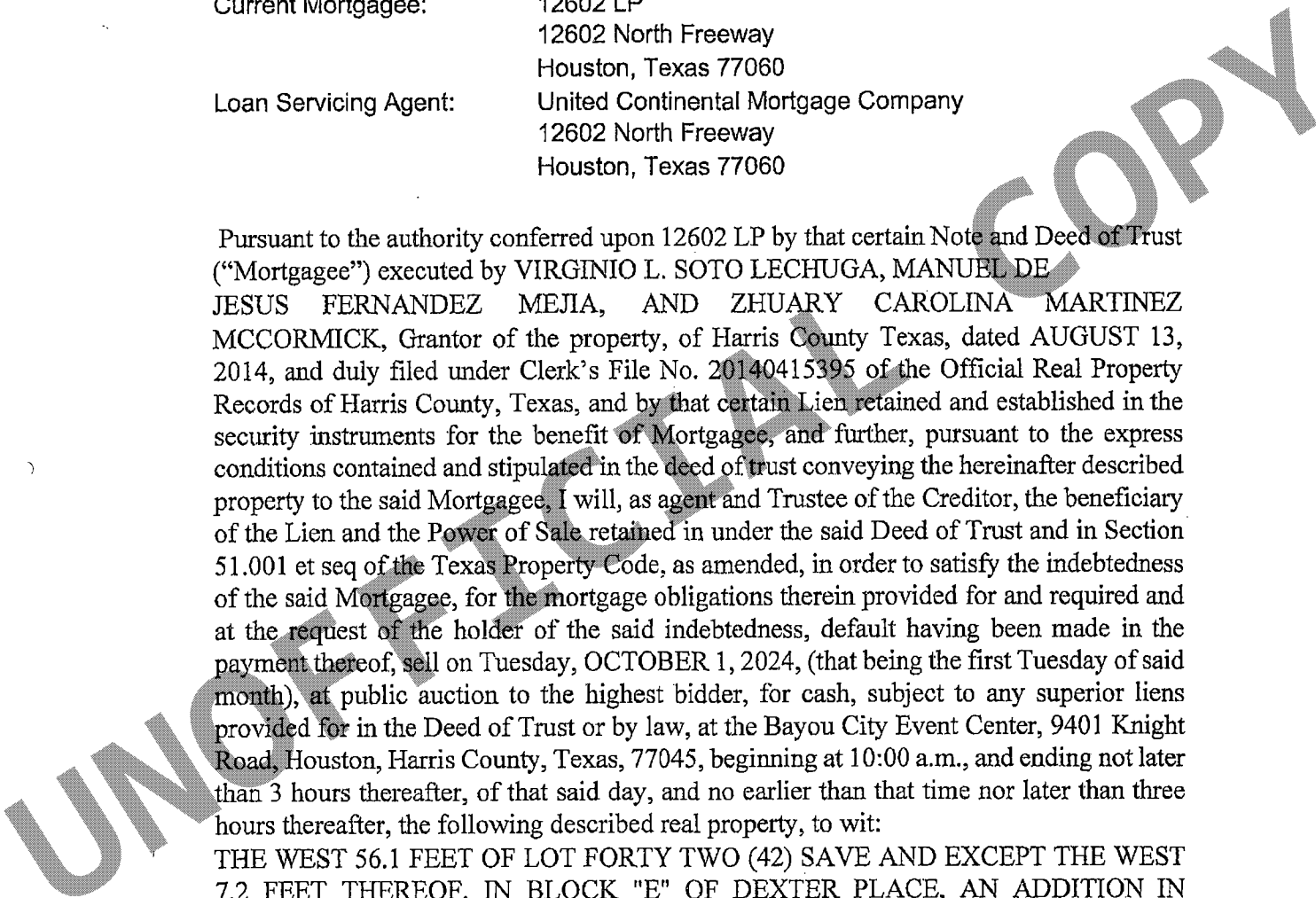


John Burger or Kenneth Berntsen, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4946

FILED 9/10/2024 1:04:07 PM



NOTICE OF FORECLOSURE SALE

September 06, 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, October 01, 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.: 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

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.

FILED 9/10/2024 1:18:40 PM FRCL-2024-4952 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

UNOFFICIAL

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **September 5, 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: **MAY 24, 2023**
 Grantor: **HECTOR VAZQUEZ AND HECTOR VAZQUEZ CAMARILLO**
 Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**


Recording information: **A Special Warranty Deed with Vendor's Lien dated MAY 24, 2023, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership HECTOR VAZQUEZ AND HECTOR VAZQUEZ CAMARILLO, recorded under Clerk's Document No. RP-2023-220583 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith HECTOR VAZQUEZ AND HECTOR VAZQUEZ CAMARILLO, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2023-220584 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 25, Block 6, 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): **OCTOBER 1, 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 TRUSTEE'S SALE

Date: **SEPTEMBER 5, 2024**
Trustee: **DIEGO COVARRUBIAS**
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: **APRIL 23, 2024**
Grantor: **JOSE ANGEL ADAY HECHAVARRIA AND YELENA I INFANTE
CARRALERO**
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**


Recording information: **A Special Warranty Deed with Vendor's Lien dated APRIL 23, 2024, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership JOSE ANGEL ADAY HECHAVARRIA AND YELENA I INFANTE CARRALERO, recorded under Clerk's Document No. RP-2024-161338 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith JOSE ANGEL ADAY HECHAVARRIA AND YELENA I INFANTE CARRALERO, to DIEGO COVARRUBIAS, Trustee, recorded under Clerk's Document No. RP-2024-161339 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 30, Block 6, 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.**

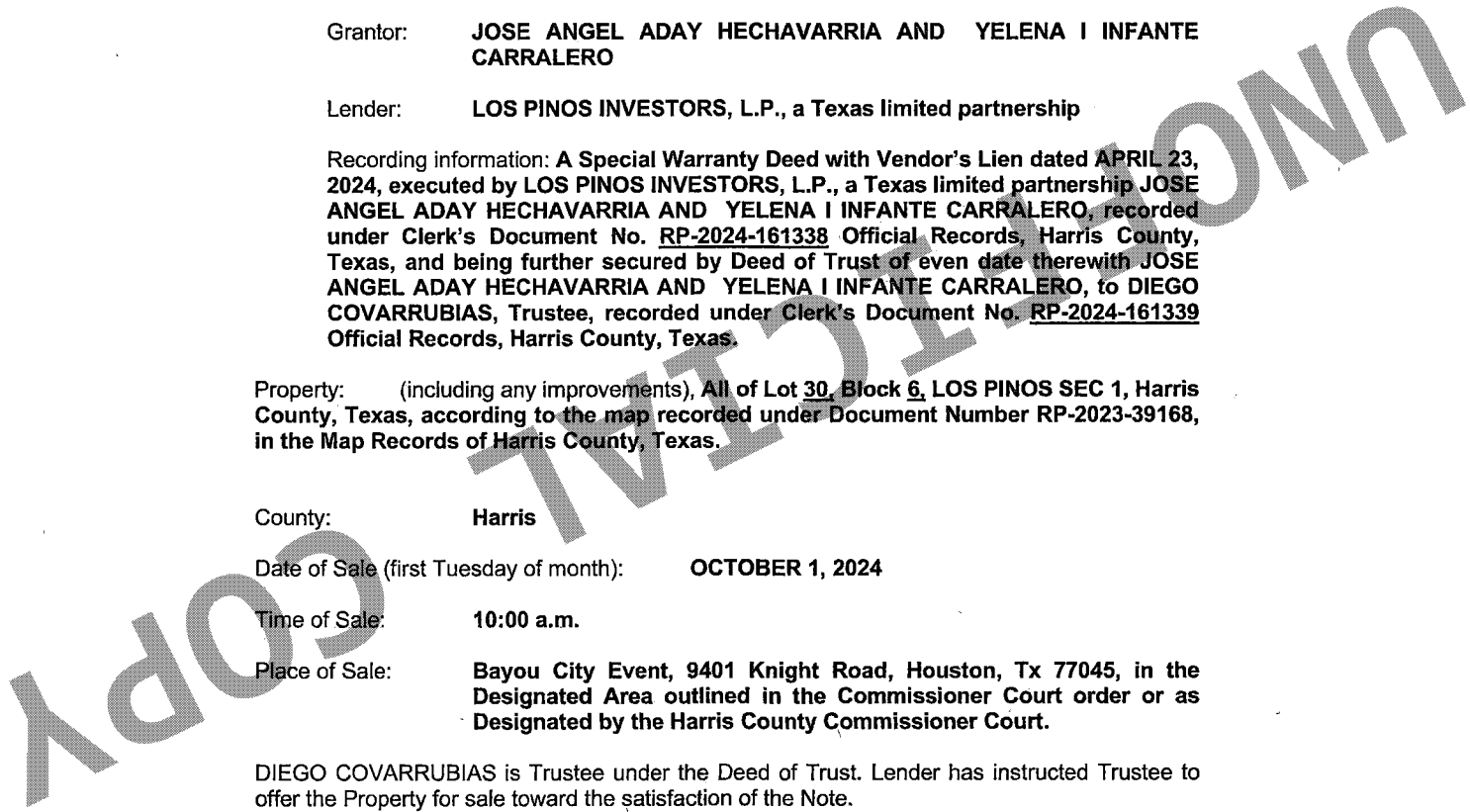
County: **Harris**
Date of Sale (first Tuesday of month): **OCTOBER 1, 2024**
Time of Sale: **10:00 a.m.**
Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

DIEGO COVARRUBIAS is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.



DIEGO COVARRUBIAS, Trustee



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **SEPTEMBER 5, 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-SIX THOUSAND FIVE HUNDRED AND NO/100THS
DOLLARS (\$66,500.00)**

Deed of Trust

Date: **SEPTEMBER 18, 2023**
Grantor: **GERARDO MARTINEZ**
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**

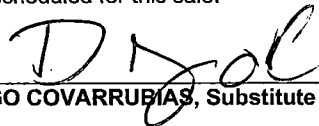
Recording information: **A Special Warranty Deed with Vendor's Lien dated
SEPTEMBER 18, 2023, executed by LOS PINOS INVESTORS, L.P., a Texas limited
partnership GERARDO MARTINEZ, recorded under Clerk's Document No. RP-2023-
384498 Official Records, Harris County, Texas, and being further secured by Deed
of Trust of even date therewith GERARDO MARTINEZ, to PRISCILIA CAMPOS,
Trustee, recorded under Clerk's Document No. RP-2023-384499 Official Records,
Harris County, Texas.**

Property: (including any improvements), **All of Lot 17, Block 7, LOS PINOS SEC 1, Harris
County, Texas, according to the map recorded under Document Number RP-2023-39168,
in the Map Records of Harris County, Texas.**

County: **Harris**
Date of Sale (first Tuesday of month): **OCTOBER 1, 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 refiling may be after the date originally scheduled for this sale.



DIEGO COVARRUBIAS, Substitute Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4884

FILED 9/9/2024 2:26:13 PM

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **SEPTEMBER 5, 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 13, 2024**
 Grantor: **ELLIOTT BRANDON TAYLOR AND LEILANI YUNETTE TAYLOR**
 Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated MARCH 13, 2024, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership ELLIOTT BRANDON TAYLOR AND LEILANI YUNETTE TAYLOR, recorded under Clerk's Document No. RP-2024-106112 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith ELLIOTT BRANDON TAYLOR AND LEILANI YUNETTE TAYLOR, to JORGE JIMENEZ JR, Trustee, recorded under Clerk's Document No. RP-2024-106113 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 12, 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): **OCTOBER 1, 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 refiling may be after the date originally scheduled for this sale.


 DIEGO COVARRUBIAS, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **SEPTEMBER 5, 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**

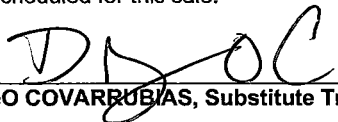
Date of Sale (first Tuesday of month): **OCTOBER 1, 2024**

Time of Sale: **10:00 a.m.**

Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

DIEGO COVARRUBIAS is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.



DIEGO COVARRUBIAS, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **SEPTEMBER 5, 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-SIX THOUSAND FIVE HUNDRED AND NO/100THS
DOLLARS (\$66,500.00)**

Deed of Trust

Date: **OCTOBER 12, 2023**
Grantor: **CARRIE LYNN LOVELLETTE**
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**

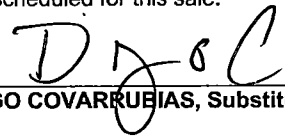
Recording information: **A Special Warranty Deed with Vendor's Lien dated OCTOBER 12, 2023 executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership CARRIE LYNN LOVELLETTE, recorded under Clerk's Document No. RP-2023-426255 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith CARRIE LYNN LOVELLETTE, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2023-426256 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 17, 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.**

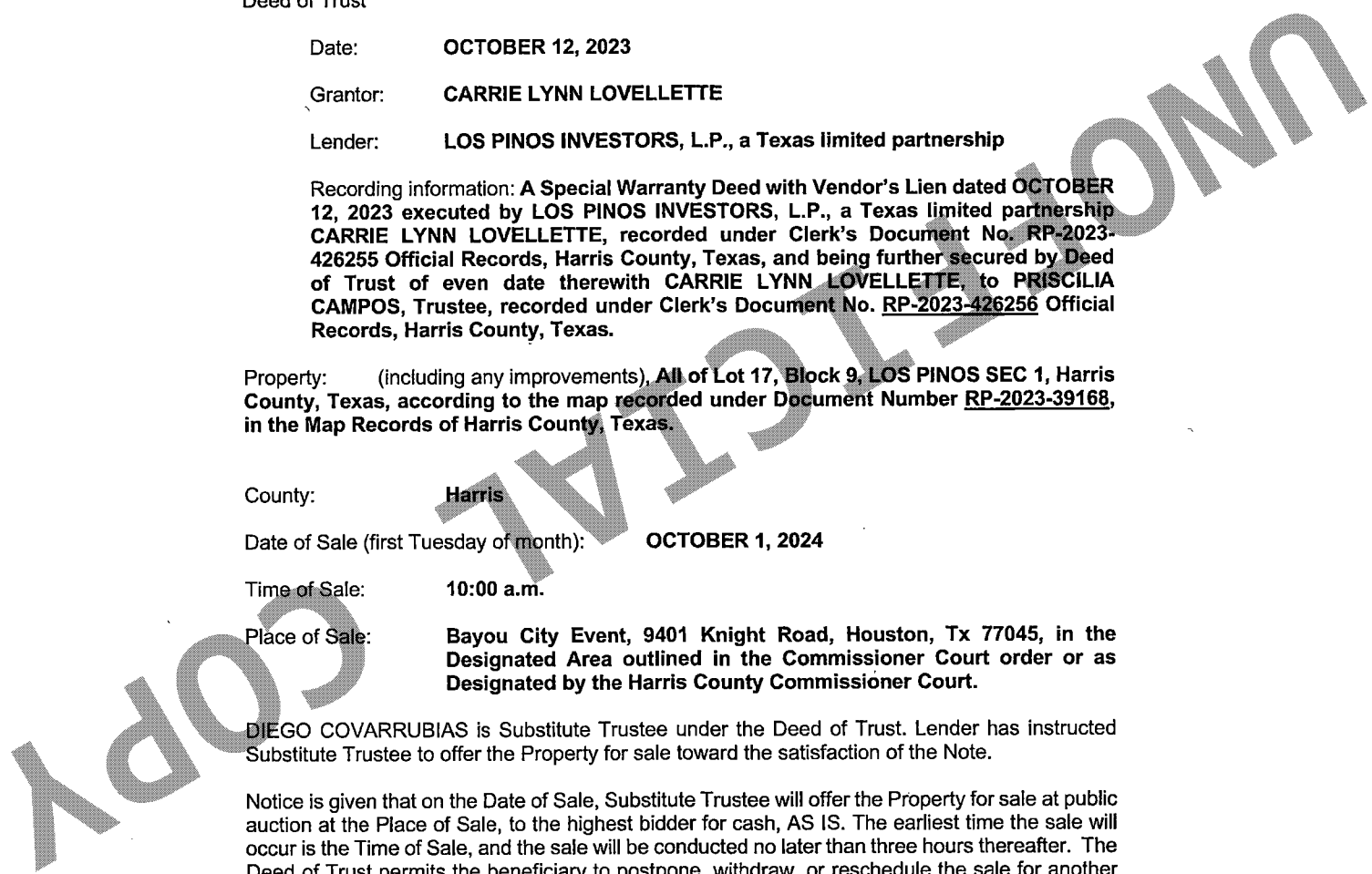
County: **Harris**
Date of Sale (first Tuesday of month): **OCTOBER 1, 2024**
Time of Sale: **10:00 a.m.**
Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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: October 1, 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 9th day of September, 2024.



MATTHEW S. RUPLEY, Substitute Trustee

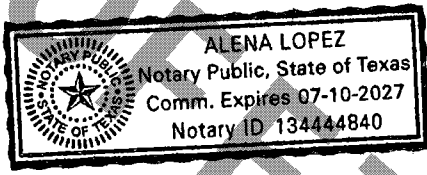
ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 9th day of September, 2024, by **MATTHEW S. RUPLEY, Substitute Trustee.**

Alena Lopez

Notary Public in and for
The State of Texas



AFTER RECORDING RETURN TO:

Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058
(281) 488-0630

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:

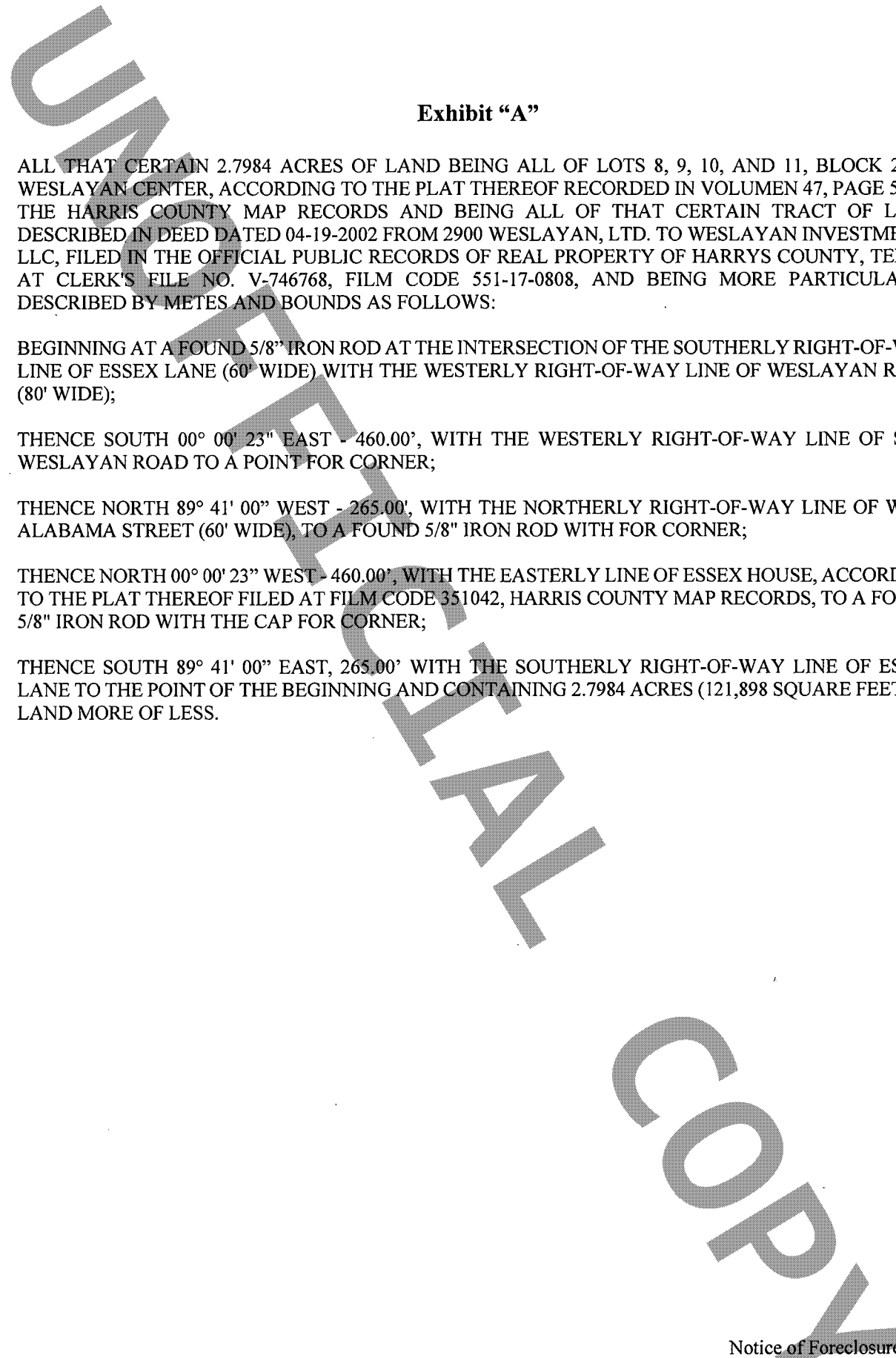
BEGINNING AT A FOUND 5/8" IRON ROD AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ESSEX LANE (60' WIDE) WITH THE WESTERLY RIGHT-OF-WAY LINE OF WESLAYAN ROAD (80' WIDE);

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.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF HARRIS

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§

DEED OF TRUST:

Date: January 20, 2023
Grantor: Zachary Steve Abadie and Francis Djanira Bustillo Chiesa
Original Beneficiary: Cadence Bank
Trustee: Charles J. Pignuolo
Recording Info: Clerk's File No. RP-2023-22405 of the Real Property Records of Harris County, Texas

CURRENT BENEFICIARY: Cadence Bank

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger
SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

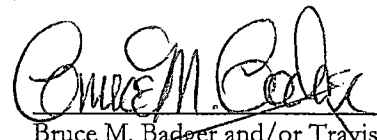
PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, October 1, 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: September 9, 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 9/9/2024 2:43:52 PM FRCL-2024-4889 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

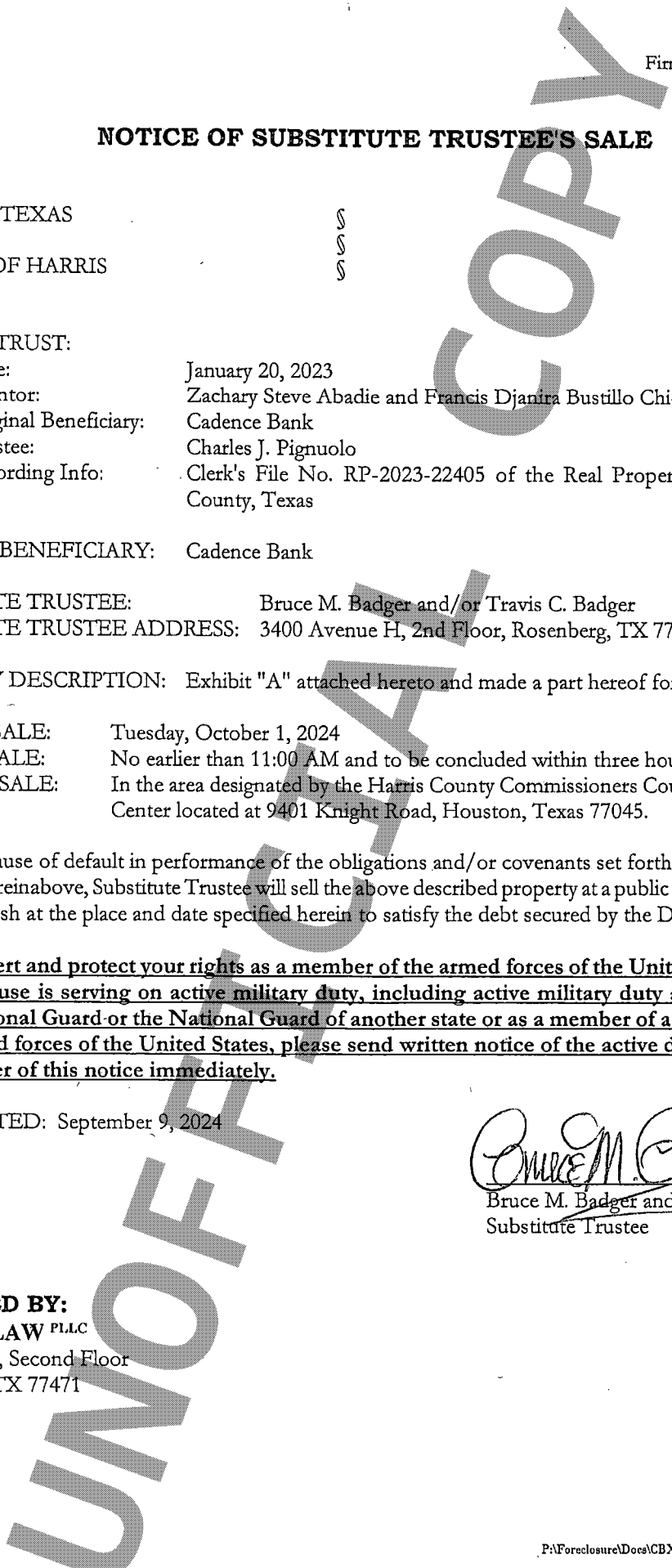


EXHIBIT "A"

BEING A PORTION OF LOT 20, BLOCK 2, CASHEL FOREST, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT RECORDED IN FILM CODE NO. 407020, MAP RECORDS, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

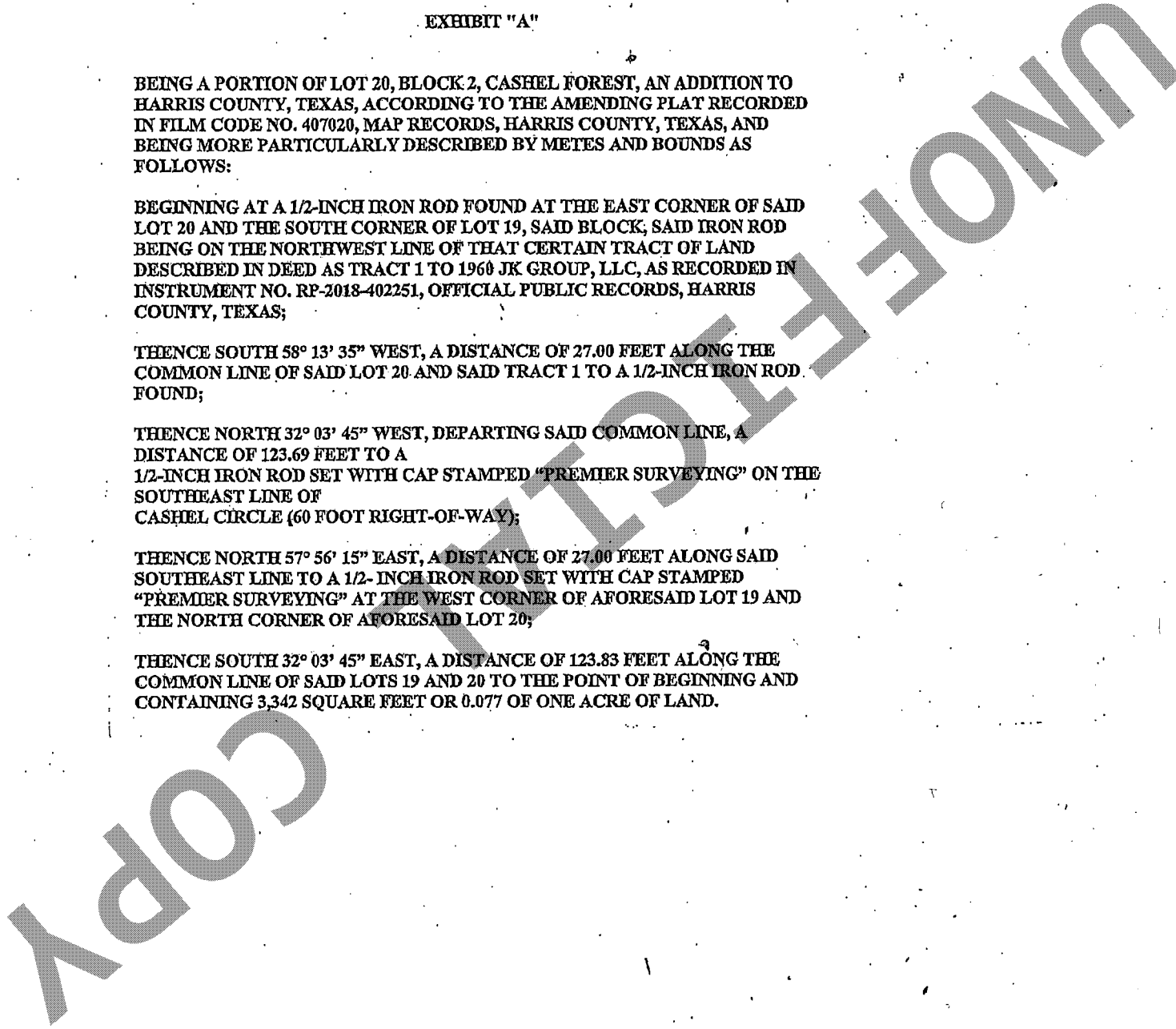
BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 20 AND THE SOUTH CORNER OF LOT 19, SAID BLOCK; SAID IRON ROD BEING ON THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 TO 1960 JK GROUP, LLC, AS RECORDED IN INSTRUMENT NO. RP-2018-402251, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS;

THENCE SOUTH 58° 13' 35" WEST, A DISTANCE OF 27.00 FEET ALONG THE COMMON LINE OF SAID LOT 20 AND SAID TRACT 1 TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 32° 03' 45" WEST, DEPARTING SAID COMMON LINE, A DISTANCE OF 123.69 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE SOUTHEAST LINE OF CASHEL CIRCLE (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 57° 56' 15" EAST, A DISTANCE OF 27.00 FEET ALONG SAID SOUTHEAST LINE TO A 1/2- INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE WEST CORNER OF AFORESAID LOT 19 AND THE NORTH CORNER OF AFORESAID LOT 20;

THENCE SOUTH 32° 03' 45" EAST, A DISTANCE OF 123.83 FEET ALONG THE COMMON LINE OF SAID LOTS 19 AND 20 TO THE POINT OF BEGINNING AND CONTAINING 3,342 SQUARE FEET OR 0.077 OF ONE ACRE OF LAND.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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§
§

COUNTY OF HARRIS

DEED OF TRUST:

Date: July 23, 2021
Grantor: Michael Wayne Hill, Jr. AKA Michael W. Hill, Jr. and Kayleigh Marie Hill
Original Beneficiary: SouthTrust Bank, N.A.
Trustee: Dwayne L. McWilliams
Recording Info: Clerk's File No. RP-2021-434435 of the Real Property Records of Harris County, Texas

CURRENT BENEFICIARY: SouthTrust Bank, N.A.

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger
SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, October 1, 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: September 9, 2024


Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4890
FILED 9/9/2024 2:50:28 PM

EXHIBIT 'A'**TRACT I:**

Lot Nine (9), in Block One (1), of WIMBLEDON CENTER COURT ESTATES, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 359074, of the Map Records of Harris County, Texas.

TRACT II:

Field notes for survey of a 0.360 acre tract of land out of an 18.3839 acre tract of land described in deed recorded under Harris County Clerk's File No. N592208, in the GEORGE H. DELESDEMIER SURVEY, ABSTRACT NO. 229, Harris County, Texas, and being that same 0.360 acre tract described in deed recorded under Harris County Clerk's File No. U342173, and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the Southeast line of that said 18.3839 acre tract, and westerly line Wimbledon Centre Court Estates, a subdivision of record under Film Code No. 359074, of the Map Records of Harris County, Texas;

THENCE N 31 deg. 50 min. 32 sec. W, 26.74 feet along the Southeast line of said 18.3839 acre tract and westerly line of said Wimbledon Centre Court Estates to a 5/8 inch iron rod found at the most Southerly corner of Lot 9, Block 1, of said subdivision, said iron rod also marking the most Southerly corner, and POINT OF BEGINNING of the herein described tract;

THENCE N 81 deg. 02 min. 37 sec. W, 82.32 feet to a 5/8 inch iron rod found for corner;

THENCE N 21 deg. 54 min. 24 sec. W, 121.10 feet to a 5/8 inch iron rod found for corner;

THENCE S 68 deg. 12 min. 43 sec. W, 35.97 feet to a 5/8 inch iron rod found for corner;

THENCE N 21 deg. 43 min. 07 sec. W, 128.83 feet to a 5/8 inch iron rod found for corner in the Southeast line of said 18.3839 acre tract, and westerly line of said subdivision;

THENCE N 88 deg. 28 min. 44 sec. E, 62.78 feet to a 5/8 inch iron rod found for corner in the Southeast line of said 18.3839 acre tract, and Westerly line of said subdivision;

THENCE S 31 deg. 50 min. 32 sec. E, 274.48 feet along the Southeast line of said 18.3839 acre tract and Westerly line of said subdivision to the POINT OF BEGINNING, and containing 0.360 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4891
FILED 9/9/2024 2:58:25 PM

NOTICE OF FORECLOSURE SALE

October 1, 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, October 1, 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.

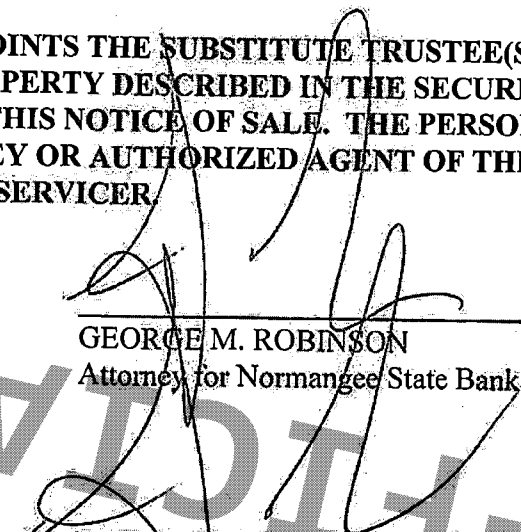
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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TR Sale
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RP-2024-331265
09/09/2024 RP1 \$33.00

NOTICE OF FORECLOSURE SALE

September 9, 2024

Association Assessment Lien:

Association: PRADERA CONDOMINIUM OWNERS' ASSOCIATION

Trustee: Ashleigh Musselman

Address of Trustee: 25219 Oakhurst Drive, Spring, Texas 77386

Lien created by Declarations: Recorded as File No. J190974 in the real property records of Harris County, Texas

Notice of Lien and Notice of Delinquent Assessments: Recorded as File No. 2023138787 in the real property records of Harris County, Texas

Property Description:

Property Owners:

RICHARD POWELL

Legal Description:

Condominium Unit Number 5, in Building "H" and the space encompassed by the boundaries thereof, and the exterior surface for the associated balcony, patio, parking spaces, and undivided percentage interest in the common elements, if any, of PRADERA TOWNHOME CONDOMINIUMS, a condominium project in Harris County Texas, established by that certain Condominium Declaration and exhibits attached thereto, recorded in Volume 141 page 24 of the Condominium Records of Harris County.

Local Description:

9803 Club Creek Drive #5, Houston, Texas 77036

Foreclosure Sale:

Date: **October 1, 2024**

Time: The sale of the Property will be held between the hours of 10:00am and 4:00pm local time; the earliest time at which the Foreclosure Sale will begin is 12:00pm and not later than three hours thereafter.

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Place: Bayou City Events 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 Association's bid may be by credit against the indebtedness secured by the lien.

Default has occurred in the payment of the assessments due and owing to the Association per the Declarations referenced above. Because of that default, the Association has requested the Appointed Trustee to sell the Property.

Formal notice is hereby given of Association's election to proceed against and sell the real property described above in accordance with the Association's rights and remedies under the Declaration. 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 Declarations, and applicable Texas law.

If the Association passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code.

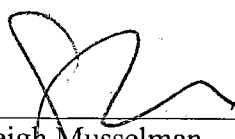
Prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Assessment Lien. Prospective bidders are strongly 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. 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.

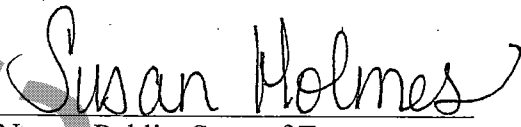
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

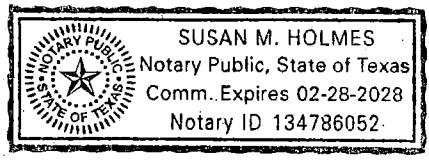
THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED AND IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ASSOCIATION.


Ashleigh Musselman
Attorney for Pradera Condominium
Owners' Association

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 9th day of September, 2024 by Ashleigh Musselman, Trustee for Pradera Condominium Owners' Association, a Texas Non-Profit Corporation, on behalf of said Non-Profit Corporation. 202


Notary Public, State of Texas



Return:
Law Office of Ashleigh Musselman
25219 Oakhurst Drive
Spring TX 77386

✓✓

Copy
UNOFFICIAL

FILED FOR RECORD

3:17:08 PM

Monday, September 9, 2024

Teneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

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

THE STATE OF TEXAS
COUNTY OF HARRIS

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

Monday, September 9, 2024

Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



COPY

Notice of Foreclosure Sale

September 9, 2024

Deed of Trust ("Deed of Trust"):

Dated: 5/15/2016

Grantor: Claudia Ivonne Covarrubias

Trustee: C. M. White

Lender: James W. White, as succeeded-in-interest by Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.

Recorded in: Document No. 20140344718 of the real property records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$62,000.00 executed by Claudia Ivonne Covarrubias ("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 Ten (10), in Block One (1) of Rossonian Court, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 29, Page 73 of the Map Records of Harris County, Texas, commonly known as 6135 Sidney St., Houston, TX 77021.

Trustee: Anita Suson, Cate Lauber

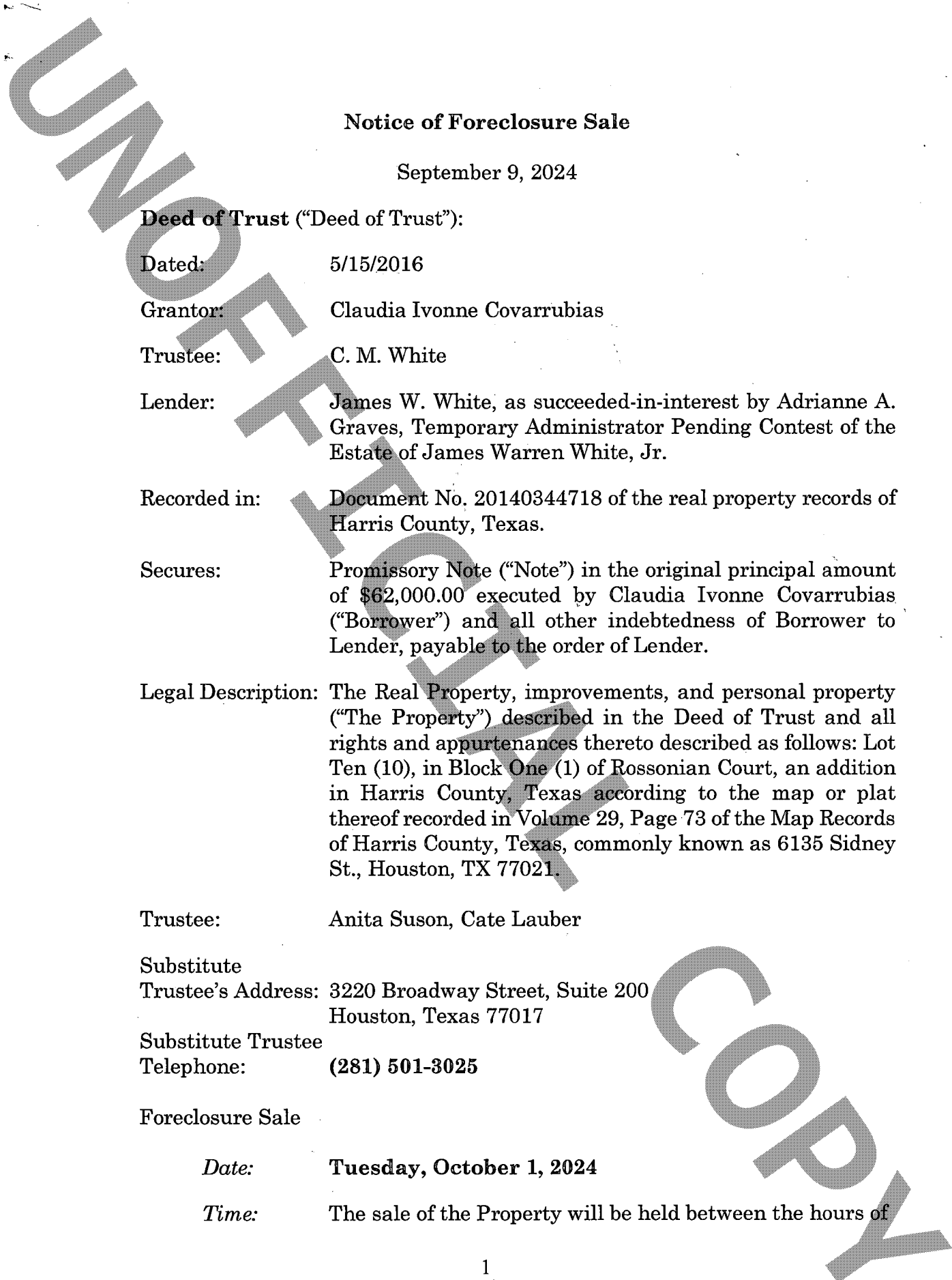
Substitute Trustee's Address: 3220 Broadway Street, Suite 200
Houston, Texas 77017

Substitute Trustee Telephone: (281) 501-3025

Foreclosure Sale

Date: Tuesday, October 1, 2024

Time: The sale of the Property will be held between the hours of



10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

Place: **The Bayou City Event Center Pavilion located at 9401 Knight Road, Houston, Texas 77045 in Harris County, Texas**

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

Bidder Eligibility: To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

Payee and Place of Payment: All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

Overpayments: Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real

property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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

Please reach out to (281) 501-3025 for more information on the matter.

By: *Anita Suson*
Anita Suson, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF HARRIS

§

WHEREAS, FOUNTAIN VIEW OFFICE CENTER, LLC, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (as amended, restated, supplemented or otherwise modified from time to time, the "Deed of Trust"), dated January 29, 2020, recorded under Clerk's File No. RP-2020-44817 in the Official Public Records of Harris County, Texas (the "Records"), to DERRICK RAGLAND, trustee (the "Original Trustee"), for the benefit of WOODFOREST NATIONAL BANK, a national banking association ("Lender"), covering certain land referred to as "Premises" in the Deed of Trust ("Premises") located in Harris County, Texas, as described in Exhibit A attached thereto and hereto, together with any and all personal property, including, but not limited to, "Personalty" as described in the Deed of Trust, located thereon owned by Borrower and any and all buildings and improvements of every kind and character situated or placed thereon (including, but not limited to, that certain 10-story office building located at 2401 Fountain View Drive, Houston, Harris County, Texas 77057, and any and all plumbing, electrical, heating, cooling and other fixtures, equipment and appliances, including, but not limited to, "Goods" as described in the Deed of Trust), all of Borrower's rights with respect to agreements with utility providers, utility capacity, utilities and utility taps, wastewater capacity, proceeds arising from any claim pursuant to any policy of insurance covering the Premises, and all singular the rights, privileges, hereditaments, appurtenances, rents, revenues, profits and income thereunto now or hereafter incident or belonging thereto, and all other personal property described in the Deed of Trust and all proceeds of any of the foregoing (collectively, the "Property") to secure the payment and performance of the Indebtedness as defined in the Deed of Trust (the "Indebtedness"); and;

WHEREAS, reference is made to that certain (a) Loan Agreement dated January 30, 2020, between Borrower, as borrower, and Lender, as lender (as the same may have been amended, restated, supplemented, or otherwise modified from time to time, the "Loan Agreement"), and (b) Real Estate Secured Balloon Promissory Note dated January 30, 2020, in the original principal amount of \$17,00,000.00 (as the same may have been amended, restated, supplemented or otherwise modified from time to time, the "Note"), executed by Borrower, payable to the order of Lender and bearing interest and being payable as therein set forth, all of which compose and evidence the Indebtedness.

WHEREAS, reference is made to that certain Carveout Guaranty dated January 30, 2020 executed by Faropoint Ventures, LLC, a Delaware limited liability company ("Guarantor"), for the benefit of Lender (as the same may have been amended, restated, supplemented or otherwise modified from time to time, the "Guaranty"; together with the Deed of Trust, the Loan Agreement and the Note, collectively, the "Loan Documents"), which, by its terms, Guarantor guarantees payment of the Indebtedness; and

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4894
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WHEREAS, in accordance with Texas Property Code Sec. 51.0076, the undersigned attorney and authorized agent for the Lender has named and appointed, and by these presents does name and appoint GRANT EDWARD HASS, an individual, with an address of 25231 Grogans Mill Road, Suite 450, The Woodlands, Texas 77380, as substitute Trustee (the "Substitute Trustee") to act under and by virtue of said Deed of Trust and to succeed to all of the rights, titles, powers, and estates granted and delegated in the Deed of Trust to the Original Trustee named under the Deed of Trust, and any previously appointed substitute Trustees; and

WHEREAS, Borrower has defaulted in its obligations under the Loan Documents; and

WHEREAS, Lender has made demand upon Borrower to cure the defaults under the Loan Documents and to pay to Lender the Indebtedness now due, but such defaults remain outstanding and have not been cured and the Indebtedness has not been paid; and

WHEREAS, Lender has accelerated the Indebtedness under the Loan Agreement; and Lender's counsel, Porter Hedges LLP, delivered a notice letter dated March 14, 2024 regarding acceleration of the Indebtedness under the Loan Agreement to Borrower and Guarantor; and

WHEREAS, Lender, as the owner of the Loan Documents and Indebtedness, has instructed the Substitute Trustee to post, file and mail appropriate notice and to sell the Property, in parcels or in whole, to satisfy, in whole or in part, the unpaid Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 1, 2024, no earlier than 10:00 a.m., or no later than three hours after that time, the Substitute Trustee will commence the sale of the Property, in parcels or as a whole, at public auction to the highest bidder for cash; such sale will be held at the Grand Ballroom of the Bayou City Event Center located at 9401 Knight Road, in the city of Houston, per Order recorded in Clerk's File No. 20150492828 or as designated for such sales by resolutions of the Commissioners' Court of Harris County, Texas; SUBJECT, HOWEVER, to "Permitted Exceptions" as described in the Deed of Trust, including, but not limited to, as applicable, liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto, which are equal or prior to the lien and security interest created by the Deed of Trust.

To the extent that any of the Property has been released from the lien of the Deed of Trust, by written instrument signed by Lender or its predecessor and filed for record in the Real Property Records of Harris County, Texas, this notice is not intended to and does not cover such property, and such property will not be part of the Property conveyed to the purchaser hereunder.

If such sale does not result in full satisfaction of all of the Indebtedness, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Property not so sold and any and all other types of real and personal property covered by the Deed of Trust or any other Loan Document and not described herein.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under

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FRCL-2024-4894
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale with respect to the Property. Any such further conditions shall be announced before bidding is opened for the foreclosure sale.

This Notice of Substitute Trustee's Sale is being sent by Anders T. C. Gibson, partner with Porter Hedges LLP, as attorney and authorized agent of Lender, with an address of 1000 Main Street, 36th Floor, Houston, Texas 77002.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AND AUTHORIZED AGENT OF THE LENDER (AS MORTGAGEE UNDER THE DEED OF TRUST).

The following language is set forth per requirement under Section 51.002(i) of the Texas Property Code, and applicable if debtor qualifies under such Section:

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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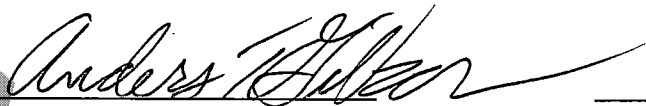
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FILED 9/9/2024 3:53:32 PM FRCL-2024-4894 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

IN WITNESS WHEREOF, each of the Attorney and Authorized Agent and Substitute Trustee has signed this notice as of September 9, 2024.

ATTORNEY AND AUTHORIZED AGENT:

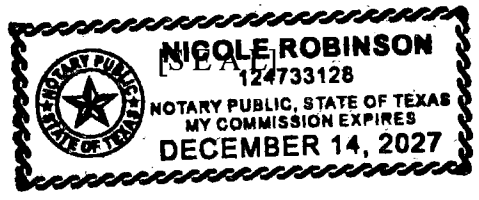
SUBSTITUTE TRUSTEE:


Anders T. C. Gibson

Grant Edward Hass

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on September 9, 2024, by Anders T. C. Gibson, in his capacity as Attorney and Authorized Agent.





Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was ACKNOWLEDGED before me on September 9, 2024, by Grant Edward Hass, in his capacity as Substitute Trustee.

[S E A L]

Notary Public in and for the State of Texas

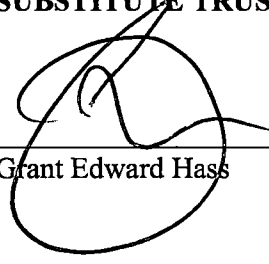
IN WITNESS WHEREOF, each of the Attorney and Authorized Agent and Substitute Trustee has signed this notice as of September 9, 2024.

ATTORNEY AND AUTHORIZED AGENT:

SUBSTITUTE TRUSTEE:

Anders T. C. Gibson

Grant Edward Hass



STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on September 9, 2024, by Anders T. C. Gibson, in his capacity as Attorney and Authorized Agent.

[S E A L]

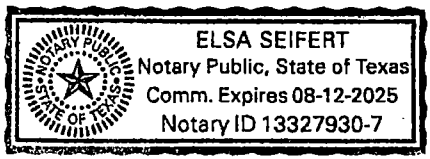
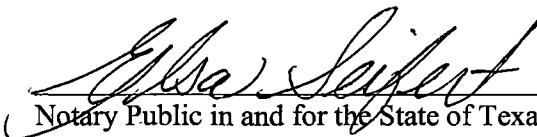
Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was ACKNOWLEDGED before me on September 9, 2024, by Grant Edward Hass, in his capacity as Substitute Trustee.

[S E A L]

Notary Public in and for the State of Texas



FILED 9/9/2024 3:53:32 PM
FRCL-2024-4894
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

Premises

Legal description of the land:

3.5765 ACRE TRACT OF LAND OUT OF THE RESERVE "B" OF THE THREE FOUNTAIN SQUARE SUBDIVISION, AS RECORDED IN VOL. 138, PG. 49, HARRIS COUNTY MAP RECORDS, IN THE ROBERT VANCE SURVEY, A-77, AND THE CHARLES SAGE SURVEY, A-6697, HARRIS COUNTY, TEXAS.

BEING a 3.5765 acre (155790.9 square feet) tract of land out of the Three Fountain Square Subdivision, as recorded in Vol. 138, Pg. 49, Harris County Map Records, in the Robert Vance Survey, A-77 and the Charles Sage Survey, A-6697, Harris County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8" iron rod set at the end of a cut-back line from the easterly right-of-way line of Fountainview Drive, (80' wide) to its intersection with the southerly right-of-way line of Burgoyne Street (60' wide) also being the POINT OF BEGINNING.

THENCE South 89°55'00" East, a distance of 435.80' along the southerly right-of-way line of said Burgoyne Street, to a found 1/2" iron rod for corner.

THENCE South 00°03'16" West, a distance of 374.79' (called 375.00') to a found 5/8" iron rod for corner.

THENCE North 89°54'04" West, a distance of 350.22' (called 350.11') to a found 5/8" iron rod in the Easterly right-of-way line of said Fountainview Drive for corner.

THENCE North 27°06'28" West, a distance of 37.37' (called 35.71') along the easterly right-of-way line of said Fountainview Drive to a set "X" in concrete and the beginning of a curve to the right.

THENCE along said curve to the right having a radius of 714.00' and a central angle of 27°10'40", a length of 338.68' with a chord of 335.51' bearing N 13°30'20" West to a set 5/8" iron rod.

THENCE North 00°05'00" East, a distance of 5.60' (called 5.50') along the easterly right-of-way line of said Fountainview Drive to a set 5/8" iron rod being the beginning of a cut-back line to the southerly right-of-way of said Burgoyne Street for corner.

THENCE North 45°05'00" East, a distance of 14.14' along said cut-back line to its intersection with the southerly right-of-way line of said Burgoyne Street, also being the POINT OF BEGINNING, containing 3.5765 acres (155790.9 square feet) more or less.

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 INFORMATION PURPOSES ONLY.

FRCL-2024-4915 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 9/10/2024 9:27:36 AM

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: September 9, 2024

Property To Be Sold. The property to be sold (the "Property") is described as follows:

THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF GLENWOOD VILLAGE, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED, AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF GLENWOOD VILLAGE, TOGETHER WITH THE SURVEY, PLAT, BY-LAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN VOL. 174, PAGE 16, ET SEQ. OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY TEXAS: THAT PART OF GLENWOOD VILLAGE BEING CONDOMINIUM UNIT NUMBER G-2, IN BUILDING LETTER "G" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; TOGETHER WITH PARKING SPACE(S), AND/OR STORAGE SPACE, APPURTENANT THERETO; AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS GLENWOOD VILLAGE, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

Owner: Alverto Manuel Peres

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

Date: Tuesday, October 1, 2024

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: Bayous City Event Center at 9401 Knight Road, Houston, Texas 77045

Obligations Secured: Pursuant to the Declaration Article II, Section 6, the Declaration provides the Glenwood Village Condominiums the ability to enforce collection of delinquent assessments through non-judicial foreclosure. Accordingly, the Condominiums authorized the undersigned party to act as substitute trustee and post the Property for non-

judicial foreclosure sale in compliance with Tex. Property Code Sec. 51.002.

Substitute Trustees: Nathan C. Cace, Itamar Gelbman, Abigail Ramos, Andrea Hemphill, Christopher Catalano, and Mathew Cowart.

Questions concerning the sale may be directed to Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, email: Nathan@CaceLaw.Com

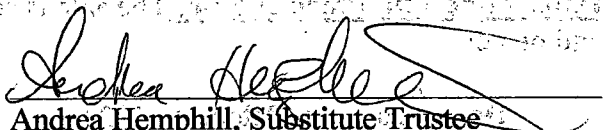
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Declaration and Master Plat of Glenwood Village Condominiums (the "Declaration"), a condominium project in Harris County, Texas and Tex. Property Code § 51.002. The Declaration is recorded under Doc. No. T520880 in the Official Public Records of Harris County, Texas.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to the provisions of the Declaration and applicable state law, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Declarations. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Default and Request to Act: Default occurred under the Declaration and the Owner failed to pay assessments secured thereby as they became due. The Condominium appointed the substitute trustees designated herein and requested that we enforce the assessments via non-judicial foreclosure sale as allowed by the Declaration and pursuant to Tex. Property Code Sec. 51.002.

DATED September 9, 2024


Andrea Hemphill, Substitute Trustee
c/o Nathan C. Cace, Attorney at Law
Texas Bar No: 24055246
6609 Blanco Road, Suite 235
San Antonio, Texas 78216
Tel: (210) 874-2223
Nathan@CaceLaw.Com

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4916

FILED 9/10/2024 9:27:37 AM

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: September 9, 2024

Property To Be Sold: The property to be sold (the "Property") is described as follows:

THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF GLENWOOD VILLAGE, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED, AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF GLENWOOD VILLAGE, TOGETHER WITH THE SURVEY, PLAT, BY-LAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN VOL. 174, PAGE 16, ET SEQ. OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY TEXAS; THAT PART OF GLENWOOD VILLAGE BEING CONDOMINIUM UNIT NUMBER J-3, IN BUILDING LETTER "J" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; TOGETHER WITH PARKING SPACE(S), AND/OR STORAGE SPACE, APPURTENANT THERETO; AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS GLENWOOD VILLAGE, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

Owner: Eduardo Cruz

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

Date: Tuesday, October 1, 2024

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: Bayous City Event Center at 9401 Knight Road, Houston, Texas 77045

Obligations Secured: Pursuant to the Declaration Article II, Section 6, the Declaration provides the Glenwood Village Condominiums the ability to enforce collection of delinquent assessments through non-judicial foreclosure. Accordingly, the Condominiums authorized the undersigned party to act as substitute trustee and post the Property for non-

judicial foreclosure sale in compliance with Tex. Property Code Sec. 51.002.

Substitute Trustees: Nathan C. Cace, Itamar Gelbman, Abigail Ramos, Andrea Hemphill, Christopher Catalano, and Mathew Cowart.

Questions concerning the sale may be directed to Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, email: Nathan@CaceLaw.Com

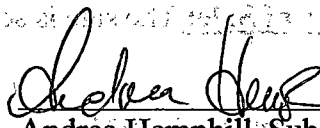
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Declaration and Master Plat of Glenwood Village Condominiums (the "Declaration"), a condominium project in Harris County, Texas and Tex. Property Code § 51.002. The Declaration is recorded under Doc. No. T520880 in the Official Public Records of Harris County, Texas.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to the provisions of the Declaration and applicable state law, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Declarations. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Default and Request to Act: Default occurred under the Declaration and the Owner failed to pay assessments secured thereby as they became due. The Condominium appointed the substitute trustees designated herein and requested that we enforce the assessments via non-judicial foreclosure sale as allowed by the Declaration and pursuant to Tex. Property Code Sec. 51.002.

DATED September 9, 2024.


Andrea Hemphill, Substitute Trustee
c/o Nathan C. Cace, Attorney at Law
Texas Bar No. 24055246
6609 Blanco Road, Suite 235
San Antonio, Texas 78216
Tel: (210) 874-2223
Nathan@CaceLaw.Com

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: September 10, 2024

Borrower: Galleria Loop Note Holder LLC, a Texas limited liability company

Borrower's Address: 2500 West Loop South, Suite 255, Houston, Texas 77027 (as set forth in the Deed of Trust)

11509 S. Lou Al Drive, Houston, Texas 77024-2707 (as set forth in the Harris County Tax Assessor-Collector's Records for Account No. 045-140-001-0010)

1001 W Loop S, Houston, Texas 77027-9084 (as set forth in the Harris County Tax Assessor-Collector's Records for Account No. 045-140-001-0020)

Holder: TIG Romspen US Master Mortgage LP, an exempted Cayman Islands limited partnership

Holder's Address: 162 Cumberland Street, Suite 300, Toronto, Ontario M5R 3N5

Substitute Trustees: Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, and each of them acting alone

Substitute Trustees' Address: 2200 Ross Avenue, Suite 4200 W, Dallas, Texas 75201

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

Date: September 4, 2019

Grantor: Galleria Loop Note Holder LLC, a Texas limited liability company



Lender: TIG Romspen US Master Mortgage LP, an exempted Cayman Islands limited partnership

Trustee: Clifton M. Dugas, II

Secures: Promissory Note (as amended, modified, extended and/or restated from time to time, "Note"), dated September 4, 2019, in the original principal amount of \$18,500,000.00, executed by Grantor, payable to the order of Lender and currently held by Holder.

Recording: Recorded on September 5, 2019, as Document Number RP-2019-392981 of the Official Public Records of Harris County, Texas.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust (defined above); the legal description of the real property is also, for the sake of convenience only, described in Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale: Tuesday, October 1, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale: Magnolia South Ballroom inside the Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045, or if the preceding area is no longer the designated area, at the most recently designated by the County Commissioner's Court.

Holder has appointed Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred

pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

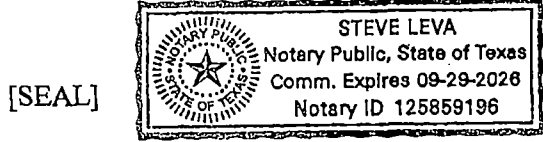
Sandy Dasigenis


SANDY DASIGENIS, Substitute Trustee

FILED 9/10/2024 8:59:36 AM FRCL-2024-4895 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 10th day of September, 2024, by SANDY DASIGENIS, as Substitute Trustee.





Notary Public, State of Texas

My Commission Expires:
09-29-2026

STEVE LEVA

Printed Name of Notary

After recording return to:

Kyle S. Hirsch
c/o Bryan Cave Leighton Paisner LLP
2200 Ross Avenue, Suite 4200 W
Dallas, Texas 75201

UNOFFICIAL COPY

EXHIBIT A

(Property Description)

BEING 3.889 ACRES OF LAND OUT OF THE WILLIAM WHITE SURVEY, ABSTRACT NO. 836, HOUSTON, HARRIS COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO HE 1001 WEST LOOP, LP BY SPECIAL WARRANTY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070732480, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE EAST RIGHT OF WAY LINE OF I. H. 610 WEST LOOP FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, POST OAK PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 134, PAGE 25 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 26 MINUTES 59 SECONDS WEST, WITH THE EAST RIGHT OF WAY LINE I. H. 610 WEST LOOP, A DISTANCE OF 645.83 FEET TO A 5/8 INCH IRON ROD SET FOR THE CORNER AT THE SOUTHWEST WATERS EDGE OF BUFFALO BAYOU;

THENCE DOWNSTREAM ALONG THE SOUTHWEST WATERS EDGE OF BUFFALO BAYOU AS FOLLOWS:

SOUTH 68 DEGREES 17 MINUTES 34 SECONDS EAST, 138.43 FEET;

SOUTH 62 DEGREES 02 MINUTES 17 SECONDS EAST, 100.04 FEET;

SOUTH 58 DEGREES 53 MINUTES 53 SECONDS EAST, 100.36 FEET;

SOUTH 58 DEGREES 37 MINUTES 53 SECONDS EAST, 100.48 FEET;

SOUTH 59 DEGREES 55 MINUTES 24 SECONDS EAST, 100.22 FEET;

SOUTH 52 DEGREES 39 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.56 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF THAT CERTAIN 15,032 SQUARE FOOT TRACT OF LAND CONVEYED TO HARRIS COUNTY FLOOD CONTROL DISTRICT BY J. BROWN CUTBIRTH, JR., TRUSTEE, AS RECORDED IN VOLUME 6960, PAGE 72 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, NORTH 87 DEGREES 33 MINUTES 01 SECONDS EAST, WITH THE NORTH LINE OF SAID 15,032 SQUARE FOOT TRACT, A DISTANCE OF 40.06 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 53 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF 45.83 FEET TO A POINT ON THE NORTHEAST LINE OF SAID POST OAK PARK;

THENCE WITH THE NORTHWESTERLY BOUNDARY OF SAID POST OAK PARK AS FOLLOWS:

NORTH 69 DEGREES 15 MINUTES 45 SECONDS WEST, 22.74 FEET;

SOUTH 10 DEGREES 28 MINUTES 15 SECONDS WEST, 85.00 FEET;
SOUTH 83 DEGREES 23 MINUTES 15 SECONDS WEST, 34.60 FEET;
NORTH 32 DEGREES 38 MINUTES 45 SECONDS WEST, 87.00 FEET;
SOUTH 46 DEGREES 48 MINUTES 15 SECONDS WEST, 39.70 FEET;
SOUTH 01 DEGREES 01 MINUTES 15 SECONDS WEST, 48.40 FEET;
SOUTH 78 DEGREES 50 MINUTES 15 SECONDS WEST, 59.60 FEET;
SOUTH 02 DEGREES 57 MINUTES 45 SECONDS EAST, 96.40 FEET;
SOUTH 60 DEGREES 41 MINUTES 15 SECONDS WEST, 41.10 FEET;
SOUTH 11 DEGREES 19 MINUTES 15 SECONDS WEST, 68.00 FEET;
NORTH 72 DEGREES 24 MINUTES 45 SECONDS WEST, 145.40 FEET;
SOUTH 24 DEGREES 05 MINUTES 15 SECONDS WEST, 30.01 FEET;
SOUTH 42 DEGREES 57 MINUTES 45 SECONDS EAST, 68.90 FEET;
SOUTH 43 DEGREES 26 MINUTES 15 SECONDS WEST, 60.30 FEET;

SOUTH 89 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 71.62 FEET TO THE PLACE
OF BEGINNING AND CONTAINING 3.889 ACRES OF LAND, MORE OR LESS.

Harris County Tax Assessor Account Nos.:
045-140-001-0010
045-140-001-0020

Street Address:
1001 W Loop S., Houston, Texas 77027

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4896

FILED 9/10/2024 8:59:36 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 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, October 1, 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 September 5, 2024.

Richard Melamed
Richard Melamed, Substitute Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com



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.

FILED 9/10/2024 8:59:36 AM FRCL-2024-4897 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS
COUNTY OF HARRIS

§
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§ KNOW ALL PEOPLE BY THESE PRESENTS:

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 Prasla Property Inc., a Texas corporation to Richard Melamed, Trustee. It was dated December 13, 2022, and executed for the benefit of the Beneficiary, Javed Ashraf and Birgees Ashraf. The deed of trust was duly recorded under Document No. RP-2022-586240 of the Official Public Records, Harris County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$1,000,000.00. Default has occurred under the note and deed of trust.

Either I, or Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva or Nicole Durrett 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, OCTOBER 1, 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 1: A tract or parcel of land contain 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 more particularly described by meted and bounds on Exhibit "A" attached to Deed of Trust recorded under Document No. RP-2022-586240 of the Official Public Records, Harris County, Texas.

Tract 2 - Easement Estate: Easement Estate – North Driveway: A tract or parcel of land containing 0.7174 acres, (31,251 square fee), being a perpetual, non-exclusive easement and right-of-way for ingress and egress out of and 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 more particularly described by meted and bounds on Exhibit "A" attached to Deed of Trust recorded under Document No. RP-2022-586240 of the Official Public Records, Harris County, Texas.

EXECUTED on September 5, 2024

Richard Melamed
Richard Melamed, Substitute Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com



4824571

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL PEOPLE BY THESE PRESENTS:

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 Seven Dials Properties, LLC, a Texas limited liability company to Richard Melamed, Trustee. It was dated April 20, 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. RP-2023-146641 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 \$164,500.00. 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, October 1, 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:

Lot Sixteen (16), of Victor Place, a subdivision out of the Richard and Robert Vince Survey in Harris County, Texas, according to the Map or Plat recorded in Volume 25, Page 52, Map Records of Harris County, Texas. Being more commonly known as 1419 E. Victorson St. Houston, TX 77015.

EXECUTED on September 5, 2024.

Richard Melamed
Richard Melamed, Substitute Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com



4824570

UNOFFICIAL COPY

23TX324-0003
2421 WILSHIRE STREET, HOUSTON, TX 77023

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT ONE HUNDRED TWENTY-NINE (129), OF RIVERVIEW, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 17 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated May 23, 2022 and recorded on May 24, 2022 as Instrument Number RP-2022-270989 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** October 01, 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 MARIA MENDOZA AND SANTANA MENDOZA secures the repayment of a Note dated May 23, 2022 in the amount of \$201,500.00. THE RAMA FUND, LLC, whose address 27001 Agoura Road #100, Calabasas, CA 91301, is the current mortgagee of the Deed of Trust and Note and FCI Lender Services, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4824636

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).

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FILED 9/10/2024 8:59:36 AM FRCL-2024-4900 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 10, 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: October 16, 2023

Grantor: MILLENNIAL REAL ESTATE, LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. RP-2024-100515, Official Public Records,
Harris County, Texas

Property:

A field note description of a 0.1075 acre (4,681 square feet) tract of land located in Harris County, Texas situated in the C. Walter Survey, Abstract No. 849, out of Lot 335, of Aldine Gardens, Section 7, as recorded in Volume 1, Page 22 of the Harris County Map Records being the same land described as Lot Five (5), Block Four (4), of that certain Unrecorded Subdivision known as Aldine Village, Section One (1), conveyed from Superior Homes, Inc. to Gibraltar Savings Association in Deed dated June 30, 1981 and recorded under Clerk's File No. H051739 of the Harris County Deed Records, said 0.1075 acre tract being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

NOTE:

Date: October 16, 2023

Amount: \$135,000.00

Debtor: MILLENNIAL REAL ESTATE, LLC, a Texas limited liability company



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4900
FILED 9/10/2024 8:59:36 AM

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, October 1, 2024, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

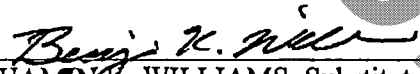
Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

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

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

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


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 10, 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: July 21, 2023

Grantor: MEULLION BUILDER GROUP, LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. RP-2023-294572, Official Public Records,
Harris County, Texas

Property:

Lot 21 and the North half of Lot 20, Block 43, Foster Place, an Addition to Harris County, Texas, according to the map or plat thereof recorded in Volume 655, Page 598, of the Deed Records of Harris County, Texas.

NOTE:

Date: July 21, 2023

Amount: \$595,000.00

Debtor: MEULLION BUILDER GROUP, LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, October 1, 2024, at 10:00 a.m.



COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4901
FILED 9/10/2024 8:59:36 AM

PLACE OF SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

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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

UNRECORDED COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4902

FILED 9/10/2024 8:59:36 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 10, 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: May 26, 2022

Grantor: BEDDIEO 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-2022-295948, Official Public Records,
Harris County, Texas

Property:

Lot 2, Block "K", of BAYOU ESTATES, a subdivision in Harris County, Texas,
according to the map or plat thereof recorded in Volume 36, Page 47, of the Map
Records of Harris County, Texas.

NOTE:

Date: May 26, 2022

Amount: \$339,000.00

Debtor: BEDDIEO LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, October 1, 2024, at 10:00 a.m.

LR/4906Ricky.Beddio



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PLACE OF SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

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

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


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 10, 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 30, 2022

Grantor: OAKLEYCO BUILDERS, LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. RP-2022-579910, Official Public Records, Harris County, Texas; Document No. RP-2024-72276, Official Public Records, Harris County, Texas

Property:

Lot Seventeen (17), in Block Three (3), of Wildrose Garden, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 52, Page 40, of the Map Records of Harris County, Texas.

NOTE:

Date: November 30, 2022

Amount: \$115,000.00

Debtor: OAKLEYCO BUILDERS, LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, October 1, 2024, at 10:00 a.m.



FILED 9/10/2024 8:59:36 AM FRCL-2024-4903 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

PLACE OF SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

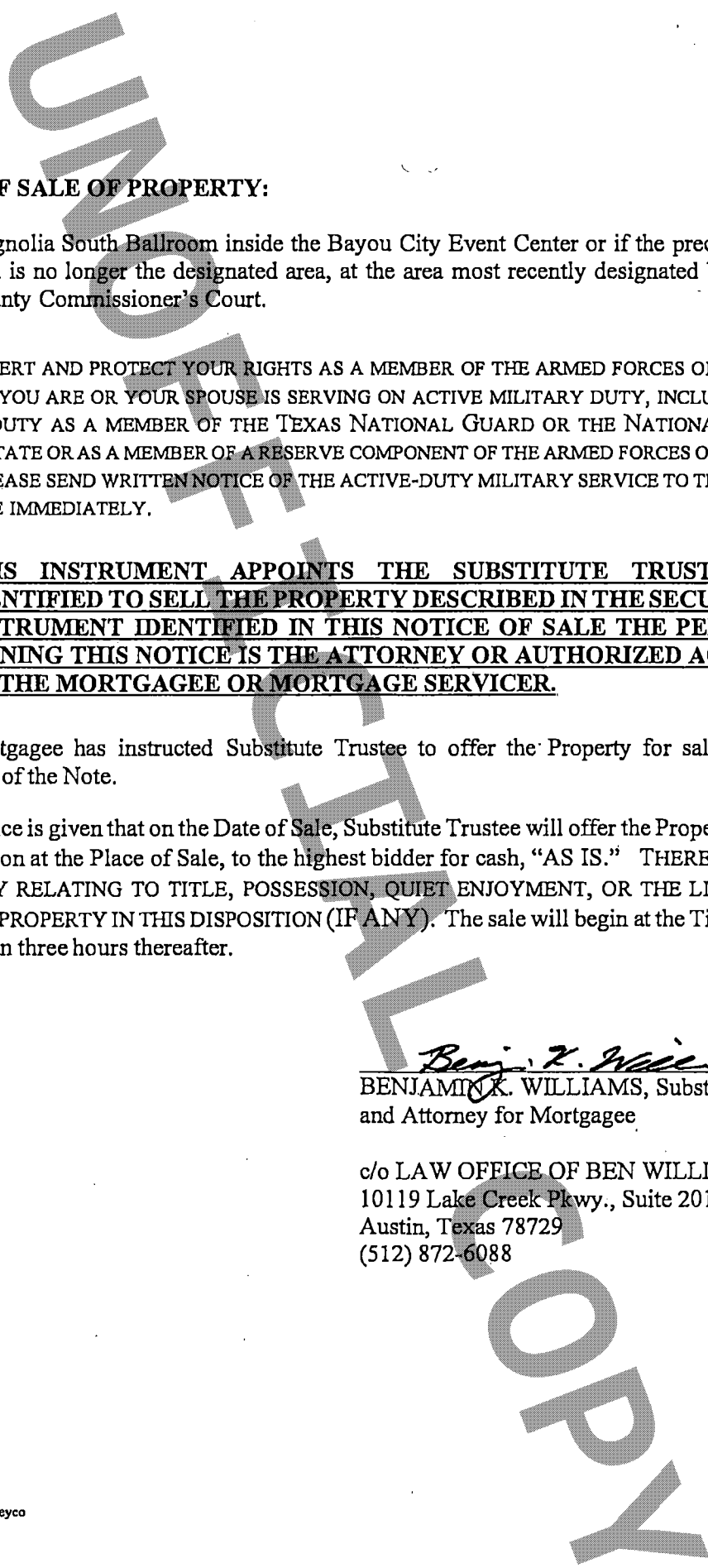
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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

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

Benj. K. Williams
BENJAMIN K. WILLIAMS, Substitute Trustee and Attorney for Mortgagee

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



FILED 9/10/2024 8:59:36 AM
FRCL-2024-4904
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 10, 2024

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON,
MEGAN L. RANDLE, EBBIE MURPHY, WAYNE
DAUGHTREY, STEVE LEVA, NICOLE DURRETT, or
BENJAMIN K. WILLIAMS

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

DEED OF TRUST:

Date: September 1, 2022

Grantor: 2300 STANFORD MEMBERS LLC, a Texas limited liability company

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC

Beneficiary's Mailing Address: c/o Stallion Funding, LLC
10119 Lake Creek Pkwy., Suite 202
Austin, Texas 78729

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. RP-2022-449930, Official Public Records of
Harris County, Texas

Property:

The East 1/2 of Lots 3 and 4, in Block 10, of FAIRVIEW, a subdivision in Harris County,
Texas, according to the map or plat thereof, recorded in Volume 69, Page 368, of the Deed
Records of Harris County, Texas.

Together with all personal property described on the above-referenced Deed of Trust.

NOTE:

Date: September 1, 2022

Amount: \$1,300,000.00

Debtor: 2300 STANFORD MEMBERS LLC, a Texas limited liability company

Holder: STALLION TEXAS REAL ESTATE FUND, LLC



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4904

FILED 9/10/2024 8:59:36 AM

DATE OF SALE OF PROPERTY:

Tuesday, October 1, 2024, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

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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 R. WILLIAMS, Substitute Trustee
and Attorney for Mortgage Servicer

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 9, 2024

NOTE: Real Estate Note described as follows:

Date: July 24, 2023
Maker: Wildcat Lending Fund One, LP
Payee: J.L.V. Proinvestments LLC
Original Principal Amount: \$226,200.00

DEED OF TRUST:

Date: July 24, 2023
Grantor: J.L.V. Proinvestments LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. RP-2023-282570 in the real property records of Harris County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: J.L.V. Proinvestments LLC

PROPERTY: The real property described as follows:

Being a tract of land containing 0.1189 acres (5,180 square feet), situated in the Ellis Benson Survey, Abstract 110, Harris County, Texas, being all of a tract of land conveyed unto Luis Lopez and Norma Lopez by deed as recorded under County Clerk's File No. W513575 of the Official Public Records of Harris County, Texas, being out of Lot 25, in Block D, of Dexter Place, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 37, Page 62, of the Map Records of Harris County, Texas. Said 0.1189-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set "X" in concrete for the southwest corner of said tract herein described, being in the north right-of-way line of Mayview Drive (60.00 feet wide) and marking the southeast corner of a tract of land conveyed unto Jose Bayardo Ruiz and Blanca Estela Pavon-Ruiz by deed as recorded under County Clerk's File No. RP-2021-530987 of the Official Public Records of Harris County, Texas;

THENCE North 00° 12' 00" East, a distance of 103.60 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of said tract herein described;

THENCE North 89° 49' 00" East, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of said tract herein described;



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UNOFFICIAL

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: October 1, 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 September 9, 2024.



T. Micah Dortch, Lance Livingston, Luisa Ulluela, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

*

KNOW ALL MEN BY THESE PRESENT

COUNTY OF HARRIS

*

*

WHEREAS, by Deed of Trust, dated **JUNE 23, 2022**, filed for record with the County Clerk of **HARRIS** County, Texas, File #**RP-2022-344062** of the Deed Records of **HARRIS** County, Texas, executed by **TIMBERLINE LLC**, to **CHARLES C. GUMM, III OR CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING REALTY I, LLC**, the property situated in the County of **HARRIS**, Texas, to wit:

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

FILED 9/10/2024 9:00:27 AM FRCL-2024-4906 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY
CONFIDENTIAL

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, 1st day of OCTOBER, 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 **6th** day of **SEPTEMBER, 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

UNOFFICIAL COPY

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **February 06, 2023**, **Texas Net Realty, LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Jeffrey W. Laird OR Jeff Leva OR Sandy Dasigenis OR Lillian Poelker OR Patricia Postin OR Megan L. Randle OR Ebbie Murphy OR Wayne Daughtrey, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$315,000.00**, payable to the order of WFI Funding, Inc. d/b/a Red Door Funding, which Deed of Trust is recorded **under clerk's file number RP-2023-43069** the **Real Property Records of Harris County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot Six (6), of McFarland Court, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 17, Page 6, of the Map Records of Harris County, Texas, commonly known as 108 Robert Lee Road, Houston, Texas 77009; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Nicole Durrett, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and WFI Funding, Inc. d/b/a Red Door Funding, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 01, 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, October 01, 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 September 10, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1983

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 15, 2023**, **Maritza Hernandez and Armando Hernandez** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Jeffery W. Laird OR Jeff Leva OR Sandy Dasigenis OR Patricia Poston OR Megan L. Randle OR Ebbie Murphy OR Wayne Daughtrey OR Steve Leva**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$267,400.00**, payable to the order of **Catalyst Funding, LLC**, which Deed of Trust is recorded under **Clerk's File No. RP-2023-439212** 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 5, in Block 8, of OLDE OAKS, SECTION 2, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 244, Page 15, of the Map Records of Harris County, Texas, commonly known as 4214 Brightwood, Houston, Texas 77068; 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 **Catalyst Funding, LLC**, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 01, 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, October 01, 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 September 10, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1984

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 **April 14, 2021**, **Montrose Houston Multifamily TX, LP** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Clifford D. Harmon**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$1,346,850.00**, payable to the order of **Priority Investor Loans, LLC**, which Deed of Trust is recorded under **Clerk's File No. RP-2021-212360** in the **Real Property Records of Harris County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot Eight (8), in Block Twenty-Four (24), of Fairview, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 69, Page 368 of the Deed Records of Harris County, Texas, commonly known as 415 Fairview Avenue, Houston, Texas 77006; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Nicole Durrett, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Priority Investor Loans, LLC**, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 01, 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, October 01, 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 September 10, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1725

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on February 19, 2019, TEXAS FOODS DISTRIBUTORS LLC, Artemio Vilchis Gomez, Jose J. Gomez, Oscar I. Campos ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Paul Kellogg, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$73,500.00, payable to the order of Valiant Business Lending, LLC, which Deed of Trust is recorded under clerk's file number RP-2019-118161 in the Real Property Records of Harris County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Condominium Unit Number 9566, Building "D", and the space encompassed by the boundaries thereof, the limited common elements appurtenant thereto, together with an undivided interest in the general common elements located in and being part of TANGLEWILDE SOUTH, SECTION ONE (1), a Condominium Project in the City of Houston, Harris County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration for TANGLEWILDE SOUTH, SECTION ONE (1), together with the survey plat, by-laws and exhibits attached thereto, recorded in Volume 61, Page 1, Volume 67, Page 58, Volume 85, Page 121, Volume 99, Page 113, Volume 167, Pages 74 and 76 and Volume 192, Page 134 all of the Condominium Records of Harris County, Texas, commonly known as 9566 Windswept Lane, Houston, Texas 77063; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, 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 Valiant Business Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, October 01, 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, October 01, 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 September 10, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1972

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4911
FILED 9/10/2024 9:00:27 AM

COPY

**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, October 1, 2024**, at a time commencing not earlier than **10:00 AM** and no later than **1:00 PM**, to the highest bidder for cash (except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust) at the area designated by the Harris County Commissioner's Court as the area where non-judicial foreclosures shall take place, and more specifically the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, pursuant to Section 51.002 of the Texas Property Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

PURSUANT TO SECTION 51.0075(A) OF THE TEXAS PROPERTY CODE, SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO SET FURTHER REASONABLE CONDITIONS FOR CONDUCTING SUCH SALE CONTEMPLATED BY THIS NOTICE. ANY SUCH FURTHER CONDITIONS SHALL BE ANNOUNCED BEFORE BIDDING IS OPENED FOR THE FIRST SALE OF THE DAY BY SUBSTITUTE TRUSTEE.

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

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


[SIGNATURE PAGE FOLLOWS]

COPY UNOFFICIAL

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

AMANDA COTTRELL
STEVEN GERSTEN
KELLY VAZHAPPILLY
ALEXANDRIA AMERINE
GRACE MILLER

EXECUTED AND EFFECTIVE SEPTEMBER 10, 2024.



Sheppard, Mullin, Richter & Hampton LLP
2200 Ross Avenue, 20th Floor
Dallas, Texas 75201

UNRECORDED
SHEPARD, MULLIN, RICHTER & HAMPTON
ATTORNEYS AT LAW
COPY

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein is described as follows:

Restricted Reserve "C" out of RICHEY ROAD APARTMENTS, according to the map or plat thereof recorded in Film Code No. 623045 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

EXHIBIT A

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

STATE OF TEXAS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF HARRIS

WHEREAS, Northbrooke SPE, LLC, a Delaware limited liability company (“Borrower”), became indebted to Arbor Realty SR, Inc., a Maryland corporation (“Lender”), as evidenced by that certain Promissory Note dated February 23, 2022 in the maximum principal amount of THIRTY-TWO MILLION FIVE HUNDRED THOUSAND and NO/100 DOLLARS (\$32,500,000.00) (the “Promissory Note”), executed and delivered by Borrower to the order of Lender, as payee, bearing interest and being due and payable as therein provided, and said Promissory Note and all liens, security interests and assignments securing same having been finally assigned to Northbrooke Property Owner LLC, a Delaware limited liability company (the “Holder”);

WHEREAS, the indebtedness evidenced by the Promissory Note is secured by, among other things, certain liens, security interests and assignments, evidenced by, among other things, that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the “Deed of Trust”) dated of even date with the Promissory Note, naming Karen A. Young as Trustee for the benefit of Lender and/or its assigns, said Deed of Trust being duly recorded on February 24, 2022, as Instrument No. RP-2022-100319 of the Official Public Records of Harris County, Texas, covering the property described in Exhibit A attached hereto and made a part hereof by reference for all purposes, together with all appurtenances, buildings, structures, fixtures, personal property, and improvements on, in and under said real property, including without limitation any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of said real property, including without limitation all reservations or commitments or letters covering any such use in the future, whether now or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the “Property”);

WHEREAS, the Promissory Note and the Deed of Trust and all other documents securing the Promissory Note are now held by the Holder (hereinafter referred to as “Beneficiary”), having an address c/o Sheppard Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4913
FILED 9/10/2024 9:00:27 AM

rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code;

WHEREAS, pursuant to the authority granted in the Deed of Trust and in accordance with the Texas Property Code, Beneficiary has appointed each of the undersigned as "Substitute Trustee" under the Deed of Trust pursuant to duly authorized and executed appointment document;

WHEREAS, Beneficiary has requested the undersigned Substitute Trustee to enforce the liens of the Deed of Trust by sale of the Property in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas; and

WHEREAS, the undersigned, Substitute Trustee, acting upon the request of said Beneficiary, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, pursuant to authority conferred upon each of us by the Deed of Trust, we, the undersigned duly appointed Substitute Trustee under said Deed of Trust or another such duly appointed Substitute Trustee or Successor Substitute Trustee under said Deed of Trust, having an address c/o Sheppard, Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 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, October 1, 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 SEPTEMBER 10, 2024.



Sheppard, Mullin, Richter & Hampton LLP
2200 Ross Avenue, 20th Floor
Dallas, Texas 75201

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4913

FILED 9/10/2024 9:00:27 AM

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION OF LAND: BEING A TRACT OR PARCEL CONTAINING 12.5145 ACRES (545,132 SQUARE FEET) OF LAND, AND BEING ALL OF NORTHBROOKE APARTMENTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 546282 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (BEARINGS BASED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF HAFFER ROAD AFTER RIGHT-OF-WAY TAKING BEING SOUTH 30 DEGREES 46 MINUTES 12 SECONDS EAST);

SAVE AND EXCEPT:

BEING A TRACT OF LAND CONTAINING 1.595 ACRES OF LAND DESCRIBED IN GENERAL WARRANTY DEED FROM NORTHBROOKE APTS, LTD. TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 86 FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. X938554, SITUATED IN THE CHRISTOPHER WALTER SURVEY, ABSTRACT NO. 868 OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WESTERLY CORNER OF AFORESAID 12.5145 ACRE TRACT;

THENCE, THROUGH AND ACROSS AFORESAID 12.5145 ACRE TRACT, NORTH 80 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 272.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, THROUGH AND ACROSS THE AFORESAID 12.5145 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. NORTH 18 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 37.72 FEET;
2. NORTH 30 DEGREES 28 MINUTES 18 SECONDS WEST, A DISTANCE OF 13.06 FEET TO A POINT OF THE SOUTHERLY LINE OF A 28 FOOT WIDE PAVED PRIVATE STREET (UNRECORDED), AND THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS NORTH 34 DEGREES 09 MINUTES 12 SECONDS WEST;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PAVED PRIVATE STREET, COINCIDENT THE AFORESAID CURVE TO THE LEFT, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 09 MINUTES 59 SECONDS, AN ARC LENGTH OF 4.31 FEET, AND A CHORD BEARING OF NORTH 54 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 4.31 FEET;

THENCE, CONTINUING COINCIDENT THE AFORESAID PAVED PRIVATE STREET, NORTH 53 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 107.00 FEET;

THENCE, DEPARTING AFORESAID PAVED PRIVATE STREET, THROUGH AND ACROSS AFORESAID 12.62 ACRE TRACT THE FOLLOWING TWENTY-THREE (23) COURSES:

1. SOUTH 36 DEGREES 21 MINUTES 19 SECONDS EAST, A DISTANCE OF 21.92 FEET;
2. NORTH 60 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 10.54 FEET;
3. NORTH 53 DEGREES 45 MINUTES 13 SECONDS EAST, A DISTANCE OF 28.74 FEET;
4. NORTH 80 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.91 FEET;
5. SOUTH 70 DEGREES 51 MINUTES 14 SECONDS EAST, A DISTANCE OF 34.02 FEET;
6. SOUTH 38 DEGREES 27 MINUTES 39 SECONDS EAST, A DISTANCE OF 24.18 FEET;
7. SOUTH 23 DEGREES 21 MINUTES 13 SECONDS EAST, A DISTANCE OF 25.18 FEET;
8. SOUTH 06 DEGREES 19 MINUTES 34 SECONDS WEST, A DISTANCE OF 62.67 FEET;
9. SOUTH 01 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 41.72 FEET;
10. SOUTH 29 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 44.59 FEET;
11. SOUTH 64 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 55.68 FEET;
12. SOUTH 43 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 23.46 FEET;
13. SOUTH 13 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.72 FEET;
14. SOUTH 11 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 24.19 FEET;
15. SOUTH 60 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 58.35 FEET;
16. SOUTH 54 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 103.70 FEET;
17. SOUTH 84 DEGREES 12 MINUTES 12 SECONDS WEST, A DISTANCE OF 37.64 FEET;
18. NORTH 48 DEGREES 44 MINUTES 18 SECONDS WEST, A DISTANCE OF 30.22 FEET;
19. NORTH 32 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 54.72 FEET;

20. NORTH 28 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.37 FEET;

21. NORTH 12 DEGREES 10 MINUTES 06 SECONDS WEST, A DISTANCE OF 26.53 FEET;

22. NORTH 15 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 26.91 FEET;

23. NORTH 25 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 56.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.595 ACRES OF LAND.

ALSO KNOWN AND DESCRIBED AS:

BEING A TRACT OF LAND CONTAINING 12.5145 ACRES (545,132 SQUARE FEET) OF LAND, AND BEING OUT OF A CALLED 24.1208 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) P155469, SITUATED IN THE CHRISTOPHER WALTER SURVEY, ABSTRACT NO. 868 OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS THE SOUTHEAST RIGHT-OF-WAY LINE OF HA FER ROAD BEING SOUTH 30 DEGREES 41 MINUTES 46 SECONDS EAST)

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 24.1208 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.3985 ACRE TRACT OF LAND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) Y336813.

THENCE SOUTH 59 DEGREES 10 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 0.3985 ACRE TRACT A DISTANCE OF 8.12 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, ALSO BEING IN THE IN THE WEST RIGHT-OF- WAY LINE OF HA FER ROAD;

THENCE SOUTH 30 DEGREES 41 MINUTES 46 SECONDS EAST, A DISTANCE OF 581.73 FEET, WITH THE WEST LINE OF HA FER ROAD TO A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF A CALLED 7.4700 ACRE TRACT OF LAND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) N478798 FROM WHICH SAID WEST RIGHT-OF-WAY LINE OF HA FER ROAD;

THENCE SOUTH 59 DEGREES 12 MINUTES 16 SECONDS WEST, AT 552.25 FEET PASS THE WEST CORNER OF SAID CALLED 7.4700 ACRE TRACT AND THE NORTH CORNER OF A CALLED 9.1353 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) K503678, IN ALL A TOTAL DISTANCE OF 963.38 FEET ALONG THE NORTHWEST LINE OF SAID CALLED 7.4700 ACRES AND THE NORTHWEST LINE OF SAID CALLED 9.1353 ACRE TRACT AND THE SOUTHEAST LINE OF SAID CALLED 24.1208 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH A FENCE POST BEARS NORTH 00 DEGREES 13 MINUTES EAST, 1.4 FEET;

EXHIBIT A

THENCE NORTH 30 DEGREES 47 MINUTES 44 SECONDS WEST, A DISTANCE OF 551.64 FEET OVER AND ACROSS SAID 24.1208 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59 DEGREES 11 MINUTES 58 SECONDS EAST, A DISTANCE OF 391.96 FEET OVER AND ACROSS SAID 24.1208 ACRE TRACT AND WITH THE NORTH LINE OF A STORM DRAINAGE EASEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (S) U780389 TO A 5/8 INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 178.30 FEET OVER AND ACROSS SAID 24.1208 ACRE TRACT AND SAID STORM DRAINAGE EASEMENT, WITH THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 16 MINUTES 31 SECONDS AND A CHORD WHICH BEARS NORTH 49 DEGREES 33 MINUTES 43 SECONDS EAST, 177.46 FEET TO A 5/8 INCH IRON ROD SET AT THE POINT OF TANGENCY;

THENCE NORTH 39 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 0.42 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF SAID 24.1208 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 21.6403 ACRE TRACT FOR A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 396.33 FEET WITH SAID COMMON LINE TO THE PLACE OF BEGINNING AND CONTAINING 12.5145 ACRES OF LAND.

SAVE AND EXCEPT:

BEING A TRACT OF LAND CONTAINING 1.595 ACRES OF LAND DESCRIBED IN GENERAL WARRANTY DEED FROM NORTHBROOKE APTS, LTD. TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 86 FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. X938554, SITUATED IN THE CHRISTOPHER WALTER SURVEY, ABSTRACT NO. 868 OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WESTERLY CORNER OF AFORESAID 12.5145 ACRE TRACT;

THENCE, THROUGH AND ACROSS AFORESAID 12.5145 ACRE TRACT, NORTH 80 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 272.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, THROUGH AND ACROSS THE AFORESAID 12.5145 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. NORTH 18 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 37.72 FEET;

2. NORTH 30 DEGREES 28 MINUTES 18 SECONDS WEST, A DISTANCE OF 13.06 FEET TO A POINT OF THE SOUTHERLY LINE OF A 28 FOOT WIDE PAVED PRIVATE STREET (UNRECORDED), AND THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS NORTH 34 DEGREES 09 MINUTES 12 SECONDS WEST;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PAVED PRIVATE STREET, COINCIDENT THE AFORESAID CURVE TO THE LEFT, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 09 MINUTES 59 SECONDS, AN ARC LENGTH OF 4.31 FEET, AND A CHORD BEARING OF NORTH 54 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 4.31 FEET;

THENCE, CONTINUING COINCIDENT THE AFORESAID PAVED PRIVATE STREET, NORTH 53 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 107.00 FEET;

THENCE, DEPARTING AFORESAID PAVED PRIVATE STREET, THROUGH AND ACROSS AFORESAID 12.62 ACRE TRACT THE FOLLOWING TWENTY-THREE (23) COURSES:

1. SOUTH 36 DEGREES 21 MINUTES 19 SECONDS EAST, A DISTANCE OF 21.92 FEET;
2. NORTH 60 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 10.54 FEET;
3. NORTH 53 DEGREES 45 MINUTES 13 SECONDS EAST, A DISTANCE OF 28.74 FEET;
4. NORTH 80 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.91 FEET;
5. SOUTH 70 DEGREES 51 MINUTES 14 SECONDS EAST, A DISTANCE OF 34.02 FEET;
6. SOUTH 38 DEGREES 27 MINUTES 39 SECONDS EAST, A DISTANCE OF 24.18 FEET;
7. SOUTH 23 DEGREES 21 MINUTES 13 SECONDS EAST, A DISTANCE OF 25.18 FEET;
8. SOUTH 06 DEGREES 19 MINUTES 34 SECONDS WEST, A DISTANCE OF 62.67 FEET;
9. SOUTH 01 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 41.72 FEET;
10. SOUTH 29 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 44.59 FEET;
11. SOUTH 64 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 55.68 FEET;
12. SOUTH 43 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 23.46 FEET;
13. SOUTH 13 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.72 FEET;

14. SOUTH 11 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 24.19 FEET;
15. SOUTH 60 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 58.35 FEET;
16. SOUTH 54 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 103.70 FEET;
17. SOUTH 84 DEGREES 12 MINUTES 12 SECONDS WEST, A DISTANCE OF 37.64 FEET;
18. NORTH 48 DEGREES 44 MINUTES 18 SECONDS WEST, A DISTANCE OF 30.22 FEET;
19. NORTH 32 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 54.72 FEET;
20. NORTH 28 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 100.37 FEET;
21. NORTH 12 DEGREES 10 MINUTES 06 SECONDS WEST, A DISTANCE OF 26.53 FEET;
22. NORTH 15 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 26.91 FEET;
23. NORTH 25 DEGREES 19 MINUTES 23 SECONDS WEST, A DISTANCE OF 56.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.595 ACRES OF LAND.

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, October 1, 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 September 10, 2024.



Sandy Dasigenis, Jeff Leva, Steve Leva,
Nicole Durrett, Substitute Trustee
10406 Rockley Road
Houston, Harris County, Texas

COPY

UNRECORDED

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT FOUR (4) AND FIVE (5) AND THE NORTHERLY ONE-HALF (N 1/2) OF LOT SIX (6), IN BLOCK EIGHT (8), OF EASTMOOR, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 655, PAGE 387, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/17/2009 and recorded in Document 20090039507 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: 10/01/2024

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 EARL J. WILLIAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$193,500.00, 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 mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

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-2024-4917

FILED 9/10/2024 9:34:41 AM

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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4918
FILED 9/10/2024 9:34:41 AM

UNOFFICIAL COPY

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

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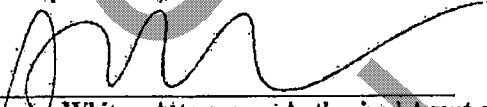
TS No.: 2024-01161-TX
21-000044-673

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.

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-2024-4918
FILED 9/10/2024 9:34:41 AM

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

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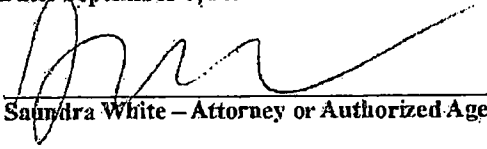
TS No.: 2024-01172-TX
18-001558-673

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.

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4919
FILED 9/10/2024 9:34:41 AM

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4844

FILED 9/9/2024 11:20:44 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that one certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of March 17, 2021 and recorded as Clerk’s File No. RP-2021-140302, Official Public Records, Harris County, Texas (the “Deed of Trust”), Glen Oak & Sun Prairie, LLC (“Grantor”), conveyed to Mark A. Randolph, Trustee (“Trustee”) for the benefit of BDS IV Mortgage Capital J LLC (“Original Beneficiary”), the real property situated in Harris County, Texas, as more particularly described on Exhibit “A” attached hereto and incorporated herein for all purposes (the “Property”), to secure the payment of that one certain Promissory Note dated as of March 17, 2021, in the original maximum principal amount of \$13,385,000.00, executed by Grantor and made payable to the order of Original Beneficiary (the “Note”); and

WHEREAS, BDS IV TX Eagles Landing LLC (“Current Beneficiary”), is the successor-in-interest to BDS IV Mortgage Capital J LLC, and Current Beneficiary is the current owner and holder of the Note and the current beneficiary under the Deed of Trust; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Mark A. Randolph, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and Matthew T. Taplett or Lee F. Christie or Michael L. Atchley or Jeremy L. Harmon, were appointed as Substitute Trustee in the place and stead of Mark A. Randolph, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Current Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested Matthew T. Taplett or Lee F. Christie or Michael L. Atchley or Jeremy L. Harmon, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of October, 2024, between the hours of 10:00 A.M. and 4:00 P.M., Matthew T. Taplett or Lee F. Christie or Michael L. Atchley or Jeremy L. Harmon will sell the Property at the Bayou City Event

Center Pavilion, located at 9401 Knight Rd., Houston, Texas, 77045, or in the area designated by the Harris County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Current Beneficiary to have its bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Current 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 Current Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce 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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
(817) 332-3245
mtaplett@popehardwicke.com

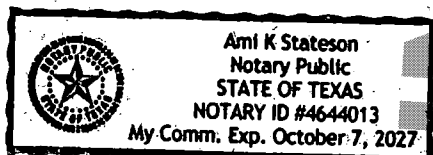
WITNESS MY HAND this 6th day of September, 2024.


SUBSTITUTE TRUSTEE:


Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 6th day of September 2024, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.




Notary Public for the State of Texas

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4844
FILED 9/9/2024 11:20:44 AM

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE/LENDER:**

BDS IV TX Eagles Landing LLC
c/o Kelley Drye & Warren LLP
One Jefferson Road
Parsippany, New Jersey 07054
Attention: Stephen G. Hauck
(973) 503-5900

**NAME, ADDRESS AND TELEPHONE
NUMBER OF SUBSTITUTE TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

UNOFFICIAL COPY

EXHIBIT "A"

TRACT I:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.5331 ACRES (66783.68 SQUARE FEET). BEING ALL OF COLONIAL VILLAGE APARTMENTS, SECTION II AS RECORDED IN VOLUME 323 PAGE 97 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. BEING OUT OF THE J. W. BRYAN SURVEY, ABSTRACT #159, HARRIS COUNTY, TEXAS, SAID 1.5331 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF RED BANK DRIVE AT THE SOUTHWEST CORNER OF SAID COLONIAL VILLAGE APARTMENTS, SECTION II;

THENCE NORTH A DISTANCE OF 100.00' ALONG THE EAST LINE OF SAID RED BANK DRIVE TO AN "X" FOUND IN CONCRETE MARKING THE SOUTHERLY END OF A CUT BACK CORNER;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 14.14 FEET TO AN "X" FOUND IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF DUNSON GLEN DRIVE (60 FEET WIDE) FOR CORNER;

THENCE EAST ALONG THE SOUTH LINE OF SAID DUNSON GLEN DRIVE A DISTANCE OF 570.47 FEET TO A POINT FOR CORNER;

THENCE SOUTH A DISTANCE OF 178.19 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 52 DEGREES 04 MINUTES 17 SECONDS WEST A DISTANCE OF 110.94 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE WEST A DISTANCE OF 492.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5331 ACRES (66,783.68 SQUARE FEET) OF LAND.

TRACT II:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.3369 ACRES (58,234.66 SQUARE FEET) BEING ALL OF COLONIAL VILLAGE APARTMENTS, SECTION III AS RECORDED IN VOLUME 323 PAGE 98 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. BEING OUT OF THE J. W. BRYAN SURVEY, ABSTRACT

#159 HARRIS COUNTY, TEXAS, SAID 1.3359 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID COLONIAL VILLAGE APARTMENTS, SECTION III IN THE WEST RIGHT-OF-WAY LINE OF RED BANK DRIVE (60 FEET WIDE);

THENCE WEST ALONG THE SOUTH LINE OF SAID COLONIAL VILLAGE APARTMENTS SECTION III A DISTANCE OF 539.99 FEET TO A 5/8" IRON ROD FOUND IN A CONCRETE MONUMENT FOR CORNER;

THENCE NORTH 10 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 111.87 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE EAST A DISTANCE OF 3.51 FEET TO A 5/8" IRON ROD FOUND IN THE ARC OF A CURVE OF A 60 FOOT RADIUS CUL-DE-SAC LINE OF DUNSON GLEN DRIVE;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CUL-DE-SAC LINE OF DUNSON GLEN DRIVE, AND A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 109 DEGREES 40 MINUTES 47 SECONDS, AN ARC LENGTH OF 114.86 FEET TO A "X" FOUND IN CONCRETE FOR THE BEGINNING OF A REVERSE CURVE;

THENCE CONTINUING ALONG THE CUL-DE-SAC LINE OF DUNSON GLEN DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS, AN ARC LENGTH OF 21.68 FEET TO THE END OF SAID CURVE;

THENCE EAST CONTINUING ALONG THE SOUTH LINE OF SAID DUNSON GLEN DRIVE (60 FEET WIDE) A DISTANCE OF 430.07 FEET TO A "X" FOUND IN CONCRETE FOR THE NORTHWEST POINT OF A CUT BACK CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID RED BANK DRIVE;

THENCE SOUTH ALONG THE WEST LINE OF SAID RED BANK DRIVE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.3369 ACRES (58,234.66 SQUARE) FEET OF LAND.

TRACT III:

Field notes for a 4.4983 acre tract of land being out of and a part of Harlequin Square Apartments, an addition in Harris County, Texas, the map or plat thereof being recorded in Volume 325, Page 12 of the Map Records of Harris County, and being that same 4.4983 acre tract of land conveyed to Hermiz, Ltd., as described in deed recorded under County Clerk's File

No. Z150211 of the Real Property Records of Harris County, said 4.4983 acres of land being more particularly described by metes and bounds as follows:

Commencing at a point in the South line of Sun Prairie Drive, based on a 60 foot right-of-way, said point being the most Northerly end of a 15 foot cut back line for Darbydale Drive, based on a 60 foot right-of-way, said point also being the most Northerly Northeast corner of Lot 7, Block 1 of Darbydale Crossing, Section 3, the map or plat thereof recorded under Film Code No. 609066 of the said Map Records;

Thence, South $72^{\circ}46'26''$ West, 86.17 feet with the South line of said Sun Prairie Drive and the North line of said Block 1 to a 5/8 inch steel rod found at point of curve to the right having a radius of 1280.00 feet and a central angle of $8^{\circ}07'48''$;

Thence, continuing with the North line of said Block 1 and the South line of said Sun Prairie Drive, and with the said curve to the right having a radius of 1280.00 feet (chord bearing South $76^{\circ}50'20''$ West, 181.48 feet), an arc distance of 181.63 feet to a 5/8 inch steel rod found at a point of tangency;

Thence, continuing with the North line of said Block 1 and the South line of said Sun Prairie Drive, South $80^{\circ}54'14''$ West, 175.88 feet to a 5/8 inch steel rod found at a point of curve to the left having a radius of 1220.00 feet and a central angle of $8^{\circ}07'48''$;

Thence, continuing with the North line of said Block 1 and the South line of said Sun Prairie Drive, and with the said curve to the left having a radius of 1220.00 feet (chord bearing South $76^{\circ}50'20''$ West, 172.97 feet), an arc distance of 173.11 feet to a 5/8 inch steel rod found at a point of tangency;

Thence, continuing with the North line of said Block 1 and the South line of said Sun Prairie Drive, South $72^{\circ}46'26''$ West, 57.53 feet to a 1/2 inch steel rod found marking the Northeast corner and PLACE OF BEGINNING for the herein described tract of land, said point also being the Northwest corner of Restricted Reserve "A" of said Block 1;

Thence, South $00^{\circ}09'13''$ West, 325.19 feet with the West line of said Restricted Reserve "A" to a 1/2 inch iron rod found marking the Southeast corner of the residue of said Harlequin Square Apartments and the herein described tract, said point being the Southwest corner of said Restricted Reserve "A", said point also being in the North line of that certain 140 foot fee strip conveyed to Harris County Flood Control District by deed recorded under County Clerk's File No. J031716 of the said Real Property Records;

Thence, West, 835.27 feet with the South line of said Harlequin Square Apartments and the North line of the said 140 foot fee strip, to a 5/8 inch steel rod found marking the Southwest corner of said Harlequin Square Apartments and the herein described tract, said point also being in the East line of a 30 foot fee strip in favor of Harris County Flood Control District as described in instrument recorded under County Clerk's File No. H885656 of the said Real Property Records;

Thence, North $10^{\circ}29'00''$ West, 185.83 feet with the East line of the said 30 foot fee strip and the West line of said Harlequin Square Apartments, to a $5/8$ inch steel rod found marking the Northwest corner of the said Harlequin Square Apartments and the herein described tract, said point also being in the South line of said Sun Prairie Drive;

Thence, North $79^{\circ}31'00''$ East, 153.62 feet with the North line of said Harlequin Square Apartments and the South line of said Sun Prairie Drive to a $5/8$ inch steel rod found at a point of curve to the right having a radius of 270.00 feet and a central angle of $23^{\circ}15'28''$;

Thence, continuing with the North line of said Harlequin Square Apartments and the South line of said Sun Prairie Drive, and with the said curve to the right having a radius of 270.00 feet (chord bearing South $88^{\circ}51'16''$ East, 108.85 feet), an arc distance of 109.60 feet to a $5/8$ inch steel rod found at a point of tangency;

Thence, continuing with the North line of said Harlequin Square Apartments and the South line of said Sun Prairie Drive, North $77^{\circ}13'34''$ West, 50.00 feet to a $5/8$ inch iron rod found at a point of curve to the left having a radius of 330.00 feet and a central angle of $30^{\circ}00'02''$;

Thence, continuing with the North line of said Harlequin Square Apartments and the South line of said Sun Prairie Drive and with the said curve to the left having a radius of 330.00 feet (chord bearing North $87^{\circ}46'25''$ East, 170.82 feet), an arc distance of 172.79 feet to a $5/8$ inch steel rod found at a point of tangency;

Thence, continuing with the North line of said Harlequin Square Apartments and the South line of said Sun Prairie Drive, North $72^{\circ}46'26''$ East, 408.97 feet to the PLACE OF BEGINNING and containing 4.4983 acres or 195,944 square feet of land, more or less.

TRACT IV:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.6759 ACRES (160123.42 SQUARE FEET) BEING ALL OF COLONY PARKWAY APARTMENTS: AS RECORDED. IN VOLUME 323 PAGE 130 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, IN THE J. W. BRYAN. SURVEY, ABSTRACT NO. 159. HARRIS COUNTY, TEXAS. SAID ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A $5/8$ " IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID COLONY PARKWAY APARTMENTS IN THE WEST RIGHT-OF-WAY LINE OF CHERANNA DRIVE (60 FEET WIDE);

THENCE SOUTH 17 DEGREES 13 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID CHERANNA DRIVE A DISTANCE OF 310.00 FEET TO A $1/4$ " IRON ROD FOUND MARKING THE NORTHERLY END OF A CUT BACK CORNER.

THENCE SOUTH 27 DEGREES 46 MINUTES 26 SECONDS WEST A DISTANCE OF 14.14 FEET A POINT IN A BRICK WALL MARKING THE NORTHERLY LINE OF SUN PRAIRIE DRIVE (60 FEET WIDE);

THENCE SOUTH 72 DEGREES 46 MINUTES 26 SECONDS WEST ALONG THE NORTHERLY LINE OF SUN PRAIRIE DRIVE A DISTANCE OF 140.00 FEET TO A 3/4" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID SUN PRAIRIE DRIVE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 59 MINUTES 59 SECONDS, AN ARC LENGTH OF 141.37 FEET TO "X" FOUND IN CONCRETE MARKING THE END OF SAID CURVE;
THENCE NORTH 77 DEGREES 13 MINUTES 34 SECONDS WEST CONTINUING ALONG THE NORTHERLY LINE OF SAID SUN PRAIRIE DRIVE A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID SUN PRAIRIE DRIVE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 15 MINUTES 25 SECONDS AN ARC LENGTH OF 133.95 FEET TO "X" FOUND IN CONCRETE MARKING THE END OF SAID CURVE;

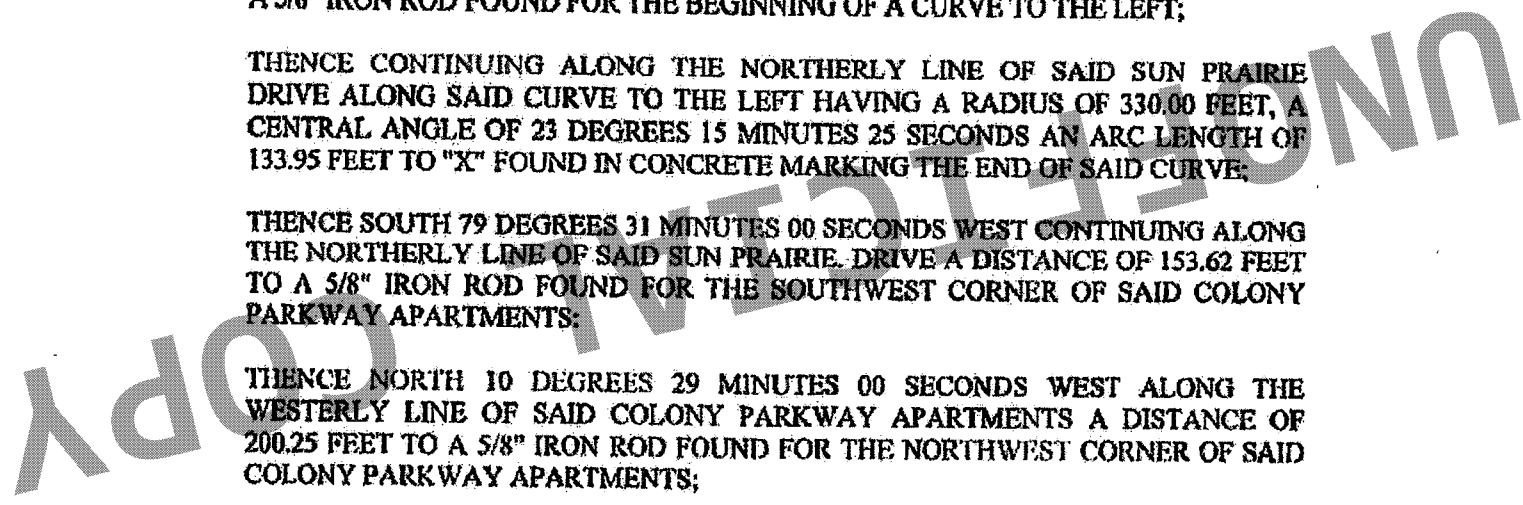
THENCE SOUTH 79 DEGREES 31 MINUTES 00 SECONDS WEST CONTINUING ALONG THE NORTHERLY LINE OF SAID SUN PRAIRIE DRIVE A DISTANCE OF 153.62 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID COLONY PARKWAY APARTMENTS;

THENCE NORTH 10 DEGREES 29 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID COLONY PARKWAY APARTMENTS A DISTANCE OF 200.25 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID COLONY PARKWAY APARTMENTS;

THENCE NORTH 72 DEGREES 46 MINUTES 26 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID COLONY PARKWAY APARTMENTS A DISTANCE OF 583.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.6759 ACRES (160,123.42 SQ. FT.) OF LAND.

TRACT V:

Order to use parking and driveway over a portion of the storm sewer easement, as set forth by instrument filed for record under Harris County Clerk's File No. J433792. (Benefits Tracts I and II)



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 Foreclosure Sale

Vendor's Lien retained in Deed:

Dated: July 24, 2023
Grantor: Joseph William Pepas and John Joseph Pepas, Jr., Independent Co-Executors of the Estate of Dorothy Joan Pepas, Deceased
Grantee: Patrick B. Roth
Lender: Desai Investments, Inc.
Recorded in: Clerks File No. RP-2023-280535 of the real property records of Harris County, Texas.

Deed of Trust

Dated: July 24, 2023
Grantor: Patrick B. Roth
Trustee: Jarett T. LaRoche
Lender: Desai Investments, Inc.
Recorded in: Clerk's File No. 2023-280536, of the real property records of Harris County, Texas.

Secures: \$343,700.00 Promissory Note ("Note") in the original principal amount of \$343,700.00, executed by Patrick B. Roth ("Borrower") for the purchase of 24 Stonegate Park Ct, Spring, Texas 77379, and payable to the order of Lender.

Legal Description:

Lot 24, in Block 1, of STONEGATE COURT, SECTION ONE (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 357095 of the Map Records of Harris County, Texas.

Foreclosure Sale:

Date: Tuesday, October 1, 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.

Place: Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 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, Desai Investments, Inc., the owner and holder of the Note, has requested that the Trustee ("Trustee") 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.



Jarett T. LaRoche
1600 Main Street, #817
Seabrook, Texas 77586
713-907-8668 telephone
jarettlarochelle@yahoo.com
TRUSTEE

COPY

UNOFFICIAL

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

Notice of Foreclosure Sale

Deed of Trust
Dated: September 27, 2018
Grantor: Araceli G. Ortiz
Trustee: Jarett T. LaRochelle
Lender: Generation D Corp
Recorded in: Clerk's File No. 2018-459763, of the real property records of Harris County, Texas.

Secures: \$175,000.00 Promissory Note ("Note") in the original principal amount of \$175,000.00, executed by Araceli G. Ortiz ("Borrower") for the purchase of 11563 Standing Pine, Tomball, Texas 77375, and payable to the order of Lender.

Legal Description: Lot 19, Block 2, STONEPINE SEC. 1, according to the map or plat thereof, recorded in Film Code No. 549210, Map Records, Harris County, Texas.

Foreclosure Sale:

Date: Tuesday, October 1, 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.

Place: Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 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, Generation D Corp, the owner and holder of the Note, has requested that the Trustee ("Trustee") sell the Property.

FILED 9/9/2024 11:27:42 AM FRCL-2024-4846 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

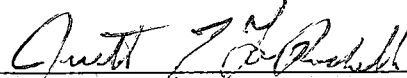
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.


Jarrett T. LaRochelle
1600 Main Street, #817
Seabrook, Texas 77586
713-907-8668 telephone
jarettlarochelle@yahoo.com
TRUSTEE

FILED 9/9/2024 11:35:33 AM FRCL-2024-4853 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County
Deed of Trust Dated: November 8, 2019
Amount: \$363,375.00
Grantor(s): COURTNEY WARREN
Original Mortgagee: BBVA USA
Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION
Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342
Recording Information: Document No. RP-2019-501865
Legal Description: LOT TEN (10), IN BLOCK TWO (2), OF BRADY PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 3 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: October 1, 2024 between the hours of 10:00 AM and 1:00 PM.
Earliest Time Sale Will Begin: 10:00 AM


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

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

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

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

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


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-005489


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

UNCOPY

FILED 9/9/2024 11:35:34 AM FRCL-2024-4854 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: September 17, 2018

Amount: \$149,000.00

Grantor(s): MARGARET TAYLOR CAWTHON and WILLIAM CONNELL CAWTHON JR.

Original Mortgagee: FIRS COMMUNIT CREDIT UNION OF HOUSTON

Current Mortgagee: FIRST COMMUNITY CREDIT UNION

Mortgagee Address: FIRST COMMUNITY CREDIT UNION, P.O. Box 840129, Houston, TX 77284

Recording Information: Document No. RP-2018-434705

Legal Description: LOT FORTY-TWO (42), IN BLOCK TWO (2) OF SHEFFIELD ESTATES, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 537014, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 29, 2024 under Cause No. 202430180 in the 133rd Judicial District Court of HARRIS County, Texas

Date of Sale: October 1, 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 Abao Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-001681


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

FRCL-2024-4855 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: November 6, 2015

Amount: \$106,400.00

Grantor(s): ROBERT PARKER

Original Mortgagee: SMART FINANCIAL CREDIT UNION

Current Mortgagee: SMART FINANCIAL CREDIT UNION

Mortgagee Address: SMART FINANCIAL CREDIT UNION, 6051 NORTH COURT DR, SUITE 100, HOUSTON, TX 77072

Recording Information: Document No. 20150521777

Legal Description: LOT 31, IN BLOCK 1, OF BRENTWOOD PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 567099 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Date of Sale: October 1, 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.

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Anthony Abao Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-003187


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

FILED 9/9/2024 11:35:35 AM

**NOTICE OF FORECLOSURE 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.

Deed of Trust:

Dated: February 17, 2017 (on or about)

Grantor: Seabrook Realty LLC, a Texas limited liability company

Trustee: Charles M. Neff, Jr.

Current Lender: Independent Bank, successor in interest to Integrity Bank, ssb

Recorded in: Instrument No. RP-2017-74994 recorded on February 22, 2017, in the real property records of Harris County, Texas.

Legal Description: LOT THREE (3), BLOCK ONE (1), OF REPLAT OF LOT THREE (3), IN BLOCK ONE (1) OF HIALEAH DRIVE SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO(S). 418080, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

**More commonly known as: 1908 Hialeah Blvd., Seabrook, Texas
77586 (the "Property").**

Foreclosure Sale:

Date: Tuesday, October 1, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

FILED 9/9/2024 11:35:36 AM FRCL-2024-4856 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 9/9/2024 11:35:36 AM FRCL-2024-4856 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 pursuant to §51.002 of the Texas Property Code as amended.

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.

Substitute Trustee: Michael D. McKinley, Joseph F. Colvin Jr., Thomas O. Anderson, Jr., Leah N. Duncan, Patricia Poston, David Poston, Nick Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett.

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.

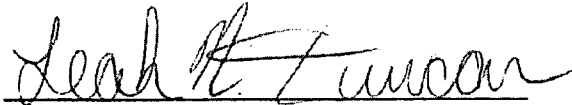
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS" **without any expressed or implied warranties**, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 6, 2024

WITNESS MY HAND this 6th day of September 2024.



Leah N. Duncan, Substitute Trustee
SBN 24114061
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231
Phone: (214) 780-1471
Fax: (214) 780-1401
Email: lduncan@shackelford.law

UNOFFICIAL COPY

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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	10/01/2024
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.
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The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

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

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

FRCL-2024-4857

FILED 9/9/2024 11:35:37 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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Dated September 5, 2024.

/s/ Selim H. Taherzadeh

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

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

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Julia Pando Macias	Deed of Trust Date	May 13, 2022
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$215,000.00
Recording Information	Instrument #: RP-2022-254798 in Harris County, Texas	Original Trustee	David Zalman
Property Address	5908 Mayle St., Houston, TX 77016	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	10/01/2024
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	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 NINETY (90), IN BLOCK EIGHT (8), OF WARWICK PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 29, PAGE 59, OF THE MAP RECORDS, HARRIS COUNTY, TEXAS, COMMONLY KNOWN AS 5908 MAYLE STREET, HOUSTON, TX 77016.

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

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 September 5, 2024.

/s/ Selim H. Taherzadeh

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

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

FILED 9/9/2024 11:35:38 AM FRCL-2024-4858 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 04/03/2004
Grantor(s): PETER T BLINCO AND VIRGINIA K BLINCO, MARRIED TO EACH OTHER
Original Mortgagee: BANK OF AMERICA, N.A.
Original Principal: \$171,790.00
Recording Information: Book 586-32 Page 1125 Instrument X627942
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 17131 CARRIAGE DALE CT, 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
Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of October, 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.

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, 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 September 9, 2024 filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

Exhibit "A"

LOT 39, IN BLOCK 5, OF MEMORIAL NORTHWEST, SECTION 13, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 326, PAGE 31, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4860
FILED 9/9/2024 11:35:40 AM

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

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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*
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

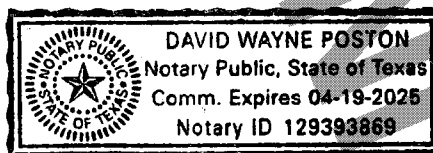


Exhibit A: Property Description

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

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 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: 

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

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Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

LOT 108 BLOCK 5 IN THE ROLLING GREEN SECTION 1, AND COMMONLY IDENTIFIED AS 18806 DENISE DALE LANE, HOUSTON, HARRIS COUNTY, TEXAS 77084.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust, dated June 18, 2021 and recorded at **Clerk's File No: RP-2021-608769**, Official 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: October 1, 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: Bayou City Event Center, at the following location: 9401 Knight Rd. Houston, TX 77045.

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

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay 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 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 nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Eric Harker and Angie Landa on June 18, 2021, found at Clerk's file No. RP-2021-608769, Deed Records of Harris County, Texas.

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. *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 (a) the promissory note in the original principal amount of \$115,000.00, executed by Eric Harker and Angie Landa, and payable to the order of Jan Knabe; (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of Eric Harker and Angie Landa to Jan Knabe. Jan Knabe is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of September 5, 2024, Grantors owe \$97,197.00 in principal on the note, additional Debt incurred by the Beneficiary in rehabilitating the property after neglect and damages caused by the Grantors in the amount of \$33,202.00, and Trustee foreclosure fees of \$5,000.00 for a total of \$135,399.00.

The foreclosure of this mortgage is being administered by the Trustee representing the mortgage. Questions concerning the sale may be directed to the undersigned Trustee at 212 East Main Street, Bellville, Texas 77418-1526.

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.

Dated: September 5, 2024.



John B. Hayle, Trustee
212 East Main Street
Bellville, Texas 77418-1526
(979) 865-3198
(979) 865-9964, Facsimile

UNOFFICIAL

COPY

APPOINTMENT OF SUBSTITUTE 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. *Property to Be Sold.* The property to be sold is described as follows:

Unit 32, in Building 1 of Hearthwood I, 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 72, Page 27, Volume 93, Page 23 and Volume 97, Page 132, Volume 105, Page 113, Volume 107, Page 91 and Volume 107, Page 92, of the Condominium Records of Harris County, Texas.
Commonly known as: 8419 Hearth Drive, Houston, Texas 77054.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is: Deed of Trust dated May 26, 2022, recorded on June 7, 2022, under instrument/document number RP-2022-295375, Harris County, Texas official public real property records, (hereinafter, the "Deed of Trust"), which Deed of Trust and reference is hereby made for all purposes, wherein Aire Management, Inc., as grantor, conveyed to Steven S. Newsom, as Trustee, for the benefit of C. Eric Gostenhofer, as Beneficiary, all of the herein described property in Harris County, Texas, to secure the payment of one certain Note dated May 26, 2022 ("Note"), in the principal amount of \$75,000.00, executed by Aire Management, Inc. ("Borrower") and payable to the order of C. Eric Gostenhofer ("Lender"), being more particularly described in the Deed of Trust; and as corrected by that Correction Instrument as to a Recorded Original Instrument, dated August 1, 2024, recorded on August 5, 2024, under instrument/document number RP-2024-282483, Harris County, Texas official public real property records, which corrected the name of Aire Management, Inc., to Aggieland Infinity Real Estate Management, Inc.

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 Note.

Appointment of Substitute Trustee. Lender, the current owner and holder of the Obligations and beneficiary under the Deed of Trust, appointed Christopher S. Conry, 6445 FM 1463 Rd. Ste. 160-187, Katy, Texas 77494, (972)510-7124; chris@conrylaw.com, and/or JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, MARLENE ZOGRAFOS, ANDREW MILLS-MIDDLEBROOK, to act as Substitute Trustee ("Substitute Trustee"), to succeed to all title, powers, and duties of the original trustee, upon the contingency and in the manner authorized by the Deed of Trust, and hereby requests said Substitute Trustee to sell the property described in the Deed of Trust as provided therein. Questions concerning the sale may be directed to the beneficiary or the undersigned Substitute Trustee.

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

Date: **Tuesday, October 1, 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: Harris County, Texas, 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, which order was recorded on October 28, 2015, under Document No. 20150492828, and affirmed by order recorded August 11, 2023, at Document No. RP-2023-304925, in the official real property records of Harris County, Texas and which location is described as follows: Bayou City Event Center, Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045, or as designated by the county commissioners.

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 refileing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

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 LENDER 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 OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust or security instrument referenced herein. The real property and personal property, if any, 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, Lender has demanded payment of the Note by Borrower and has declared the entire principal indebtedness, with interest accrued thereon, in addition to all other sums secured by the Deed of Trust, immediately due and payable. Lender has requested that the Substitute Trustee exercise and enforce the power of sale set forth in the Deed of Trust for the purpose of collecting the indebtedness set forth therein after giving notice of the time, place and terms of said sale and the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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

NOTICE IS GIVEN that, except to the extent that 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.

If Substitute Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to Substitute Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against Mortgagor, Mortgagee, or the Mortgagee's Attorneys.

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

<p>EXECUTED on this date <u>September 6, 2024</u></p> <p><u>/s/Christopher S. Conry</u> Christopher S. Conry, Substitute Trustee</p>	<p>Conry Law, PLLC 6445 FM 1463 Road, Suite 160-187 Katy, Texas 77494 (972)510-7124; chris@conrylaw.com</p>
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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: September 10, 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:

October 1, 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 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. 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. 114586000022

COPY UNOFFICIAL

FRCL-2024-4849 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 9/9/2024 11:28:19 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

T.S. No.: 2240822126

DATE: September 4, 2024

NOTE: Promissory Note described as follows:

Date:	11/14/2023
Debtor(s):	Minh Trinh, a single man
Original Creditor:	Val-Chris Investments, Inc.
Original Principal Amount:	\$137,500.00
Current Holder:	Equitable Enterprises, Inc., a Nevada Corporation, as to 58.18% interest and Equitable Industries LLC, A Nevada Limited Liability Company, as to 41.82% interest

DEED OF TRUST: Deed of Trust described as follows:

Date:	11/14/2023
Grantor:	Minh Trinh, a single man
Trustee:	Worldwide Lenders, Inc., a Delaware Corporation
Current Beneficiary:	Equitable Enterprises, Inc., a Nevada Corporation, as to 58.18% interest and Equitable Industries LLC, A Nevada Limited Liability Company, as to 41.82% interest
Recorded:	11/17/2023, as Instrument No.: 2023-438972, In the County of Harris, State of Texas

LENDER: Equitable Enterprises, Inc., a Nevada Corporation, as to 58.18% interest and Equitable Industries LLC, A Nevada Limited Liability Company, as to 41.82% interest

BORROWER: Minh Trinh, a single man

PROPERTY: The real property described as follows:

LOT 8, BLOCK 1 WOODLAND GATE AMENDING PLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM COLDE NO. 592103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

7535 Woodland Gate Drive, Houston, TX 77040

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:

10/1/2024, 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.

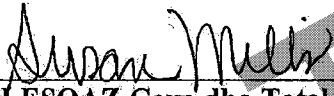
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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.

FILED 9/9/2024 11:28:19 AM FRCL-2024-4849 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 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

COPY

FILED 9/9/2024 11:28:19 AM FRCL-2024-4850 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF HARRIS

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KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, on DECEMBER 18, 2015, JAMES BOND, INC., a Texas corporation ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to ROBERT J. ADAM, STEPHEN W. BING, LEIGH ANN THOMPSON OR PHILIP D. CONWAY, Trustee ("Trustee") the real property more particularly described in attached Exhibit "A", together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interest described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded at Clerk's File No. 20150573851 in the Official Public Records of HARRIS County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness")::

That certain Promissory Note (as extended, renewed, modified, or replaced, "Note") dated of even date with the Deed of Trust and executed by JAMES BOND, INC., a Texas corporation and WENDY GUERRERO DBA GUERRERO INSURANCE AGENCY, payable to the order of HOUSTON BUSINESS DEVELOPMENT, INC. ("Creditor"), said Note being in the original principal amount of TWO HUNDRED SEVENTY FIVE THOUSAND FOUR HUNDRED FORTY ONE AND NO/100 (\$275,441.00) DOLLARS.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor by written instrument made, constituted, and appointed ROBERT J. ADAM, STEPHEN W. BING, LEIGH ANN THOMPSON, PHILIP D. CONWAY, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, REX KESLER, DOUG MALLOY, MARLENE ZOGRAFOS OR ANDREW MILLS-MIDDLEBROOK, whose address is 12611 Jones Road, Suite 200, Houston, TX 77070, as substitute trustee under the Deed of Trust ("Substitute Trustee") and requested and directed Substitute Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect 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 OCTOBER 1, 2024, being the first Tuesday of said month, at 10:00 A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personalty pursuant

to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

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

EXECUTED in multiple original copies on the 9 day of SEPTEMBER, 2024.

Susan Mills
By: Susan Mills
Title: Substitute Trustee

ATTACHMENT

Exhibit "A"-Property Description

COPY

EXHIBIT "A"

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

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF HARRIS

WHEREAS, on FEBRUARY 7, 2023, MC LEVY C SAINT ELOI ("**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-2023-45322 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 NOBLE MORTGAGE & INVESTMENTS, LLC, a Texas limited liability company ("**Creditor**"), said note being in the original principal amount of THREE HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$325,000.00) DOLLARS.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor by written instrument made, constituted, and appointed ROBERT J. ADAM, STEPHEN W. BING, LEIGH ANN THOMPSON, PHILIP D. CONWAY, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, REX KESLER, DOUG MALLOY, MARLENE ZOGRAFOS OR ANDREW MILLS-MIDDLEBROOK, whose address is 12611 Jones Road, Suite 200, Houston, TX 77070, as substitute trustee under the Deed of Trust ("**Substitute Trustee**") and requested and directed Substitute Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect an announce at such sale or sales, at THE BAYOU CITY EVENT CENTER IN THE AREA KNOWN AS THE MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045, said location having been designated by the county commissioners of HARRIS County, Texas ("**Commissioners**") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on OCTOBER 1, 2024, being the first Tuesday of said month, at 10:00 A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personalty pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

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

EXECUTED in multiple original copies on the 9 day of SEPTEMBER, 2024.

Susan Mills
By: SUSAN MILLS
Title: Substitute Trustee

ATTACHMENT

Exhibit "A" - Property Description

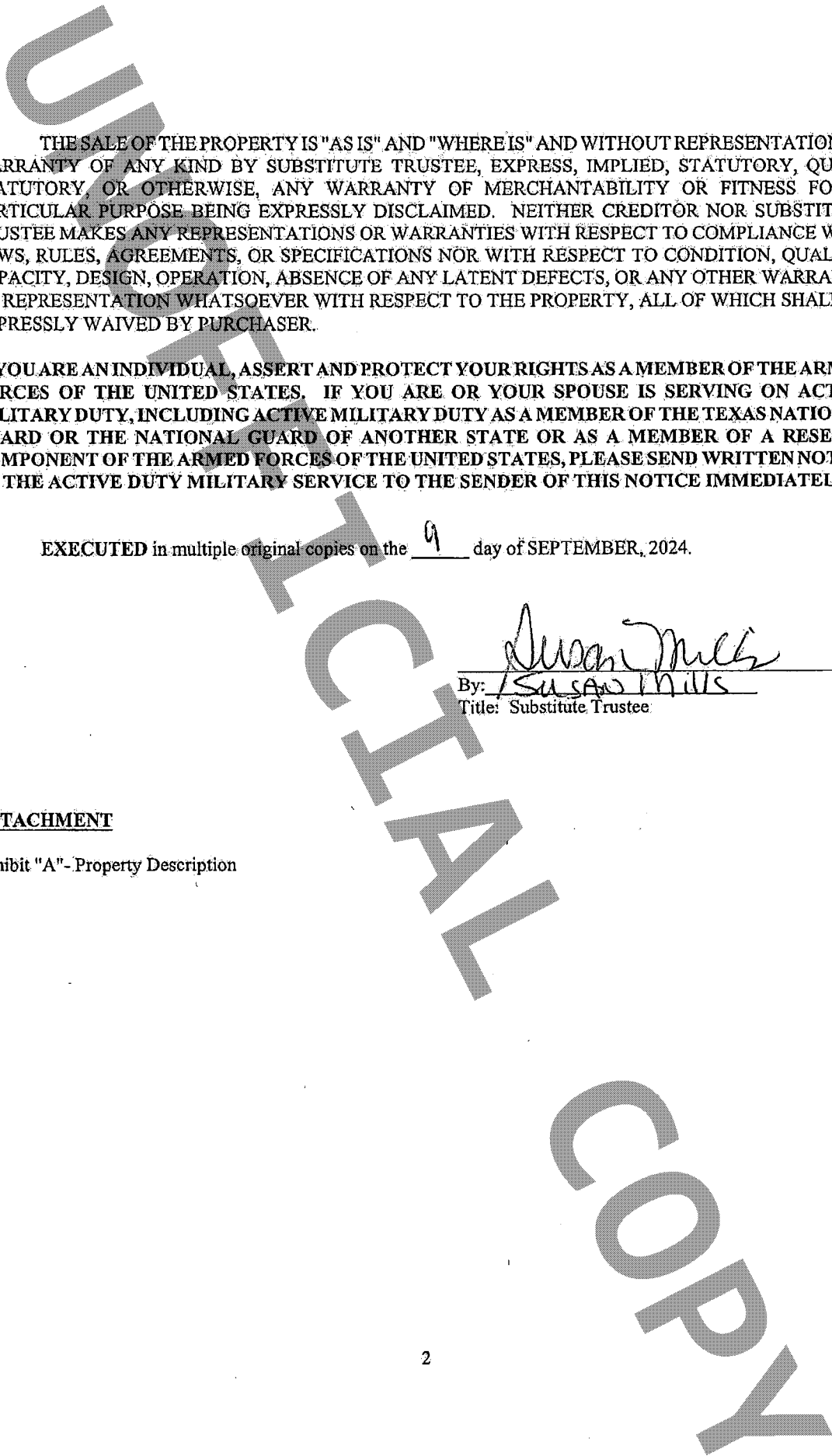


EXHIBIT "A"

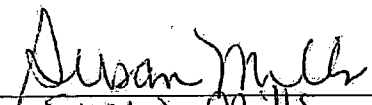
LOT 12, BLOCK 5, OF CORRECTED PLAT OF COUNTRY VILLAGE, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 210, PAGE 85, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

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

EXECUTED in multiple original copies on the 9 day of SEPTEMBER, 2024.


By: Susan Mills
Title: Substitute Trustee

UNOFFICIAL COPY

ATTACHMENT

Exhibit "A"- Property Description

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

Equity Trust Company Custodian FBO Phillip Powell IRA #200248360, Noteholder
Castle Loan Servicing, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Prisca Mendoza Matus
5006 & 5028 Hartwick Road, Houston, TX 77093
Sent via first class mail and CMRR # 9489 0178 9820 3031 7017 74 on 09.09.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Prisca Mendoza Matus executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2019-234942, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of October, 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:

TRACT I: THE WEST 92.5 FEET OUT OF TRACT 9 OF WRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION, OF LOT 16, THE SOUTH ½ OF LOT 18, AND THE SOUTH PORTION OF LOT 19, OF THE SUBDIVISION OF WHITNEY BRITTON SURVEY, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), AND CONTAINING 1.0490 ACRES. TRACT

II: BEING A TRACT OR PARCEL OF LAND CONTAINING 0.7945 ACRE (34,608 SQ. FT.) (CALLED 0.82 ACRE) LYING ACROSS A DRAINAGE DITCH SOUTH OF THE ABOVE DESCRIBED TRACT 9, OF THEWRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), SAID 0.7945 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204) COMMENCING AT A FOUND BRASS DISK IN CONCRETE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HARTWICK ROAD (60 FEET WIDE) AND THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 69 (U.S. HIGHWAY NO. 59) (EASTEX FREEWAY) (WIDTH VARIES); THENCE, NORTH 87 DEGREES 26 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HARTWICK ROAD, AT A DISTANCE OF 938.63 FEET TO A 1 INCH IRON PIPE FOUND IN THE NORTHWEST CORNER OF TRACT 9 AND THE NORTHEAST CORNER OF 1.00 ACRES TRACT CONVEYED TO MARIA C. SALAZAR RECORDED IN H.C.C.F. NO. 2009044994.; THENCE, SOUTH 02 DEGREES 33 MINUTES 38 SECONDS WEST, ALONG THE COMMON LINE OF 1.00 ACRE TRACT IN THE DEED FROM MARIA C. SALAZAR RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) 20090044994 AND SAID TRACT I AT 494.00 FEET PAST THE NORTHERLY LINE OF THE 15 FOOT WIDE HARRIS COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN DEED RECORDED IN VOLUME 886, PAGE 95, OF SAID H.C.D.R. IN A TOTAL DISTANCE OF 509.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE NORTHEAST CORNER OF 30.03 ACRES HARRIS COUNTY FLOOD CONTROL DISTRICT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2017-232454 AND THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT THENCE, NORTH 87 DEGREES 26 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF THE SAID 15 FOOT WIDE HARRIS COUNTY DRAINAGE RIGHT-OF-WAY A DISTANCE OF 230.14 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 23 DEGREES 10 MINUTES 32 SECONDS WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST LINE OF LOT 10 IN THE DEED FROM ARNULFO RODRIGUEZ RECORDED UNDER H.C.C.F. NO. U145067 A DISTANCE OF 207.59 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE SOUTHWEST CORNER OF SAID LOT 10 TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 87 DEGREES 26 MINUTES 22 SECONDS WEST, ALONG THE COMMON LINE OF THE NORTH LINE OF INWOOD PLACE SUBDIVISION RECORDED IN VOL. 19, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 140.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE, NORTH 02 DEGREES 33 MINUTES 36 SECONDS WEST, ALONG THE COMMON LINE OF THE SAID 30.03 ACRES TRACT HARRIS COUNTY FLOOD CONTROL DISTRICT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 187.00 FEET TO THE POINT OF BEGINNING AND CONTAINING

0.7945 ACRE TRACT (34,608 SQ. FT.) OF LAND, AS SHOWN ON THE SURVEY, JOB NO. 129414-18-01 AS FILED IN THE OFFICES OF ADVANCE SURVEYING, INC. TRACT III: BEING A TRACT OR PARCEL OF LAND CONTAINING 2.9932 ACRES (130,384 SQ. FT.)(CALLED 3.0 ACRE) MORE OR LESS OUT OF TRACT 9 OF THE WRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION, OF LOT 16, THE SOUTH 1/2 OF LOT 18 AND THE SOUTH PORTION OF LOT 19 OF THE SUBDIVISION OF THE WHITNEY BRITTON SURVEY, A-117, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), SAID 2.99325 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204) BEGINNING AT A 5/8 INCH IRON ROD WITH CAP SET AT THE NORTHEAST CORNER OF SAID TRACT 9, AND THE NORTHWEST CORNER OF LOT 10, SAME BEING THE SOUTH LINE OF HARTWICK ROAD (60 FEET WIDE); THENCE, WEST, ALONG THE NORTH LINE OF TRACT 9 AND ALONG THE SOUTH LINE OF SAID HARTWICK ROAD, A DISTANCE OF 383.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT THENCE, SOUTH 02 DEGREES 33 MINUTES 36 SECONDS WEST, A DISTANCE OF 494.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE NORTH LINE OF 15 FOOT WIDE HARRIS COUNTY DRAINAGE RIGHT OF WAY DESCRIBED IN DEED RECORDED IN VOLUME 886, PAGE 95 OF HARRIS COUNTY DEED RECORDS SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE, NORTHEAST 87 DEGREES 26 MINUTES 22 SECONDS WEST, ALONG THE NORTHERLY LINE OF 15 FOOT DRAINAGE RIGHT OF WAY, A DISTANCE OF 144.87 FEET (CALLED 145.00 FEET) TO A 5/8 INCH IRON ROD WITH CAP SET IN THE CENTER OF A DRAINAGE DITCH; THENCE, NORTH 23 DEGREES 10 MINUTES 32 SECONDS EAST, WITH THE CENTERLINE OF SAID DRAINAGE DISTRICT DITCH, A DISTANCE OF 548.40 FEET (CALLED 547.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.9932 ACRES (130,384 SQUARE FEET) OF LAND, AS SHOWN ON THE SURVEY, JOB NO. 129413-18-01 AS FILED IN THE OFFICES OF ADVANCE SURVEYING, INC.

3. Name and Address of Sender of Notice:

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

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

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

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

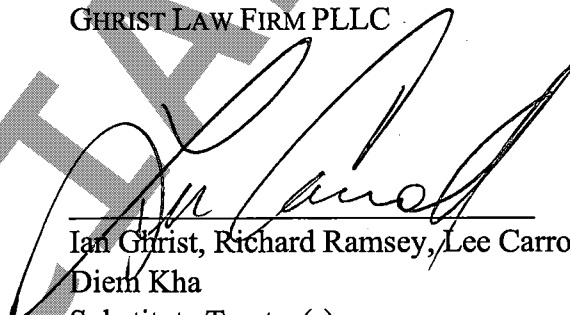
STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

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

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

GHRIST LAW FIRM PLLC



Ian Ghrist, Richard Ramsey, Lee Carroll, Thuy
Dien Kha
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

UNOFFICIAL

Equity Trust Company Custodian FBO Phillip Powell IRA #200248360, Noteholder
Castle Loan Servicing, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Prisca Mendoza Matus
5006 & 5028 Hartwick Road, Houston, TX 77093
Sent via first class mail and CMRR # 9489 0178 9820 3031 7017 74 on 09.09.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Prisca Mendoza Matus executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2019-234942, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of October, 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:

TRACT I: THE WEST 92.5 FEET OUT OF TRACT 9 OF WRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION, OF LOT 16, THE SOUTH ½ OF LOT 18, AND THE SOUTH PORTION OF LOT 19, OF THE SUBDIVISION OF WHITNEY BRITTON SURVEY, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), AND CONTAINING 1.0490 ACRES. TRACT

II: BEING A TRACT OR PARCEL OF LAND CONTAINING 0.7945 ACRE (34,608 SQ. FT.) (CALLED 0.82 ACRE) LYING ACROSS A DRAINAGE DITCH SOUTH OF THE ABOVE DESCRIBED TRACT 9, OF THEWRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), SAID 0.7945 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204) COMMENCING AT A FOUND BRASS DISK IN CONCRETE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HARTWICK ROAD (60 FEET WIDE) AND THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 69 (U.S. HIGHWAY NO. 59) (EASTEX FREEWAY) (WIDTH VARIES); THENCE, NORTH 87 DEGREES 26 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HARTWICK ROAD, AT A DISTANCE OF 938.63 FEET TO A 1 INCH IRON PIPE FOUND IN THE NORTHWEST CORNER OF TRACT 9 AND THE NORTHEAST CORNER OF 1.00 ACRES TRACT CONVEYED TO MARIA C. SALAZAR RECORDED IN H.C.C.F. NO. 2009044994.; THENCE, SOUTH 02 DEGREES 33 MINUTES 38 SECONDS WEST, ALONG THE COMMON LINE OF 1.00 ACRE TRACT IN THE DEED FROM MARIA C. SALAZAR RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) 20090044994 AND SAID TRACT I AT 494.00 FEET PAST THE NORTHERLY LINE OF THE 15 FOOT WIDE HARRIS COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN DEED RECORDED IN VOLUME 886, PAGE 95, OF SAID H.C.D.R. IN A TOTAL DISTANCE OF 509.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE NORTHEAST CORNER OF 30.03 ACRES HARRIS COUNTY FLOOD CONTROL DISTRICT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2017-232454 AND THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT THENCE, NORTH 87 DEGREES 26 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF THE SAID 15 FOOT WIDE HARRIS COUNTY DRAINAGE RIGHT-OF-WAY A DISTANCE OF 230.14 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 23 DEGREES 10 MINUTES 32 SECONDS WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST LINE OF LOT 10 IN THE DEED FROM ARNULFO RODRIGUEZ RECORDED UNDER H.C.C.F. NO. U145067 A DISTANCE OF 207.59 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE SOUTHWEST CORNER OF SAID LOT 10 TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 87 DEGREES 26 MINUTES 22 SECONDS WEST, ALONG THE COMMON LINE OF THE NORTH LINE OF INWOOD PLACE SUBDIVISION RECORDED IN VOL. 19, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 140.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE, NORTH 02 DEGREES 33 MINUTES 36 SECONDS WEST, ALONG THE COMMON LINE OF THE SAID 30.03 ACRES TRACT HARRIS COUNTY FLOOD CONTROL DISTRICT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 187.00 FEET TO THE POINT OF BEGINNING AND CONTAINING

0.7945 ACRE TRACT (34,608 SQ. FT.) OF LAND, AS SHOWN ON THE SURVEY, JOB NO. 129414-18-01 AS FILED IN THE OFFICES OF ADVANCE SURVEYING, INC. TRACT III: BEING A TRACT OR PARCEL OF LAND CONTAINING 2.9932 ACRES (130,384 SQ. FT.)(CALLED 3.0 ACRE) MORE OR LESS OUT OF TRACT 9 OF THE WRIGHT LOAN & SECURITIES COMPANY'S SUBDIVISION, OF LOT 16, THE SOUTH 1/2 OF LOT 18 AND THE SOUTH PORTION OF LOT 19 OF THE SUBDIVISION OF THE WHITNEY BRITTON SURVEY, A-117, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, RECORDED IN VOLUME 855, PAGE 248, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), SAID 2.99325 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204) BEGINNING AT A 5/8 INCH IRON ROD WITH CAP SET AT THE NORTHEAST CORNER OF SAID TRACT 9, AND THE NORTHWEST CORNER OF LOT 10, SAME BEING THE SOUTH LINE OF HARTWICK ROAD (60 FEET WIDE); THENCE, WEST, ALONG THE NORTH LINE OF TRACT 9 AND ALONG THE SOUTH LINE OF SAID HARTWICK ROAD, A DISTANCE OF 383.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT THENCE, SOUTH 02 DEGREES 33 MINUTES 36 SECONDS WEST, A DISTANCE OF 494.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE NORTH LINE OF 15 FOOT WIDE HARRIS COUNTY DRAINAGE RIGHT OF WAY DESCRIBED IN DEED RECORDED IN VOLUME 886, PAGE 95 OF HARRIS COUNTY DEED RECORDS SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE, NORTHEAST 87 DEGREES 26 MINUTES 22 SECONDS WEST, ALONG THE NORTHERLY LINE OF 15 FOOT DRAINAGE RIGHT OF WAY, A DISTANCE OF 144.87 FEET (CALLED 145.00 FEET) TO A 5/8 INCH IRON ROD WITH CAP SET IN THE CENTER OF A DRAINAGE DITCH; THENCE, NORTH 23 DEGREES 10 MINUTES 32 SECONDS EAST, WITH THE CENTERLINE OF SAID DRAINAGE DISTRICT DITCH, A DISTANCE OF 548.40 FEET (CALLED 547.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.9932 ACRES (130,384 SQUARE FEET) OF LAND, AS SHOWN ON THE SURVEY, JOB NO. 129413-18-01 AS FILED IN THE OFFICES OF ADVANCE SURVEYING, INC.

3. Name and Address of Sender of Notice:

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

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

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

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

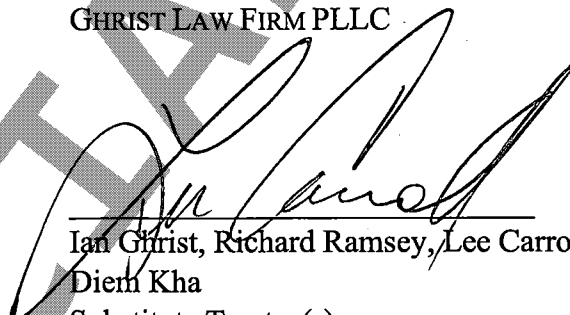
STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

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

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

GHRIST LAW FIRM PLLC



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

2807 Harvest Hill Trust, Noteholder
Castle Loan Servicing, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Shamika Madison
2807 Harvest Hill Dr, Friendswood, TX 77546
Sent via first class mail and CMRR # 9489 0178 9820 3031 7017 12 on 09.09.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Shamika Madison and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2019-375239, 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 1st day of October, 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 9, BLOCK 3, AUTUMN CREEK, SECTION 5, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN FILM CODE. 466144, OF THE MAP/PLAT 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.

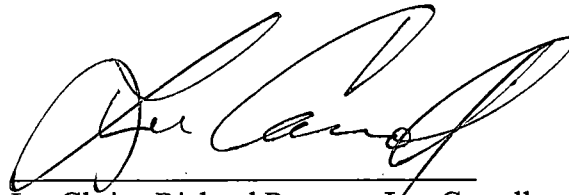
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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, Lee Carroll
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

APEX REI SERIES, LLC a Texas limited liability company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Dei' Ondris Webb
3910 Wells Mark Dr., Humble, TX 77396
Sent via first class mail and CMRR # 9489 0178 9820 3031 7017 36 on 09.09.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Dei' Ondris Webb and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2023-22461, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of October, 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 10, in Block 11, of Atascocita Forest, Section Two, A Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 237, Page 92 of the Map Records of Harris County, Texas; more commonly known as 3910 Wells Mark Dr., Humble, Texas.

3. Name and Address of Sender of Notice:

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

UNOFFICIAL COPY

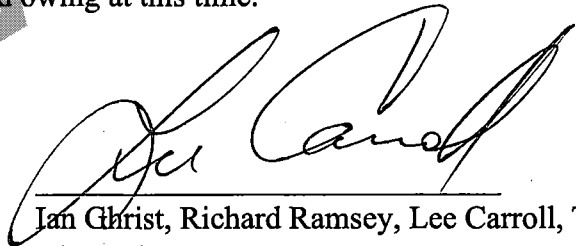
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



Jan Ghrist, Richard Ramsey, Lee Carroll, Thuy
Diem Kha
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

COPY

SVSM Homes, LLC, a Texas limited liability company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Jose Soto Rebollar and Martin Soto Rebolla
Alicia Rubio Roque

5963 Beldart St., Houston, TX 77033

Sent via first class mail and CMRR # 9489 0178 9820 3031 7017 50 on 09.09.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Jose Soto Rebollar and Martin Soto Rebolla and Alicia Rubio Roque 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-2018-539753, 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 1st day of October, 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 Nineteen (I 9), in Block Twenty (20), of BELFORT PARK, SECTION TWO (2), a subdivision 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. Commonly known as 5963 Beldart St., Houston, TX 77033.

3. Name and Address of Sender of Notice:

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

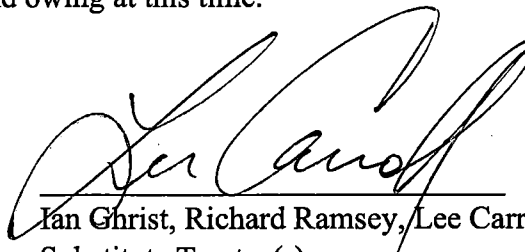
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



Ian Ghrist, Richard Ramsey, Lee Carroll
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED 9/9/2024 12:44:27 PM FRCL-2024-4866 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ADAM MARTINEZ AND RAQUEL VEGA CERVANTES MARTINEZ delivered that one certain Deed of Trust dated NOVEMBER 20, 2023, which is recorded in INSTRUMENT NO. RP-2023-451878, as corrected in INSTRUMENT NO. RP-2024-5324 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 \$155,830.00 payable to the order of PLAN B. FUNDING CORPORATION, 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, FAMILY BENEFIT LIFE INSURANCE COMPANY, 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 OCTOBER 1, 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:

LOT EIGHT HUNDRED SIXTY-ONE (861), IN BLOCK THIRTY-TWO (32), OF HIGH MEADOWS, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 188, PAGE 113 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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 BAYOU CITY EVENT CENTER AT 9401 KNIGHT ROAD, HOUSTON, TEXAS, AS DESIGNATED BY THE COMMISSIONERS COURT).

NOTICE IS FURTHER GIVEN that the address of SN SERVICING CORPORATION, the Mortgagee or Mortgage Servicer, is 323 FIFTH ST, EUREKA, CA 95501. 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: SEPTEMBER 9, 2024.

**SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR LEE CARROLL**

**FILE NO.: SNS-1093
PROPERTY: 12123 STEEPLE LN
HOUSTON, TEXAS 77039**

ADAM MARTINEZ

**NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263**

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:

UNIT 404 OF ASBURY PARK CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTERST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF RECORDED IN FILM CODE NO. 203219 OF THE CONDOMINIUM 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: **October 1, 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 Declaration of Condominium and of Covenants, Conditions and Restrictions for Asbury Park Condominium Association (the "Declaration"), provides in pertinent part that the provisions of Section 7.6(b) of the Declaration constitute a Deed of Trust under the laws of the State of Texas. Section 7.7(b) further provides that the Asbury Park Condominium Association (the "Association") as Trustee or through the appointment of a Substitute Trustee sell the Unit owned by a delinquent owner at public auction pursuant to the provisions of Chapter 51.002 of the Texas Property Code. Additionally, the Association as Trustee or any Substitute Trustee may postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or 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 refileing may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

- 3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Declaration permitting the Association to have the bid credited up to the amount of the unpaid assessment(s), fees and expenses secured by the deed of trust provisions of the Declaration.

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 Declaration, 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 provisions of the Declaration. The sale shall not cover any part of the property that has been released of public record from the lien held by the Association. 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 lienholder or the lienholder's attorney.


- 4. Type of Sale. The sale is a non-judicial assessment lien foreclosure sale being conducted pursuant to the power of sale created under Section 82.113 of the Texas Property Code and the provisions of Section 51.002 of the Texas Property Code.
- 5. Obligations Secured. The assessment lien was created pursuant to the Declaration filed for record under County Clerk's File No. of the Condominium Records of Harris County, Texas. The Declaration provides that the Association, has a contractual lien on the Property for unpaid assessments and other sums owed by a unit owner ("Owner") to the Association.

LIENHOLDER: Asbury Park Condominium Association
c/o Randall Management, 6200 Savoy Drive, Suite 420, Houston, TX 77036

- 6. Default and Request To Act. Owner has failed to pay the Association certain assessments and other sums due to the Association, and the Association has requested the Substitute Trustee, to conduct this public sale. Notice is given that before the sale the Association may appoint another person substitute trustee to conduct the sale.

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

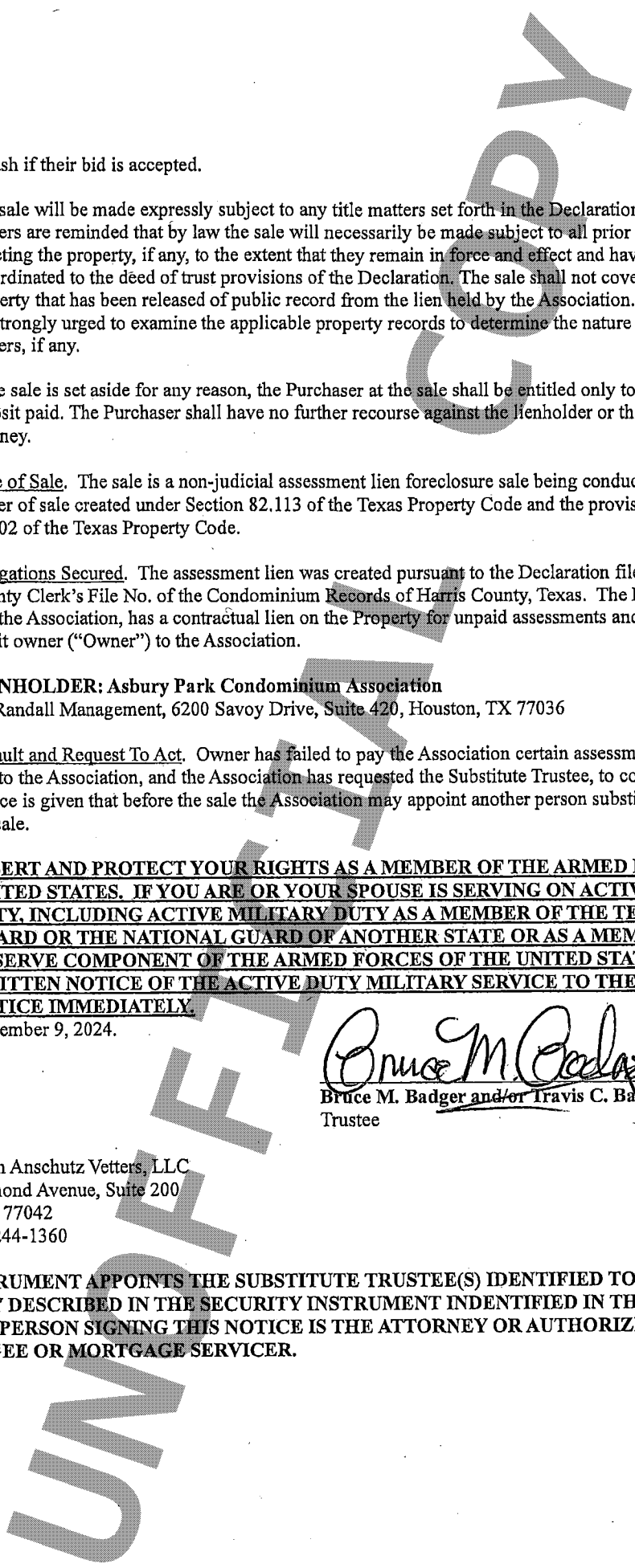
DATED September 9, 2024.


 Bruce M. Badger and/or Travis C. Badger, Substitute
 Trustee

Sent by:
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: 713-244-1360

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

1003620-2



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:

UNIT 406, 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.

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

Date: **October 1, 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 Declaration of Condominium and of Covenants, Conditions and Restrictions for Oakwood Gardens Condominium Association (the "Declaration"), provides in pertinent part that the provisions of Section 7.6(b) of the Declaration constitute a Deed of Trust under the laws of the State of Texas. Section 7.7(b) further provides that the Oakwood Gardens Condominium Association (the "Association") as Trustee or through the appointment of a Substitute Trustee sell the Unit owned by a delinquent owner at public auction pursuant to the provisions of Chapter 51.002 of the Texas Property Code. Additionally, the Association as Trustee or any Substitute Trustee may postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 Declaration permitting the Association to have the bid credited up to the amount of the unpaid assessment(s), fees and expenses secured by the deed of trust provisions of the Declaration.

DUPLICATE

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 Declaration, 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 provisions of the Declaration. The sale shall not cover any part of the property that has been released of public record from the lien held by the Association. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

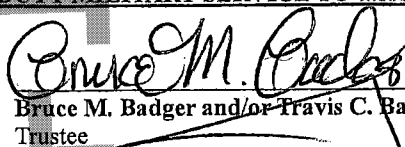
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the lienholder or the lienholder's attorney.

- 4. Type of Sale. The sale is a non-judicial assessment lien foreclosure sale being conducted pursuant to the power of sale created under Section 82.113 of the Texas Property Code and the provisions of Section 51.002 of the Texas Property Code.
- 5. Obligations Secured. The assessment lien was created pursuant to the Declaration filed for record under County Clerk's File No. of the Condominium Records of Harris County, Texas. The Declaration provides the Association, has a contractual lien on the Property for unpaid assessments and other sums owed by a unit owner ("Owner") to the Association.

LIENHOLDER: Oakwood Gardens Condominium Association
c/o Randall Management, 6200 Savoy Drive, Suite 420, Houston, TX 77036

- 6. Default and Request To Act. Owner has failed to pay the Association certain assessments and other sums due to the Association, and the Association has requested the Substitute Trustee, to conduct this public sale. Notice is given that before the sale the Association may appoint another person substitute trustee to conduct the sale.
- 7. ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATED September 9, 2024.


Bruce M. Badger and/or Travis C. Badger, Substitute Trustee

Sent by:
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: 713-244-1360

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

1003916-6

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4870
FILED 9/9/2024 1:05:24 PM

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:

UNIT 106, 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.

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

Date: **October 1, 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 Declaration of Condominium and of Covenants, Conditions and Restrictions for Oakwood Gardens Condominium Association (the "Declaration"), provides in pertinent part that the provisions of Section 7.6(b) of the Declaration constitute a Deed of Trust under the laws of the State of Texas. Section 7.7(b) further provides that the Oakwood Gardens Condominium Association (the "Association") as Trustee or through the appointment of a Substitute Trustee sell the Unit owned by a delinquent owner at public auction pursuant to the provisions of Chapter 51.002 of the Texas Property Code. Additionally, the Association as Trustee or any Substitute Trustee may postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 Declaration permitting the Association to have the bid credited up to the amount of the unpaid assessment(s), fees and expenses secured by the deed of trust provisions of the Declaration.

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 Declaration, 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 provisions of the Declaration. The sale shall not cover any part of the property that has been released of public record from the lien held by the Association. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

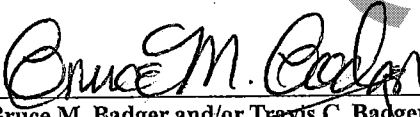
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the lienholder or the lienholder's attorney.

- 4. **Type of Sale.** The sale is a non-judicial assessment lien foreclosure sale being conducted pursuant to the power of sale created under Section 82.113 of the Texas Property Code and the provisions of Section 51.002 of the Texas Property Code.
- 5. **Obligations Secured.** The assessment lien was created pursuant to the Declaration filed for record under County Clerk's File No. of the Condominium Records of Harris County, Texas. The Declaration provides the Association, has a contractual lien on the Property for unpaid assessments and other sums owed by a unit owner ("Owner") to the Association.

LIENHOLDER: Oakwood Gardens Condominium Association
c/o Randall Management, 6200 Savoy Drive, Suite 420, Houston, TX 77036

- 6. **Default and Request To Act.** Owner has failed to pay the Association certain assessments and other sums due to the Association, and the Association has requested the Substitute Trustee, to conduct this public sale. Notice is given that before the sale the Association may appoint another person substitute trustee to conduct the sale.
- 7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

DATED September 9, 2024.


Bruce M. Badger and/or Travis C. Badger, Substitute Trustee

Sent by:
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: 713-244-1360

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

1007752-1

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:

UNIT 814, OAKWOOD GARDENS CONDO, A CONDOMINIUM PROJECT SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLAT AND EXHIBITS ATTACHED THERETO OF RECORD IN IN FILM CODE NO. 203278, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS., OF THE OAKWOOD GARDENS CONDOMINIUM OF HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

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

Date: October 1, 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 Declaration of Condominium and of Covenants, Conditions and Restrictions for Oakwood Gardens Condominium Association (the "Declaration"), provides in pertinent part that the provisions of Section 7.6(b) of the Declaration constitute a Deed of Trust under the laws of the State of Texas. Section 7.7(b) further provides that the Oakwood Gardens Condominium Association (the "Association") as Trustee or through the appointment of a Substitute Trustee sell the Unit owned by a delinquent owner at public auction pursuant to the provisions of Chapter 51.002 of the Texas Property Code. Additionally, the Association as Trustee or any Substitute Trustee may postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 Declaration permitting the Association to have the bid credited up to the amount of the unpaid assessment(s), fees and expenses secured by the deed of trust provisions of the Declaration.

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 Declaration, 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 provisions of the Declaration. The sale shall not cover any part of the property that has been released of public record from the lien held by the Association. 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 lienholder or the lienholder's attorney.

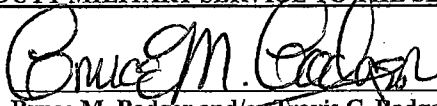
4. Type of Sale. The sale is a non-judicial assessment lien foreclosure sale being conducted pursuant to the power of sale created under Section 82.113 of the Texas Property Code and the provisions of Section 51.002 of the Texas Property Code.
5. Obligations Secured. The assessment lien was created pursuant to the Declaration filed for record under County Clerk's File No. of the Condominium Records of Harris County, Texas. The Declaration provides that the Association, has a contractual lien on the Property for unpaid assessments and other sums owed by a unit owner ("Owner") to the Association.

LIENHOLDER: Oakwood Gardens Condominium Association
c/o Randall Management, 6200 Savoy Drive, Suite 420, Houston, TX 77036

6. Default and Request To Act. Owner has failed to pay the Association certain assessments and other sums due to the Association, and the Association has requested the Substitute Trustee, to conduct this public sale. Notice is given that before the sale the Association may appoint another person substitute trustee to conduct the sale.

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

DATED September 9, 2024.


Bruce M. Badger and/or Travis C. Badger, Substitute
Trustee

Sent by:
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: 713-244-1360

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

1007467-3

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4872
FILED 9/9/2024 1:06:05 PM

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:

UNIT 1203, 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.

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

Date: **October 1, 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 Declaration of Condominium and of Covenants, Conditions and Restrictions for Oakwood Gardens Condominium Association (the "Declaration"), provides in pertinent part that the provisions of Section 7.6(b) of the Declaration constitute a Deed of Trust under the laws of the State of Texas. Section 7.7(b) further provides that the Oakwood Gardens Condominium Association (the "Association") as Trustee or through the appointment of a Substitute Trustee sell the Unit owned by a delinquent owner at public auction pursuant to the provisions of Chapter 51.002 of the Texas Property Code. Additionally, the Association as Trustee or any Substitute Trustee may postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 Declaration permitting the Association to have the bid credited up to the amount of the unpaid assessment(s), fees and expenses secured by the deed of trust provisions of the Declaration.

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 Declaration, 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 provisions of the Declaration. The sale shall not cover any part of the property that has been released of public record from the lien held by the Association. 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 lienholder or the lienholder's attorney.

- 4. **Type of Sale.** The sale is a non-judicial assessment lien foreclosure sale being conducted pursuant to the power of sale created under Section 82.113 of the Texas Property Code and the provisions of Section 51.002 of the Texas Property Code.
- 5. **Obligations Secured.** The assessment lien was created pursuant to the Declaration filed for record under County Clerk's File No. of the Condominium Records of Harris County, Texas. The Declaration provides that the Association, has a contractual lien on the Property for unpaid assessments and other sums owed by a unit owner ("Owner") to the Association.

LIENHOLDER: Oakwood Gardens Condominium Association
c/o Randall Management, 6200 Savoy Drive, Suite 420, Houston, TX 77036

- 6. **Default and Request To Act.** Owner has failed to pay the Association certain assessments and other sums due to the Association, and the Association has requested the Substitute Trustee, to conduct this public sale. Notice is given that before the sale the Association may appoint another person substitute trustee to conduct the sale.
- 7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

DATED September 9, 2024.


 Bruce M. Badger and/or Travis C. Badger, Substitute Trustee

Sent by:
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: 713-244-1360

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

1005303-2

UNRECORDED COPY

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Harris §

Notice is hereby given of a public non-judicial foreclosure sale.

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

UNIT 1204, 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.

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

Date: **October 1, 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 Declaration of Condominium and of Covenants, Conditions and Restrictions for Oakwood Gardens Condominium Association (the "Declaration"), provides in pertinent part that the provisions of Section 7.6(b) of the Declaration constitute a Deed of Trust under the laws of the State of Texas. Section 7.7(b) further provides that the Oakwood Gardens Condominium Association (the "Association") as Trustee or through the appointment of a Substitute Trustee sell the Unit owned by a delinquent owner at public auction pursuant to the provisions of Chapter 51.002 of the Texas Property Code. Additionally, the Association as Trustee or any Substitute Trustee may postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 Declaration permitting the Association to have the bid credited up to the amount of the unpaid assessment(s), fees and expenses secured by the deed of trust provisions of the Declaration.

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 Declaration, 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 provisions of the Declaration. The sale shall not cover any part of the property that has been released of public record from the lien held by the Association. 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 lienholder or the lienholder's attorney.

- 4. Type of Sale. The sale is a non-judicial assessment lien foreclosure sale being conducted pursuant to the power of sale created under Section 82.113 of the Texas Property Code and the provisions of Section 51.002 of the Texas Property Code.
- 5. Obligations Secured. The assessment lien was created pursuant to the Declaration filed for record under County Clerk's File No. of the Condominium Records of Harris County, Texas. The Declaration provides that the Association, has a contractual lien on the Property for unpaid assessments and other sums owed by a unit owner ("Owner") to the Association.

LIENHOLDER: Oakwood Gardens Condominium Association
c/o Randall Management, 6200 Savoy Drive, Suite 420, Houston, TX 77036

- 6. Default and Request To Act. Owner has failed to pay the Association certain assessments and other sums due to the Association, and the Association has requested the Substitute Trustee, to conduct this public sale. Notice is given that before the sale the Association may appoint another person substitute trustee to conduct the sale.

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

DATED September 9, 2024.



Bruce M. Badger and/or Travis C. Badger, Substitute
Trustee

Sent by:
c/o Robertson Anschutz Vettiers, 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.

1007764-1

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:

THE SOUTH TWO-THIRDS (2/3) OF LOT THREE (3), IN BLOCK TWENTY-ONE (21), OF OAK LAWN ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 69, PAGE 406 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

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

Date: **October 1, 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.

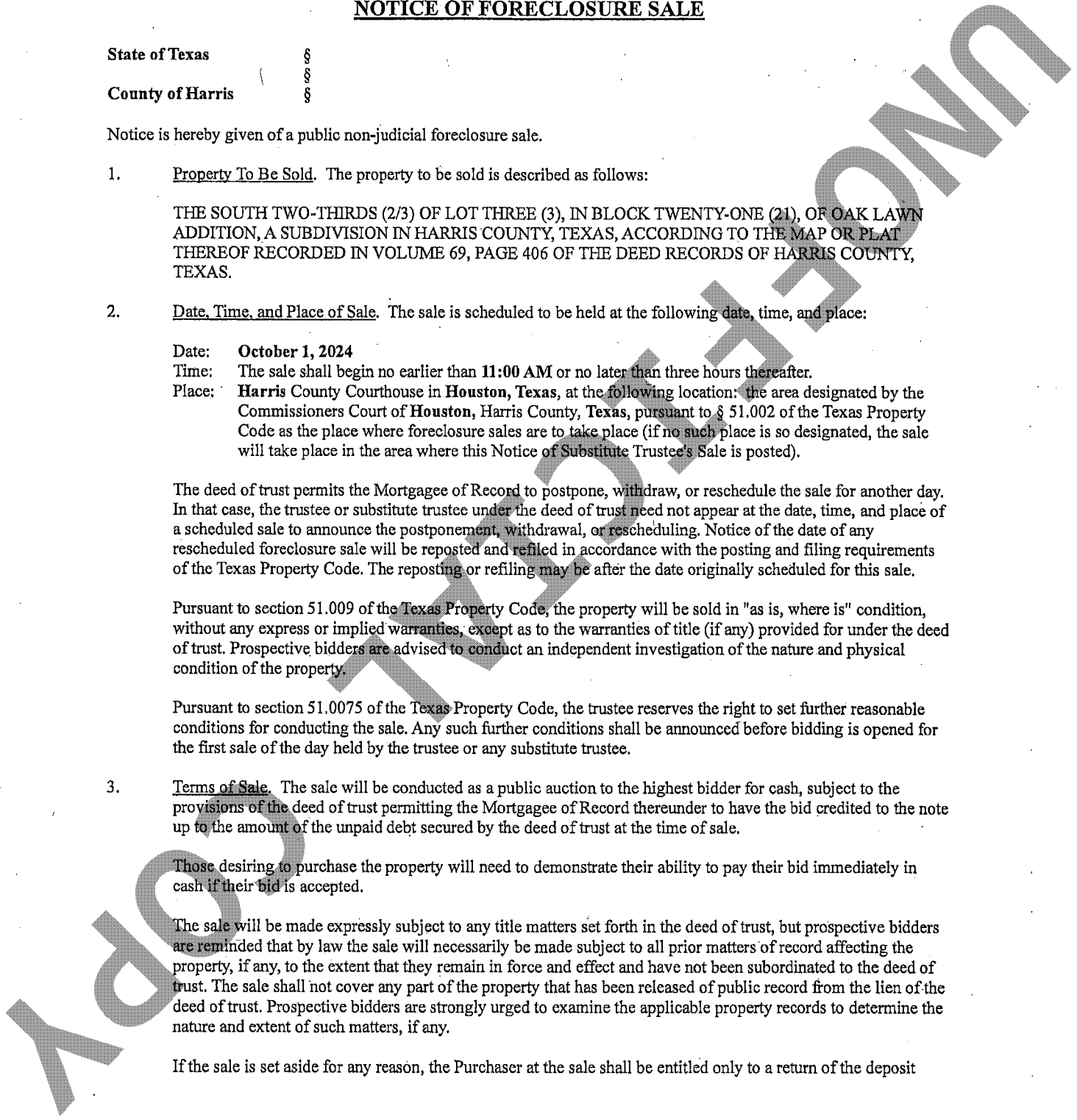
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

- 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 **Star Executive Group, Inc., Pedro Suchil.**
- 5. **Obligations Secured.** The Deed of Trust is dated **January 6, 2023**, and is recorded in the office of the County Clerk of **Harris County, Texas**, in/under **2023-10111, Official Public Records of Harris County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$595,000.00**, executed by **Star Executive Group, Inc., Pedro Suchil**, and payable to the order of **House Max Funding, LLC**, a Texas limited liability company.

Original Mortgagee: House Max Funding, LLC, a Texas limited liability company.

Current Mortgagee of Record: Massachusetts Mutual Life Insurance Company whose address is **55 Beattie Place Suite 100, Greenville, SC 29601.**

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

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

Sent by: Clare V. Cougill
 Robertson Anschutz Vettors, LLC
 10375 Richmond Avenue, Suite 200
 Houston, TX 77042

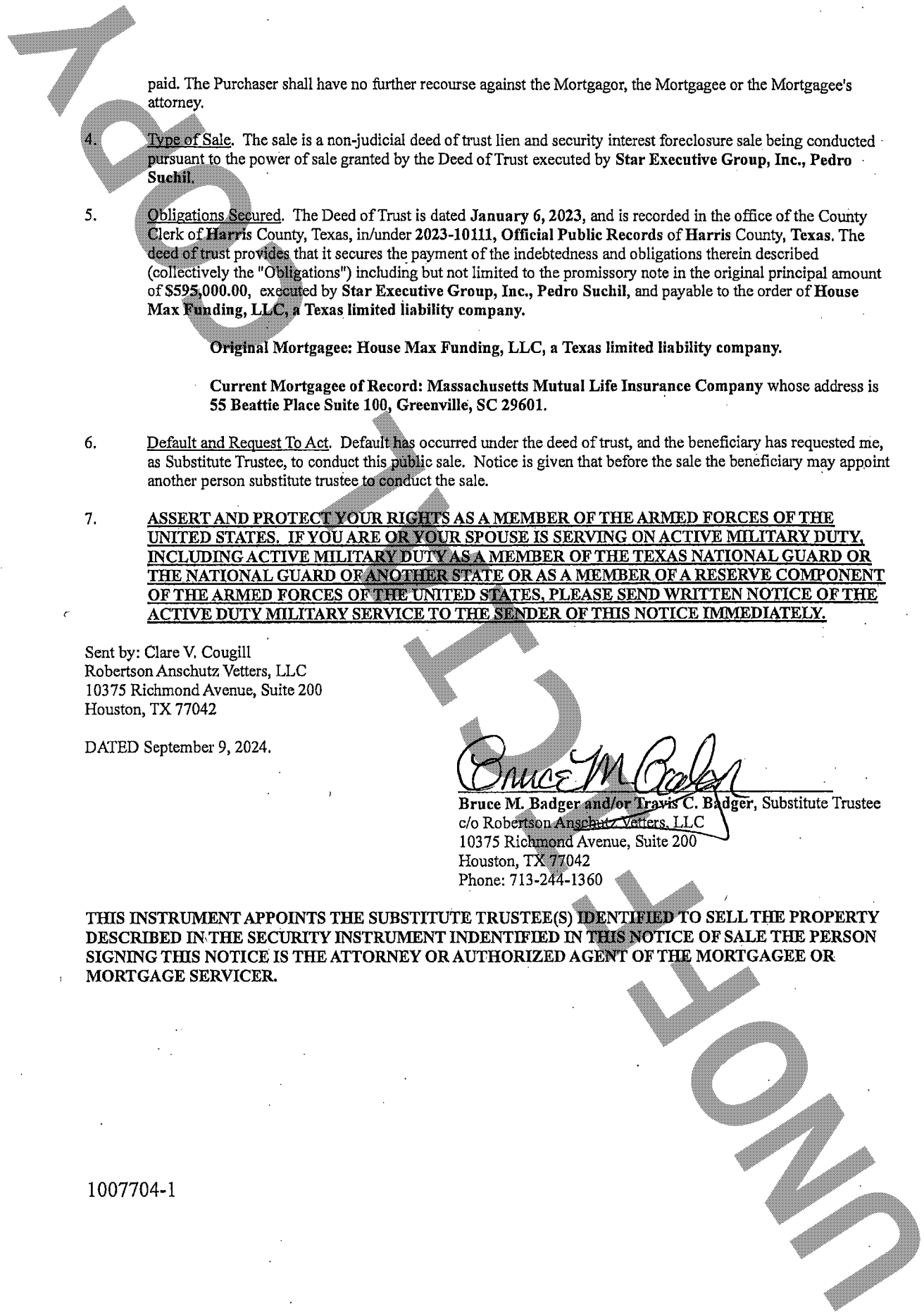
DATED September 9, 2024.



Bruce M. Badger and/or Travis C. Badger, Substitute Trustee
 c/o Robertson Anschutz Vettors, LLC
 10375 Richmond Avenue, Suite 200
 Houston, TX 77042
 Phone: 713-244-1360

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

1007704-1



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4875
FILED 9/9/2024 1:17:27 PM

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT TWENTY-FOUR (24) IN BLOCK FOUR (4), OF WESTOVER ADDITION, SECTION THREE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 22 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Also known as 1410 W Harris Avenue, Pasadena, Texas 77506

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

Date: October 1, 2024

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

Place: BAYOU CITY EVENT CENTER, 9401 KNIGHT RD., HOUSTON, HARRIS COUNTY, TEXAS, IN THE LARGE BALLROOM IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER or as designated by the County Commissioners.

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

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall

be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. **Terms of Sale**. The sale will be conducted as a public auction to the highest bidder for cash, "AS IS," subject to the provisions of the deed of trust permitting the Beneficiary or Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the sale.

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

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

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

4. **Type of Sale**. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Shelia Natividad Hernandez.
5. **Obligations Secured**. The Deed of Trust is dated May 20, 2022, and was recorded on October 12, 2022, in the office of the County Clerk of Harris County, Texas, under File No. RP-2022505446, Official Public Records of Harris County, Texas. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including, but not limited to, the promissory note in the original principal amount of \$115,000.00, executed by Shelia Natividad Hernandez and payable to the order of The Garza Family Limited Partnership.

Original Holder of Note and Beneficiary of Deed of Trust: The Garza Family Limited Partnership

Current Holder of Note and Beneficiary of Deed of Trust: The Garza Family Limited Partnership, whose address is 5502 Lawndale St., Houston, Texas 77023.

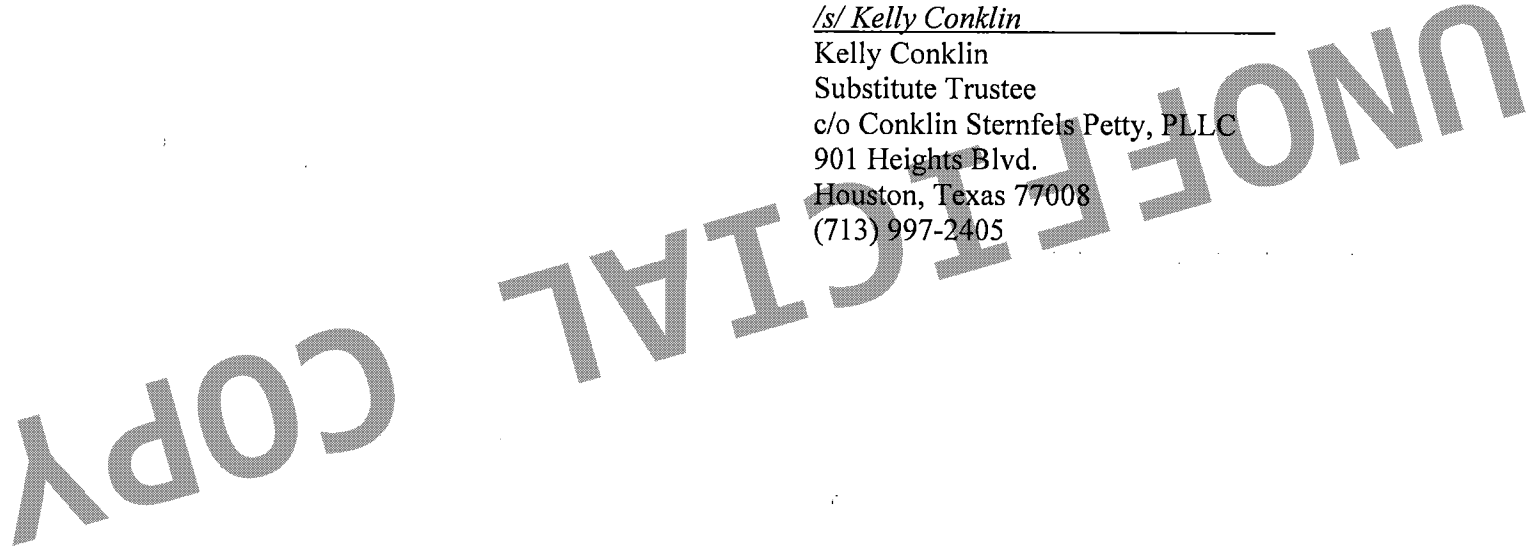
6. **Default and Request To Act**. Default has occurred under the Deed of Trust, and the beneficiary has requested Kelly Conklin, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale. The Garza Family Limited Partnership has instructed the Substitute Trustee to offer the property for sale in satisfaction of the Obligations.

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

8. Substitute Trustee:
Kelly Conklin
Conklin Sternfels Petty, PLLC

Dated: September 5, 2024.

/s/ Kelly Conklin
Kelly Conklin
Substitute Trustee
c/o Conklin Sternfels Petty, PLLC
901 Heights Blvd.
Houston, Texas 77008
(713) 997-2405



FILED 9/9/2024 1:43:11 PM
FRCL-2024-4876
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Foreclosure Sale

09/09/2024

7032 Avenue P, Houston, Texas 77011 ("Deed of Trust"):

Dated: 02/14/2024
Grantor: PROPERTIES OF HOWARD - JAMES LLC
Trustee: Jonathan Paull
Lender: JJP Capital Group LLC.
Recorded in: File # RP-2024-114830 of the real property records of Harris County, Texas.

Legal Description: Lot Forty (40), in Block "O", of MAGNOLIA PARK, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 70, of the Map Records of Harris County, Texas.

Otherwise known as:

7032 Avenue P
Houston, Texas 77011

Secures: Promissory Note ("Note") in the original principal amount of \$207,979.70, executed by PROPERTIES OF HOWARD - JAMES LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, 10/1/2024

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

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 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.

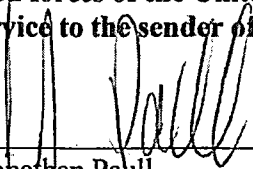
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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
2700 Post Oak, 21st Floor
Houston, TX 77056
Telephone (713) 227.1525
Telecopier (713) 227.5840

UNOFFICIAL 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.

1. Terms of Sale: Cash.
2. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust dated June 22, 2024, and recorded on July 3, 2024, as Instrument No. RP-2024-244631 in the real property records of Harris County, Texas, Freddy Noel Benitez Cabrera and Doris Lili Santander, a married couple, grantor(s) and Provest Equity Holdings, LLC, mortgagee.
3. Obligations Secured: Deed of Trust executed by Freddy Noel Benitez Cabrera and Doris Lili Santander, a married couple, securing the payment of the indebtedness's in the original principal amount of \$142,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Provest Equity Holdings, LLC is the current mortgagee of the note and Deed of Trust.
4. Property to Be Sold: The property to be sold is described as follows:

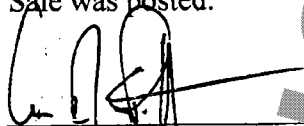
LOT TWO (2), BLOCK FIFTY-ONE (51), NORTHWOOD MANOR, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 165, PAGE 126, MAP RECORDS, HARRIS COUNTY, TEXAS

**Also known as: 11238 Dalebrook Dr.
Houston, Texas 77016**

Date of Sale: October 1, 2024

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

Place: The foreclosure sale will be conducted in the area designated by Harris County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.



Gregory A. Pratt, Trustee
9201 Warren Pkwy., Ste. 200-3151
Frisco, TX 75035

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **SEPTEMBER 5, 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-FIVE THOUSAND FIVE HUNDRED AND NO/100THS
DOLLARS (\$65,500.00)**

Deed of Trust

Date: **APRIL 23, 2024**
Grantor: **SAMUEL DONDRAY WILSON**
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**


Recording information: **A Special Warranty Deed with Vendor's Lien dated APRIL 23, 2024, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership SAMUEL DONDRAY WILSON, recorded under Clerk's Document No. RP-2024-161332 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith SAMUEL DONDRAY WILSON, to DIEGO CO, Trustee, recorded under Clerk's Document No. RP-2024-161333 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 22, Block 2, LOS PINOS SEC 1, Harris County, Texas, according to the map recorded under Document Number RP-2023-39168, in the Map Records of Harris County, Texas.**

County: **Harris**
Date of Sale (first Tuesday of month): **OCTOBER 1, 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.

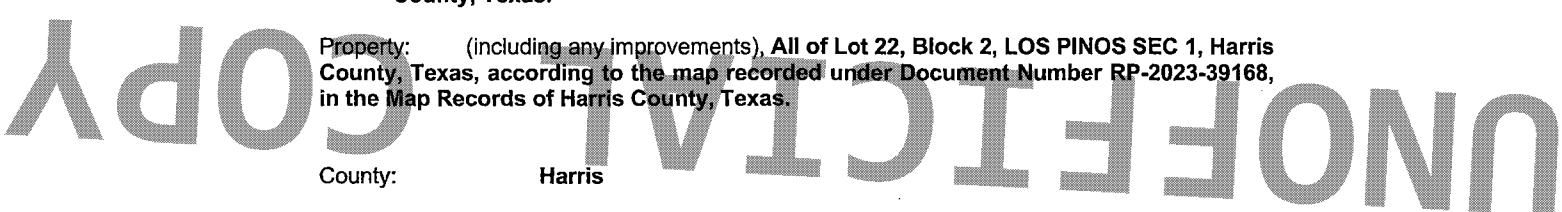


DIEGO COVARRUBIAS, Substitute Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4878

FILED 9/9/2024 2:26:07 PM



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **SEPTEMBER 5, 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: **FEBRUARY 28, 2024**
Grantor: **SANTOS ARISTIDES REYES AND MARIA FELIX VILLATORO**
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**


Recording information: A Special Warranty Deed with Vendor's Lien dated **FEBRUARY 28, 2024** executed by **LOS PINOS INVESTORS, L.P., a Texas limited partnership SANTOS ARISTIDES REYES AND MARIA FELIX VILLATORO**, recorded under Clerk's Document No. **RP-2024-98200** Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith **SANTOS ARISTIDES REYES AND MARIA FELIX VILLATORO**, to **JORGE JIMENEZ JR** Trustee, recorded under Clerk's Document No. **RP-2024-98201** Official Records, Harris County, Texas.

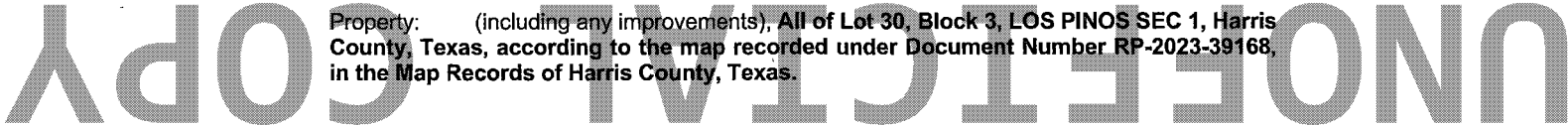
Property: (including any improvements), **All of Lot 30, Block 3, LOS PINOS SEC 1, Harris County, Texas, according to the map recorded under Document Number RP-2023-39168, in the Map Records of Harris County, Texas.**

County: **Harris**
Date of Sale (first Tuesday of month): **OCTOBER 1, 2024**
Time of Sale: **10:00 a.m.**
Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

DIEGO COVARRUBIAS is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


DIEGO COVARRUBIAS, Substitute Trustee



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **SEPTEMBER 5, 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-SIX THOUSAND AND NO/100THS DOLLARS
(\$66,000.00)**

Deed of Trust

Date: **December 20, 2023**
Grantor: **ALEXIS RAMOS SEDILLOS AND INGRID MELICZA DUBON AYALA**
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated December 20, 2023, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership ALEXIS RAMOS SEDILLOS AND INGRID MELICZA DUBON AYALA, recorded under Clerk's Document No. RP-2024-23688 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith ALEXIS RAMOS SEDILLOS AND INGRID MELICZA DUBON AYALA, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2024-23689 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 16, Block 4, 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): **OCTOBER 1, 2024**

Time of Sale: **10:00 a.m.**

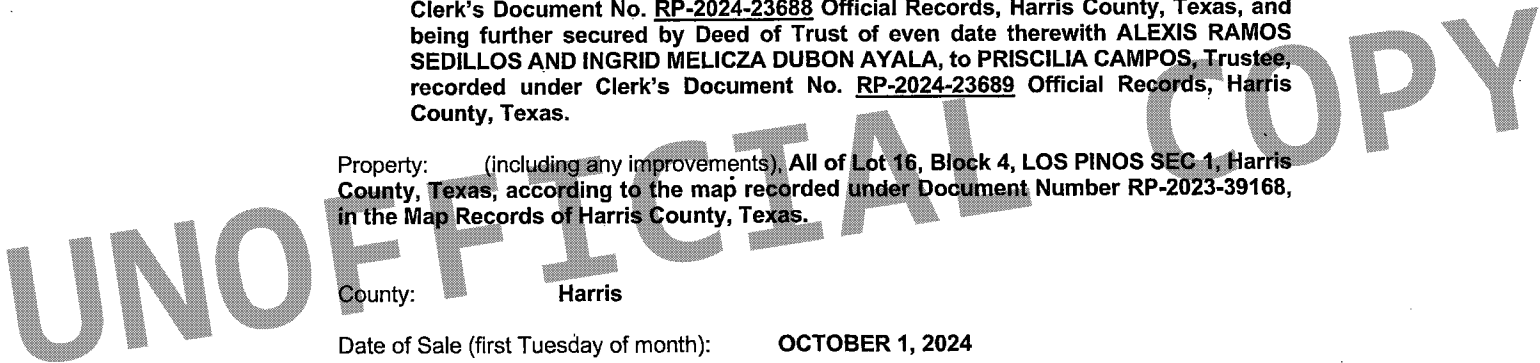
Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

DIEGO COVARRUBIAS is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.



DIEGO COVARRUBIAS, Substitute Trustee



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **SEPTEMBER 5, 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-SIX THOUSAND AND NO/100THS DOLLARS
(\$66,000.00)**

Deed of Trust

Date: **DECEMBER 20, 2023**

Grantor: **ALEXIS RAMOS SEDILLOS AND INGRID MELICZA DUBON AYALA**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated DECEMBER 20, 2023, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership ALEXIS RAMOS SEDILLOS AND INGRID MELICZA DUBON AYALA, recorded under Clerk's Document No. RP-2024-23690 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith ALEXIS RAMOS SEDILLOS AND INGRID MELICZA DUBON AYALA, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2024-23691 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 15, Block 4, 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): **OCTOBER 1, 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

FILED 9/9/2024 8:09:45 AM FRCL-2024-4806 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

13034 LEADER ST
HOUSTON, TX 77072

0000009834136

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: October 01, 2024

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 21, 2016 and recorded in Document CLERK'S FILE NO. RP-2016-531671 real property records of HARRIS County, Texas, with MONIQUE MARTINEZ, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MONIQUE MARTINEZ, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$82,770.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



13034 LEADER ST
HOUSTON, TX 77072

0000009834136

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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-2024-4806
FILED 9/9/2024 8:09:45 AM

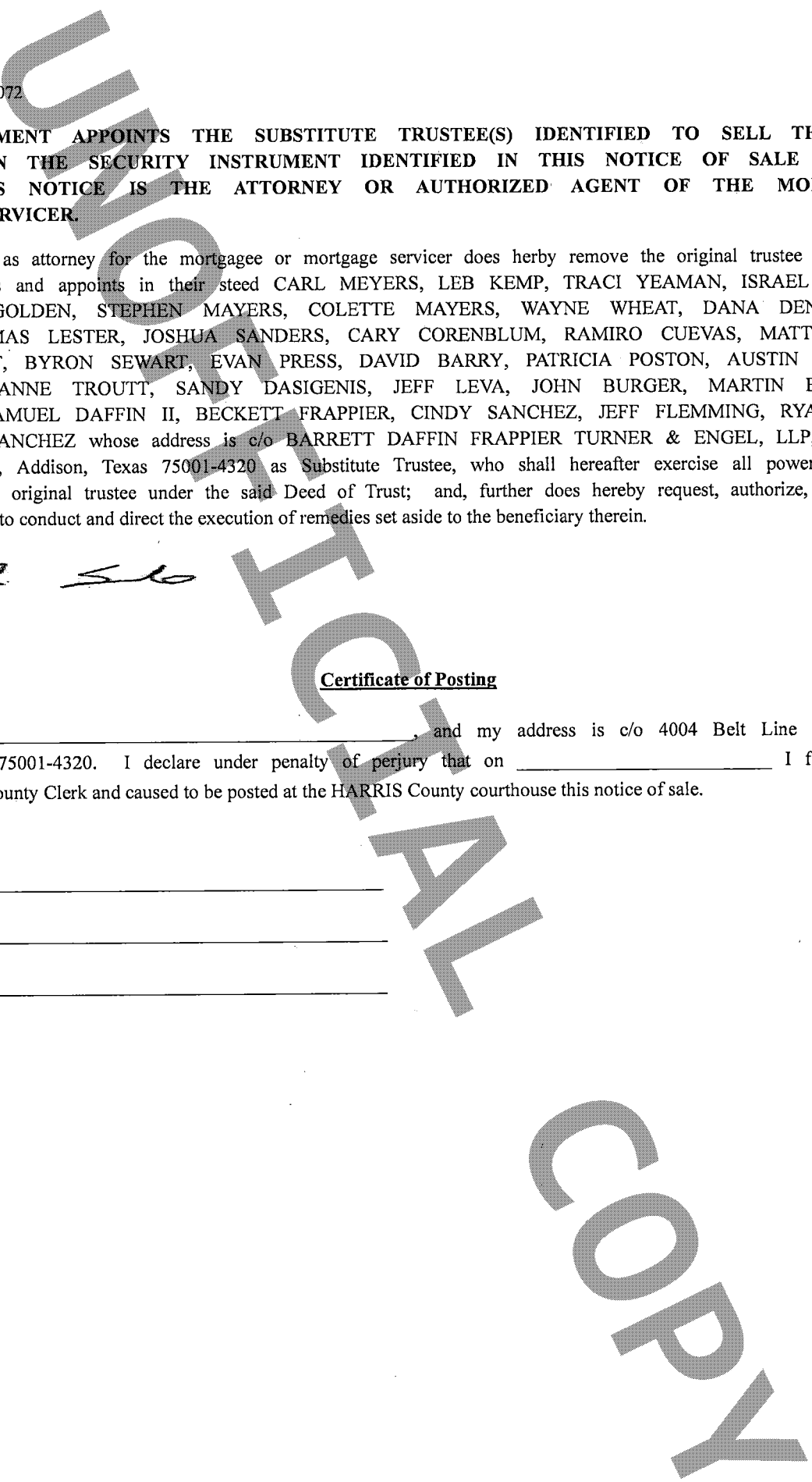


EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 0.0243 ACRES OF LAND, (1,059 SQUARE FEET), BEING OUT OF UNRESTRICTED RESERVE "A", BLOCK 1, WILDFLOWER GREEN, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 265, PAGE 111, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.0243 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.0243 ACRE TRACT OF LAND KNOWN AS UNIT 968, AS CONVEYED TO JMAP HOLDINGS, LLC, BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 20140305241 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 265, PAGE 111, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).

COMMENCING AT A CALCULATED POINT ON THE EAST RIGHT-OF-WAY LINE OF GREENWAY CHASE DRIVE, FOR THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A";

THENCE, S 78°21'11" W, ACROSS SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 434.84 FEET TO A CALCULATED POINT FOR CORNER;

THENCE, S 87°45'01" W, ACROSS SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 41.25 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS UNIT 967, AS CONVEYED TO JULIE HUONG LAM BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 20110537959 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, S 02°14'59" E, WITH THE COMMON LINE OF SAID UNIT 967, A DISTANCE OF 26.59 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS UNIT 965, AS CONVEYED TO MARIA DA GLORIA XAVIER AND INGRID PRANCE BY INSTRUMENT RECORDED IN DOCUMENT CF NO. G663232 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF SAID UNIT 967, SAME BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 02°14'59" E, WITH THE COMMON LINE OF SAID UNIT 965, A DISTANCE OF 25.67 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS UNIT 969, AS CONVEYED TO CHAN BAO BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 20150238410 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID UNIT 965, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 87°45'01" W, WITH THE COMMON LINE OF SAID UNIT 969, A DISTANCE OF 41.25 FEET TO A CAPPED, (PRECISION), IRON ROD SET ON THE WEST LINE OF A COMMON AREA FOR THE NORTHWEST CORNER OF SAID UNIT 969, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 02°14'59" W, WITH THE WEST LINE OF SAID COMMON AREA, A DISTANCE OF 25.67 FEET TO A CAPPED, (PRECISION) IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID UNIT 967, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 87°45'01" E, WITH THE COMMON LINE OF SAID UNIT 967, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0243 ACRES OF LAND, (1,059 SQUARE FEET), MORE OR LESS.

FILED 9/9/2024 8:09:45 AM
FRCL-2024-4806
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4807
FILED 9/9/2024 8:09:45 AM

2506 SILVER CYPRESS DR
HOUSTON, TX 77449

00000007619026

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: October 01, 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 25, 2001 and recorded in Document CLERK'S FILE NO. V098812 real property records of HARRIS County, Texas, with JONATHAN J GEORGE JOINED HEREIN PRO FORMA BY HIS SPOUSE BARBARA ANN GEORGE, grantor(s) and FIELDSTONE MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JONATHAN J GEORGE JOINED HEREIN PRO FORMA BY HIS SPOUSE BARBARA ANN GEORGE, securing the payment of the indebtednesses in the original principal amount of \$53,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

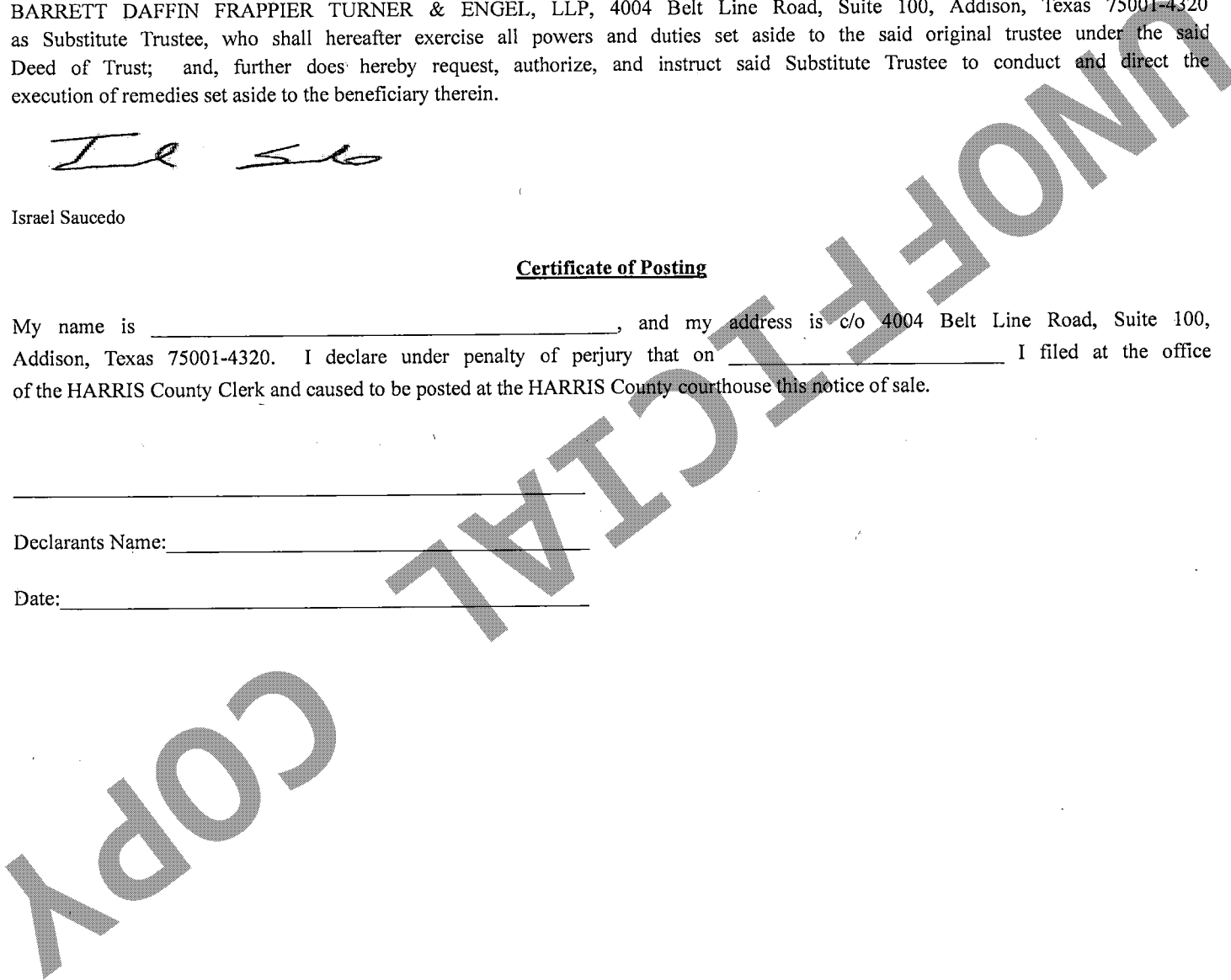
Certificate of Posting

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 9/9/2024 8:09:45 AM FRCL-2024-4807 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



2506 SILVER CYPRESS DR
HOUSTON, TX 77449

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HARRIS

EXHIBIT "A"

LOT EIGHTEEN (18), IN BLOCK TWO (2), OF REPLAT OF RAINTREE VILLAGE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 314, PAGE 127 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 9/9/2024 8:09:45 AM FRCL-2024-4807 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4807
FILED 9/9/2024 8:09:45 AM

2506 SILVER CYPRESS DR
HOUSTON, TX 77449

00000007619026

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: October 01, 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 25, 2001 and recorded in Document CLERK'S FILE NO. V098812 real property records of HARRIS County, Texas, with JONATHAN J GEORGE JOINED HEREIN PRO FORMA BY HIS SPOUSE BARBARA ANN GEORGE, grantor(s) and FIELDSTONE MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JONATHAN J GEORGE JOINED HEREIN PRO FORMA BY HIS SPOUSE BARBARA ANN GEORGE, securing the payment of the indebtednesses in the original principal amount of \$53,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

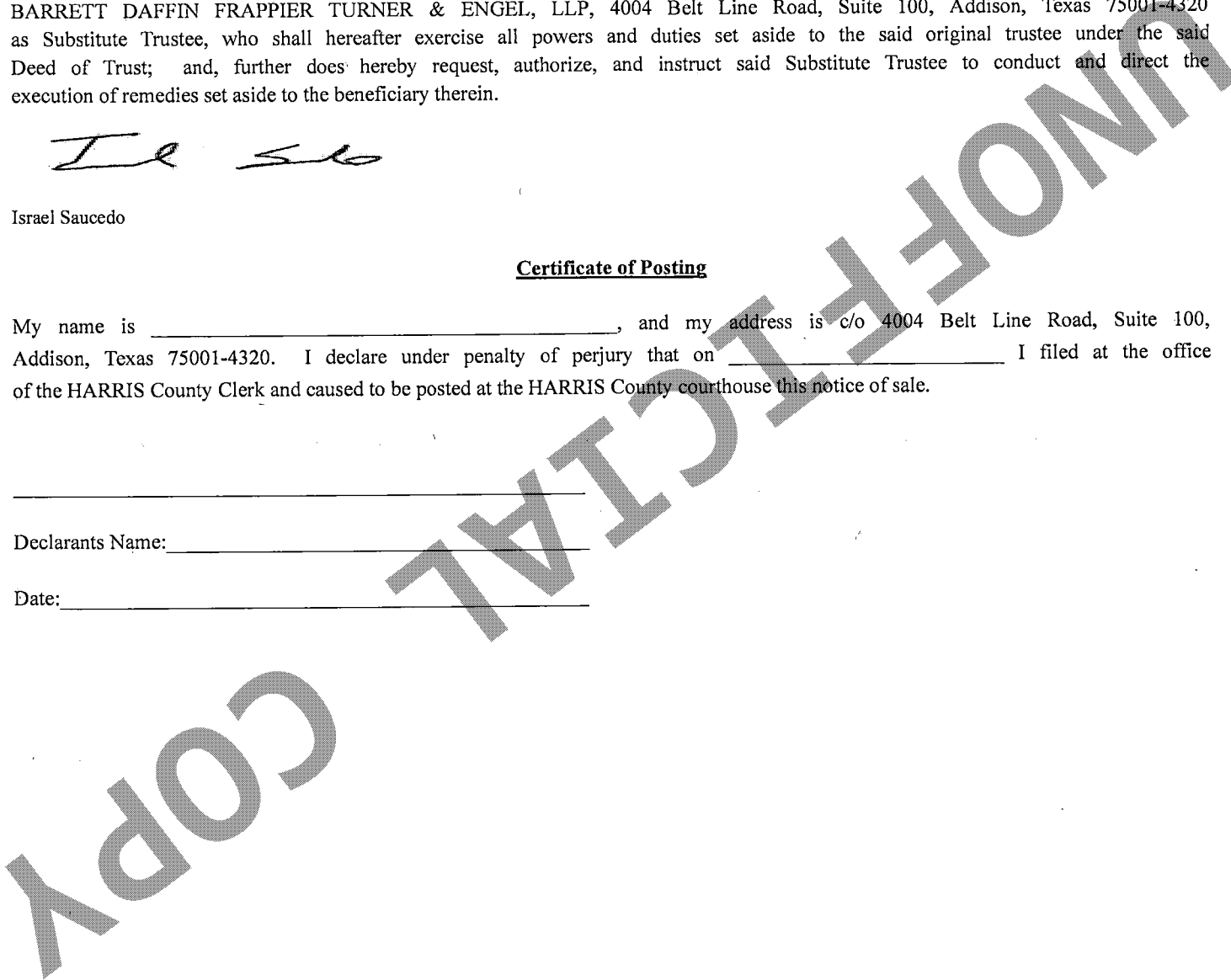
Certificate of Posting

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Declarants Name: _____

Date: _____

FILED 9/9/2024 8:09:45 AM FRCL-2024-4807 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



2506 SILVER CYPRESS DR
HOUSTON, TX 77449

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HARRIS

EXHIBIT "A"

LOT EIGHTEEN (18), IN BLOCK TWO (2), OF REPLAT OF RAINTREE VILLAGE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 314, PAGE 127 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 9/9/2024 8:09:45 AM FRCL-2024-4807 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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2506 SILVER CYPRESS DR
HOUSTON, TX 77449

00000007619026

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: October 01, 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.

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3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 25, 2001 and recorded in Document CLERK'S FILE NO. V098812 real property records of HARRIS County, Texas, with JONATHAN J GEORGE JOINED HEREIN PRO FORMA BY HIS SPOUSE BARBARA ANN GEORGE, grantor(s) and FIELDSTONE MORTGAGE COMPANY, mortgagee.

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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 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

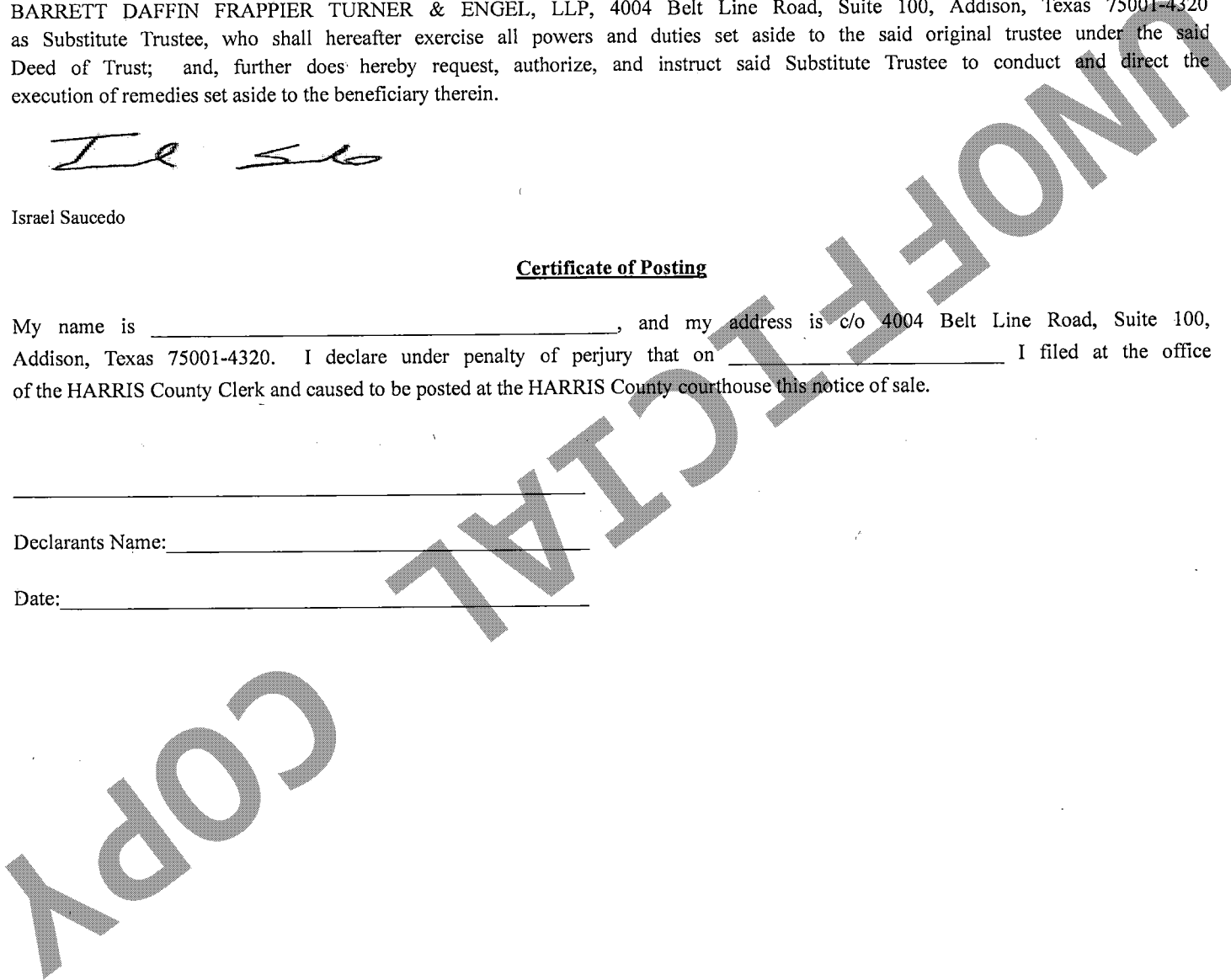
Certificate of Posting

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 9/9/2024 8:09:45 AM FRCL-2024-4807 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



2506 SILVER CYPRESS DR
HOUSTON, TX 77449

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HARRIS

EXHIBIT "A"

LOT EIGHTEEN (18), IN BLOCK TWO (2), OF REPLAT OF RAINTREE VILLAGE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 314, PAGE 127 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 9/9/2024 8:09:45 AM FRCL-2024-4807 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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RP-2024-329172
09/06/2024 RP1 \$37.00

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF HARRIS

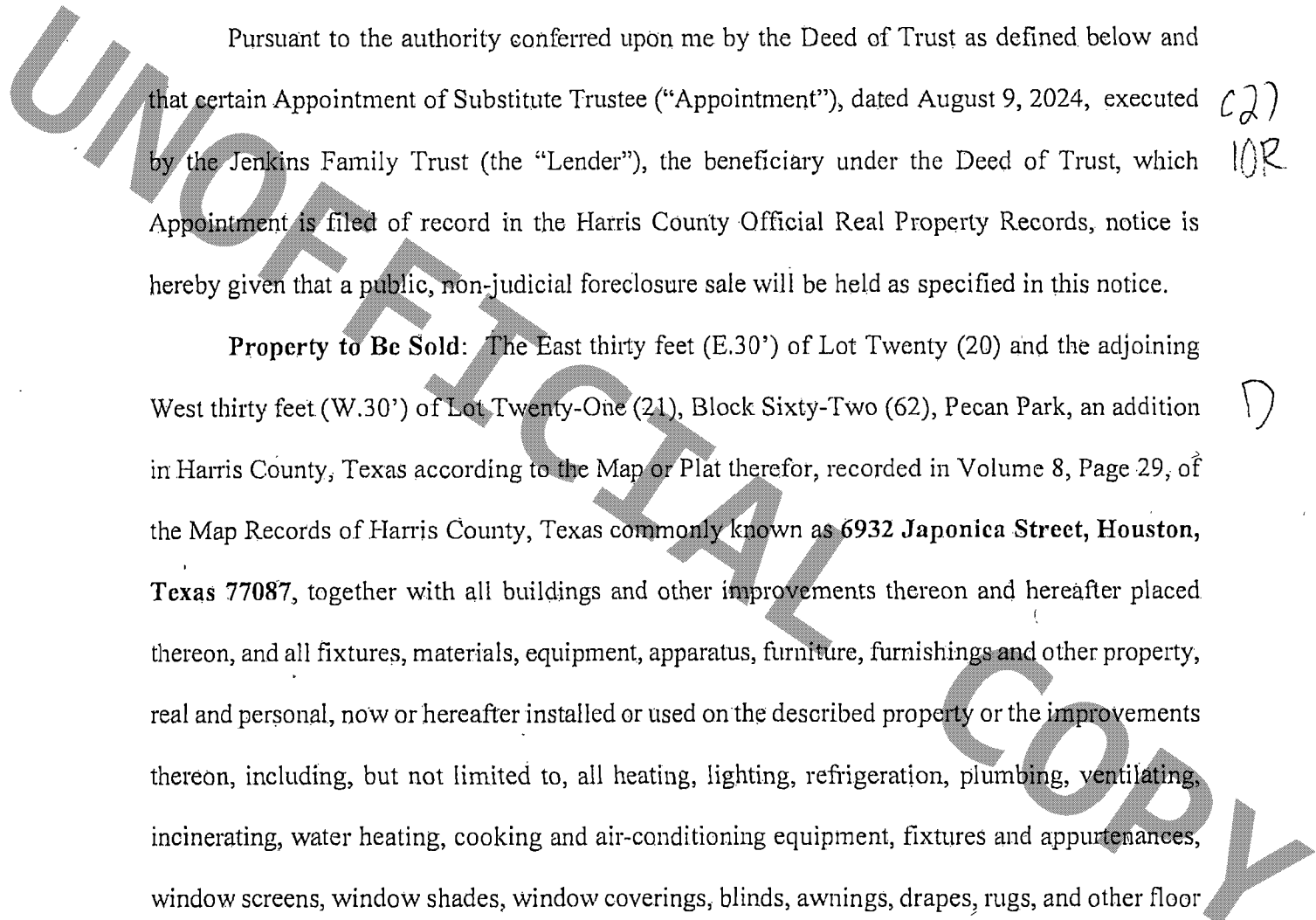
§
§ KNOW ALL MEN BY THESE PRESENTS:
§

Pursuant to the authority conferred upon me by the Deed of Trust as defined below and that certain Appointment of Substitute Trustee ("Appointment"), dated August 9, 2024, executed by the Jenkins Family Trust (the "Lender"), the beneficiary under the Deed of Trust, which Appointment is filed of record in the Harris County Official Real Property Records, notice is hereby given that a public, non-judicial foreclosure sale will be held as specified in this notice.

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10R

Property to Be Sold: The East thirty feet (E.30') of Lot Twenty (20) and the adjoining West thirty feet (W.30') of Lot Twenty-One (21), Block Sixty-Two (62), Pecan Park, an addition in Harris County, Texas according to the Map or Plat therefor, recorded in Volume 8, Page 29, of the Map Records of Harris County, Texas commonly known as **6932 Japonica Street, Houston, Texas 77087**, 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 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, window coverings, blinds, awnings, drapes, rugs, and other floor covering and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of the described property and the improvements thereon, and all renewals, replacements and substitutions thereof and additions thereto, all of which said property and fixtures deemed to be a part of and affixed to the described real property; all rents, revenues, income and profits arising from any part of the described property and the use thereof,

D



including all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantor under all present and future oil, gas and mineral leases on any part of the described property, and all the estate, right, title and interest of every nature whatsoever of the Grantor in and to all of the described property and every part and parcel thereof (the "Property").

Date of Sale: Tuesday, October 1, 2024.

Time of Sale: The earliest time at which the sale will begin is 10:00 a.m. CST (Houston Texas time) or not later than three (3) hours after that time.

Place of Sale: The Foreclosure sale will take place at The Bayou City Event Center Pavilion, 9401 Knight Road, Houston, Harris County, Texas 77045. This location has been designated as the appropriate location for foreclosure sales by the Harris County Commissioners Court, in accordance with the provisions of the Deed of Trust and applicable law.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash by the Substitute Trustee. Those desiring to purchase the Property will be required to demonstrate to the satisfaction of the Substitute Trustee conducting the sale of their ability to pay cash on the day of the sale. The conveyance of the Property will be made and the highest bidder shall agree to accept the Subject Property in "AS IS" condition, and any and all warranties, whether express or implied, and whether of merchantability or fitness of purpose, shall be expressly waived by the purchasing bidder.

Information Concerning the Deed of Trust: The sale is being conducted pursuant to the power of sale granted by that certain Deed of Trust and Security Agreement (the "Deed of Trust") dated March 22, 2010, from Juan N Gamez and Veronica Acosta, as Grantor, to Donald Rumer-Rivera, Trustee (the "Trustee") for the benefit of the Lender, which Deed of Trust was recorded in the Official Public Records of Harris County, Texas under Instrument or Document No. 20100173933 covering the Property, as described in such Deed of Trust to secure the payment of

lee


that certain promissory note and obligation (the "Note") of even date with the Deed of Trust, in the original principal amount of \$76,000.00, executed by the Grantor and payable to the order of the Lender.¹

Default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due and has been accelerated.

Interested parties should note that the Deed of Trust permit the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such 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 rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

EXECUTED this the 6th day of September 2024.

SUBSTITUTE TRUSTEE:


R. Kyle Hawes

10R

¹ By signed written instrument entitled "TRANSFER OF LIEN" the original Lender, properly and for valuable consideration, transferred, assigned, granted and conveyed the promissory note and Deed of Trust to the Jenkins Family Trust by Instrument NO. RP-2016-168276 on April 22, 2016 filed of record in the Official Public Records of Harris County, Texas.

COPY

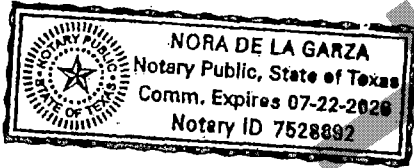
UNOFFICIAL

THE STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

BEFORE ME, the undersigned authority, on this day, personally appeared R. Kyle Hawes, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of September 2024.



Nora De La Garza
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NORA DE LA GARZA
Notary's Printed Name

My Commission Expires:

7-22-2026

After Recordation Return To: ✓✓

R. Kyle Hawes
Chamberlain, Hrdlicka, White, Williams & Aughtry
1200 Smith St., Suite 1400
Houston, Texas 77002
31806534.v1

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4808

FILED 9/9/2024 8:22:12 AM

UNRECORDED

FILED FOR RECORD

3:16:50 PM

Friday, September 6, 2024

Tenesha 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.

Friday, September 6, 2024

Tenesha Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



UNOFFICIAL

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 28, 2021 and recorded under Clerk's File No. RP-2021-307014, 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: 10/01/2024

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 Pavillion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavillion, 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-2024-4809
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

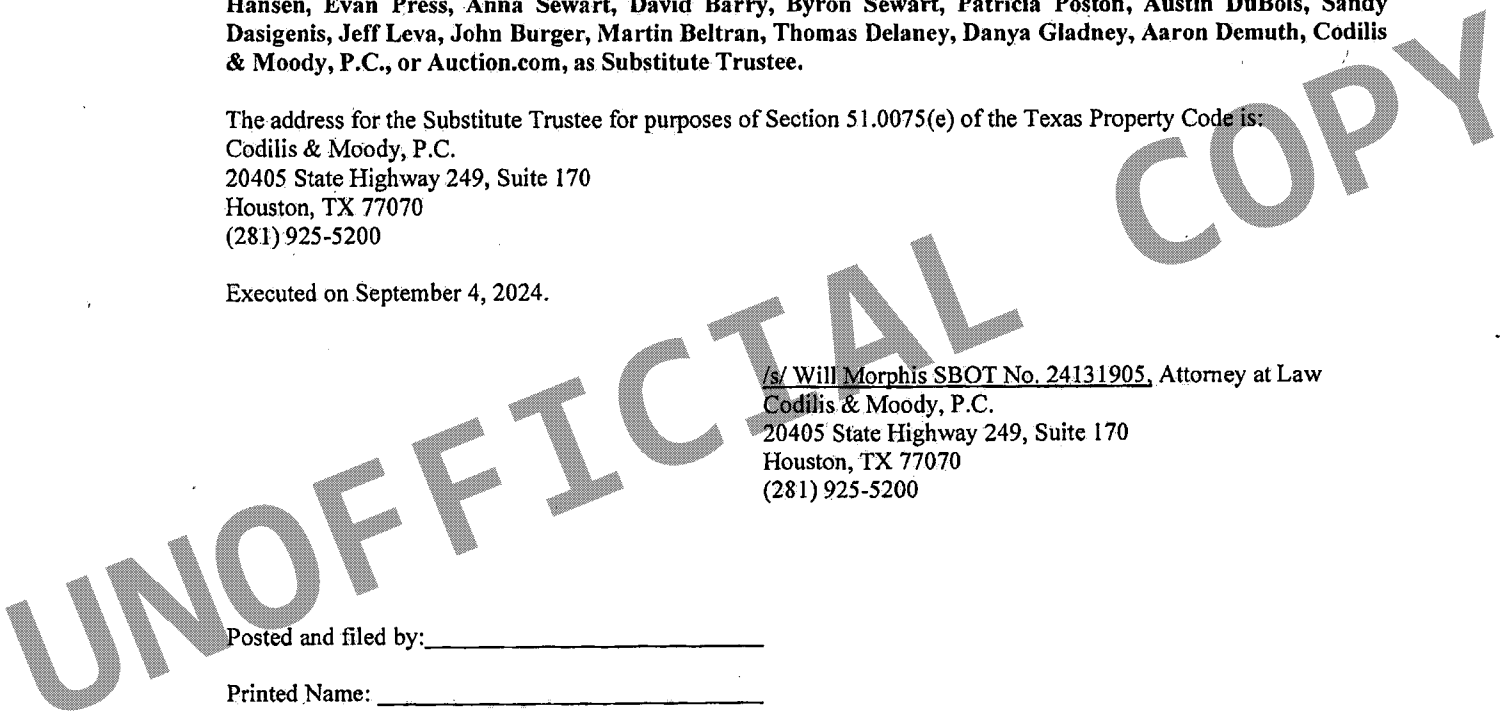
Executed on September 4, 2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-3303



C&M No. 44-22-3497/ 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 31, 2006 and recorded under Vol. RP 033-44, Page 1467, or Clerk's File No. 20060187354, in the real property records of HARRIS County Texas, with Jackie Darrell Williams, an unmarried man, joined herein by Co-Owner Linda F. Hawkins acknowledging valuable consideration as a result of the herein described loan; having other property as homestead as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fieldstone Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jackie Darrell Williams, an unmarried man, joined herein by Co-Owner Linda F. Hawkins acknowledging valuable consideration as a result of the herein described loan; having other property as homestead securing payment of the indebtedness in the original principal amount of \$190,800.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jackie Darrell Williams. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT TWENTY-EIGHT (28), IN BLOCK TWO (2) OF WINDROSE WEST, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER FILM CODE NO. 499144, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/01/2024

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.

44-22-3497
HARRIS



4824351

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4810

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, 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

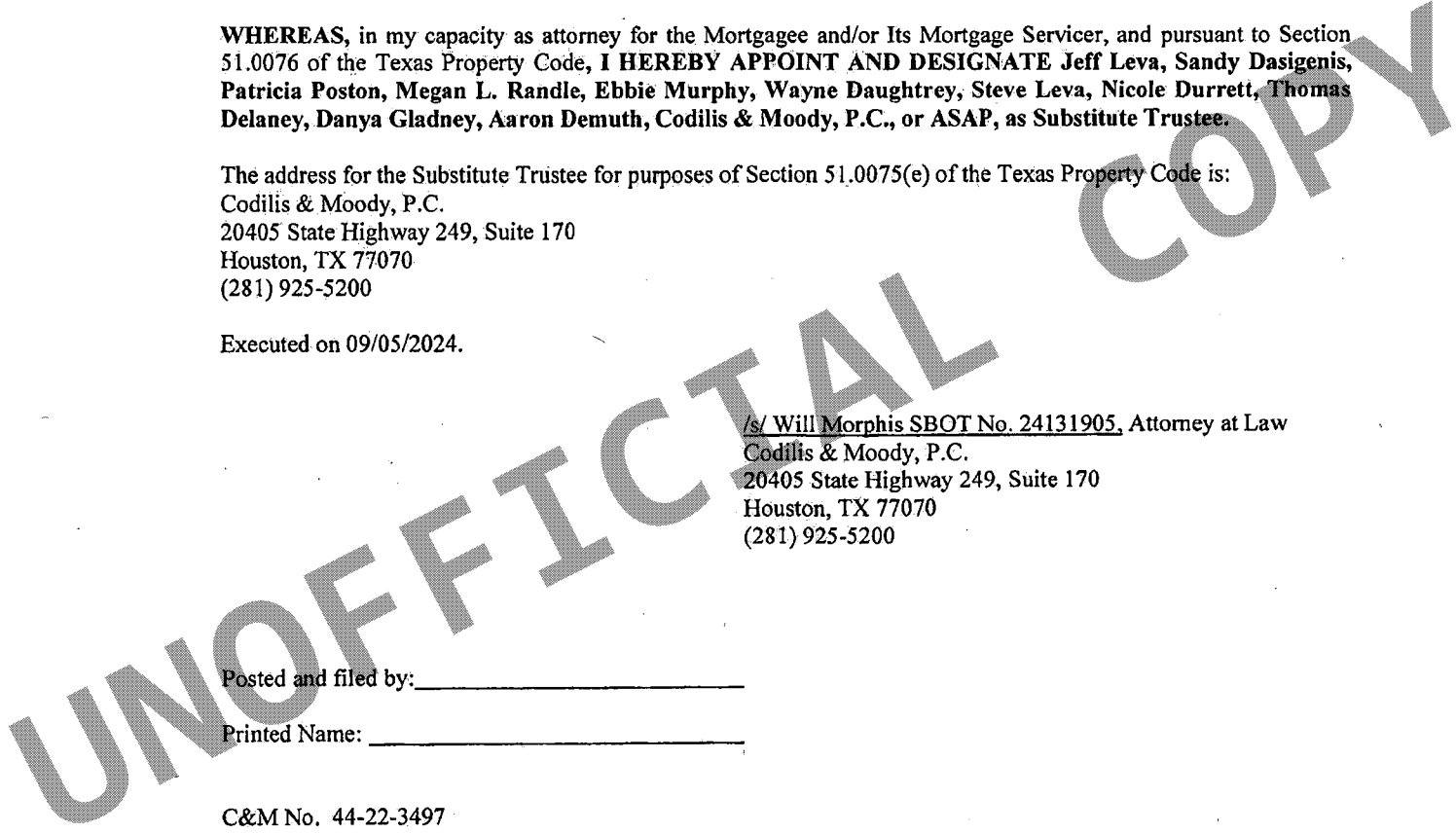
Executed on 09/05/2024.

/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. 44-22-3497



24TX255-0051
2538 SOUTHGATE BLVD., HOUSTON, TX 77030

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

THE WEST FIFTY FEET (W 50') OF LOT FORTY (40) IN BLOCK TWO (2) OF BRANTWOOD, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 44, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated March 6, 2024 and recorded on March 11, 2024 as Instrument Number RP-2024-83271 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information:

October 01, 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 2538 SOUTHGATE BLVD LLC secures the repayment of a Note dated March 6, 2024 in the amount of \$522,000.00. BFSR3, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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



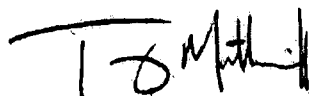
4824492

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.



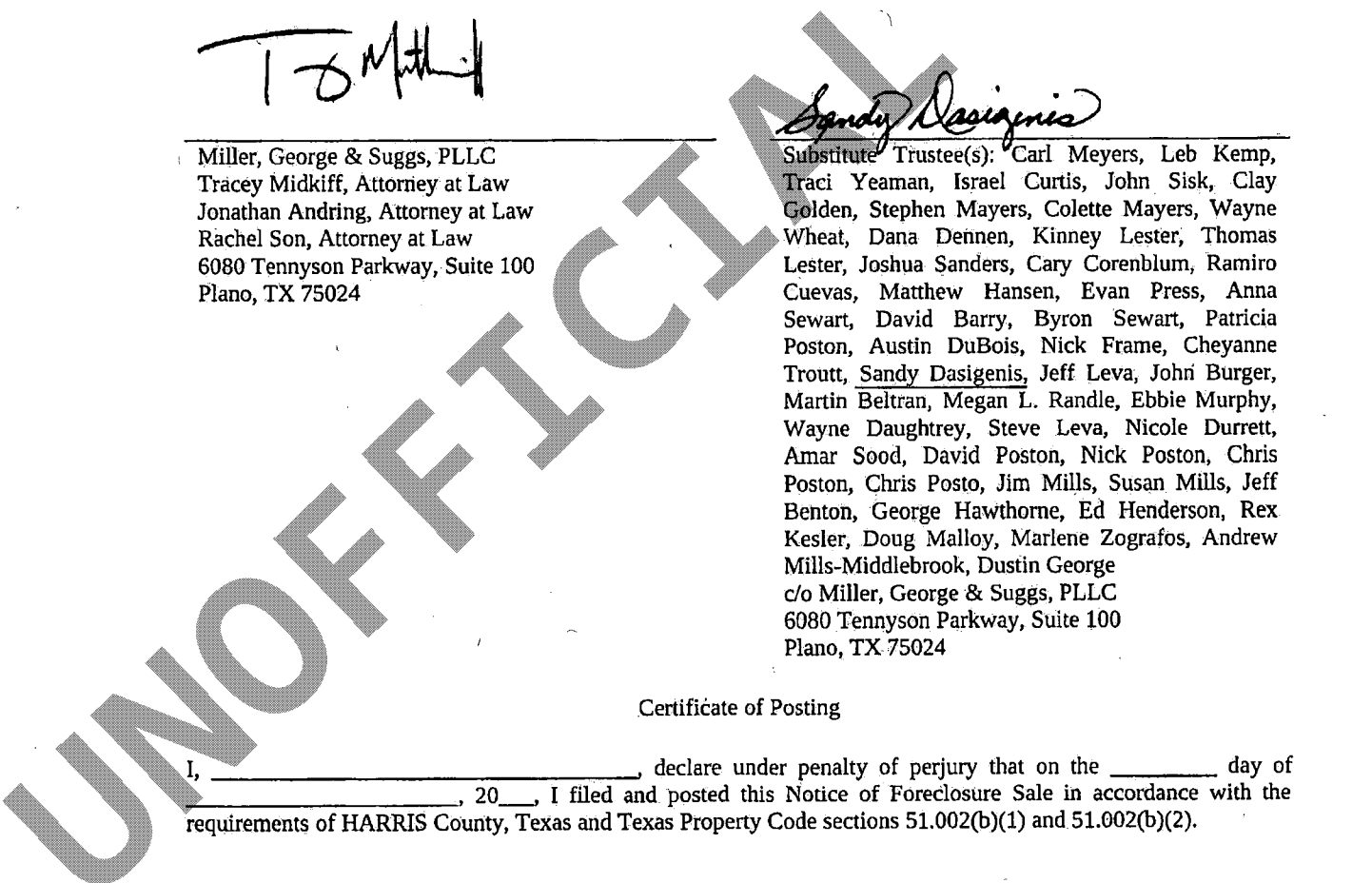
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
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.: 121366-TX

Date: August 22, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: DERLI ELITE LLC, A TEXAS LIMITED LIABILITY COMPANY

ORIGINAL MORTGAGEE: GROUND FLOOR REAL ESTATE 1, LLC, A GEORGIA LIMITED LIABILITY COMPANY

CURRENT MORTGAGEE: Groundfloor Properties GA LLC

MORTGAGE SERVICER: Ground Floor Finance Inc

DEED OF TRUST DATED 6/30/2022, RECORDING INFORMATION: Recorded on 7/8/2022, as Instrument No. RP -2022-352999

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT ONE (1), BLOCK ONE (1), FOSTER GREEN, A SUBDIVISION IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING A RE-PLAT OF LOT 15, BLOCK 9, BELMONT ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE 697526, MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/1/2024, 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.

Ground Floor Finance Inc. is acting as the Mortgage Servicer for Groundfloor Properties GA LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Ground Floor Finance Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

Groundfloor Properties GA LLC
c/o Ground Floor Finance Inc.
600 Peachtree Street NE
Suite 810
Atlanta, GA 30308

The Mortgage Servicer is authorized to represent the Mortgagee 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.: 121366-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 JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4812

FILED 9/9/2024 8:54:34 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.: 119633-TX

Date: September 4, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: SUNG HO SUH, JOINED PRO FORMA BY HIS WIFE, EUNJIN SEOKWON

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

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 8/19/2009, RECORDING INFORMATION: Recorded on 8/26/2009, as Instrument No. 20090388860 in Book RP 067-19 Page 0372; Loan Modification Agreement was recorded on 8/31/16 as Instrument Number RP-2016-390424

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FOUR (4), IN BLOCK ONE (1), OF INWOOD PARK, A SUBDIVISION IS HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO(S) 385065, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/1/2024, 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 LSF10 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 LSF10 MASTER PARTICIPATION TRUST
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150



Matter No.: 119633-TX

Farmers Branch, TX 75234

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4813

FILED 9/9/2024 8:54:34 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.: 114071-TX

Date: September 4, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: HUONG PHUONG DAO AND ANH PHAN TRAN, WIFE AND HUSBAND

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

CURRENT MORTGAGEE: Inspire Home Loans Inc.

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 6/23/2022, RECORDING INFORMATION: Recorded on 6/28/2022, as Instrument No. RP-2022-333695

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THIRTY -FIVE (35) IN BLOCK THREE (3) OF AURORA SEC 1, A SUBDIVISION OF 27.19 ACRES LOCATED IN THE H.&T. C.R.R. CO. SURVEY SECTION 47, BLOCK 2, A-440, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 696547 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/1/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for Inspire Home Loans Inc. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Inspire Home Loans Inc.
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262



Matter No.: 114071-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 Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

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

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TRIAL

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: Codilig & 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.



FILED 9/9/2024 8:54:34 AM FRCL-2024-4815 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 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

COPY

ORIGINAL

C&M No. 44-24-00798/ 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 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,"

44-24-00798
HARRIS



4824360

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

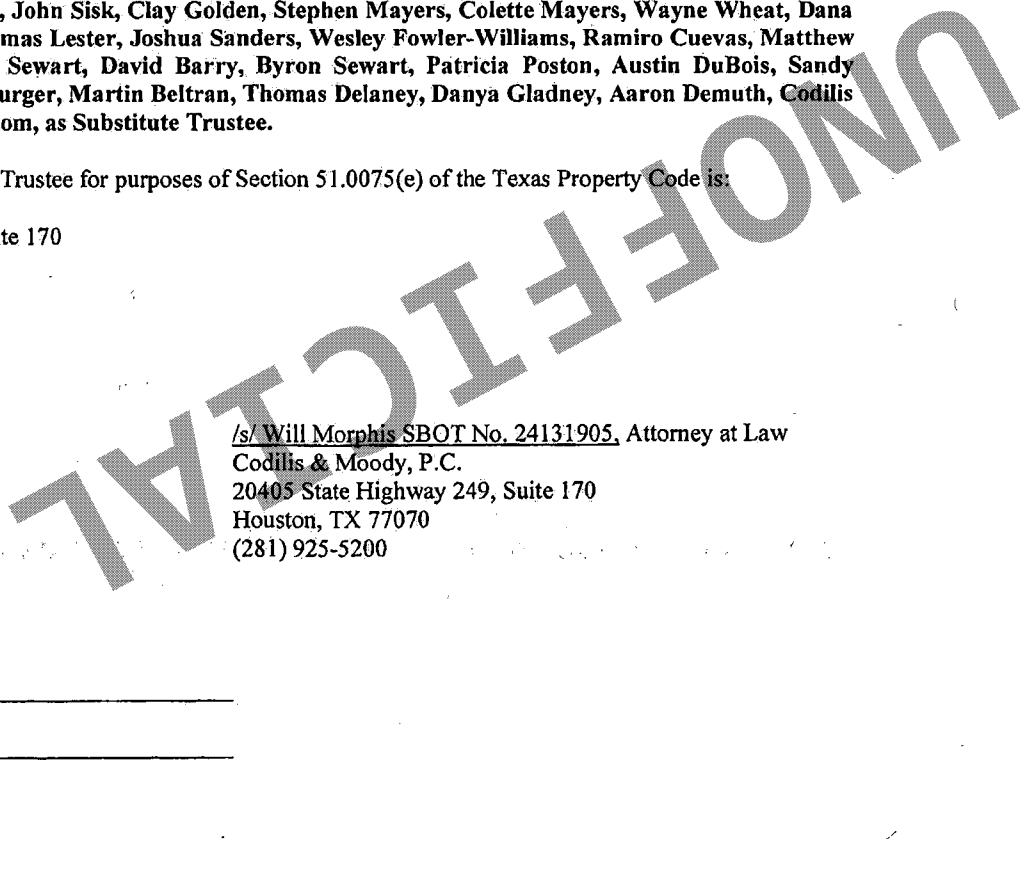
Executed on 09/05/2024.

/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



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,"



FILED 9/9/2024 8:54:34 AM
FRCL-2024-4817
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNRECORDED COPY

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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4817

FILED 9/9/2024 8:54:34 AM

UNOFFICIAL 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 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.



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 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

UNOFFICIAL COPY

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

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

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 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

UNOFFICIAL COPY

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

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 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 "Mortgage") 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



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



WMOFFET

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

UNOFFICIAL COPY

DT: zNOS 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: zNOS AND APPT (SVC) 240318

AL: 2218 NANTUCKET DR



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

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

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 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



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FILED 9/9/2024 8:54:34 AM FRCL-2024-4820 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

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

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 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 "Mortgage") 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



UNRECORDED

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



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

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WMOFFET

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

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DT: zNOS 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: zNOS AND APPT (SVC) 240318

AL: 2218 NANTUCKET DR



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Date of Notice: September 9, 2024

Deed of Trust:

Dated: October 18, 2018

Grantor: Enna Gonzalez

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

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

Trustee: Khanh T. Pham

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

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

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

Date of Sale: *C* Tuesday, ^{October 1,} ~~September 3,~~ 2024

COPY

UNOFFICIAL

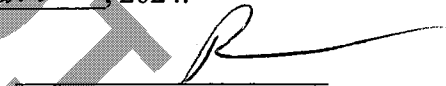
Time of Sale: Sale shall take place at 11:00 o'clock a.m., and no earlier than that time, nor later than 3 hours after that time.

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

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

IN ADDITION TO THE ANY AND ALL OTHER LIMITATIONS ON WARRANTY PROVIDED BY LAW OR STATUTE, THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE LENDER NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED this 9th day of September, 2024.



REX L. KESLER
Substitute Trustee



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

Attorney for Beneficiary

EXHIBIT "A"

Legal Description of land:

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

COMMENCING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 28 WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF WEST MONTGOMERY ROAD (80.00 FEET WIDE);

THENCE SOUTH 40° 10' 00" EAST, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 212.79 FEET TO A FOUND 1-INCH IRON PIPE FOR THE MOST EASTERLY CORNER OF LOT 4, OF SAID UNRECORDED SUBDIVISION, THE MOST NORTHERLY CORNER OF SAID LOT 5, AND FOR THE MOST NORTHERLY CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 40° 10' 00" EAST, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE AND THE NORTHEAST LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 100.00 FEET TO A FOUND 1/4-INCH IRON ROD FOR THE MOST EASTERLY CORNER OF SAID LOT 6, THE MOST NORTHERLY CORNER OF LOT 7, OF SAID UNRECORDED SUBDIVISION, AND THE MOST EASTERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 49° 50' 00" WEST, WITH THE COMMON BOUNDARY LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 62.55 FEET TO A FOUND 1/4-INCH IRON ROD FOR THE COMMON SOUTHERLY CORNER OF SAID LOTS 6 AND 7, BEING IN THE COMMON BOUNDARY LINE OF LOTS 28 AND 41, IN SAID BLOCK 1, AND FOR THE MOST SOUTHERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

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

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

ALSO KNOWN AS: 9115 W. Montgomery Rd., Houston, Texas 77088

AFTER RECORDING RETURN TO:
Nancyelchark Trinn
16726 Shuebner Airline Rd. #267
Spring, Texas 77379
Harris County

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Date of Notice: September 9, 2024

Deed of Trust:

Dated: April 5, 2017

Grantor: Michael Blanco, Jr.

Grantor's Address: 3342 Burke Road, No. 101
 Pasadena, Texas 77504

Original and Current Beneficiary: Qaiser Sagher, whose address is P.O. Box 722, Alief, Texas 77411

Trustee: Joseph Pedigo

Substitute Trustee: Rex L. Kesler was appointed Substitute Trustee by that certain Appointment of Substitute Trustee duly executed on or about September 5, 2024, which will be recorded in the Real Property Records of the County Clerk of Harris County, Texas.

Recorded In: Said Deed of Trust having been duly recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2017-145808

Property: Unit 101, in Building U, of BAYSHORE TOWNHOUSES, a condominium regime created by Declaration recorded at Volume 47, Page 102, of the Condominium Records of Harris County, Texas, along with an undivided interest in the Common Elements of such regime, which unit is commonly known as and addressed as 3342 Burke Road, No. 101, Pasadena, Texas 77504

Date of Sale: Tuesday, October 1, 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: Under the outdoor pavilion on the south end of the Bayou City Event Center property located at 9401 Knight Road, Houston, Texas in the designated area outlined in the Harris County Commissioner's Court Order for Trustee's sales, or as

C: wpwork sagher blanco Unit 10 meadowchase not sale

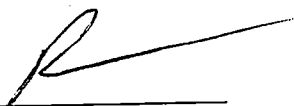
FILED 9/9/2024 9:40:45 AM FRCL-2024-4836 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

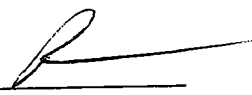
IN ADDITION TO THE ANY AND ALL OTHER LIMITATIONS ON WARRANTY PROVIDED BY LAW OR STATUTE, THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY 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 9th day of September, 2024.



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



REX L. KESLER
Substitute Trustee

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C: wpwork sagher blanco Unit 10 meadowchase not sale

FILED 9/9/2024 9:40:45 AM FRCL-2024-4836 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: September 5th, 2024

Substitute Trustee: Andrew Mattingly

2247 Central Drive

Bedford, Texas 76021

Appointed by written instrument dated September 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

Mortgagee: Capital Plus Financial

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 3824 Topping St Houston, TX 77093

Note Amount: 120000.00

Deed of Trust

Date: 2/28/2018

Borrower: Alejandro Manuel Rodriguez and wife, Maribel Reyes Rodriguez

Mortgagee: CP Originations, LTD. , and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: RP-2018-92727

Assignment Instrument #: RP-2018-103504

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris


Date of Sale: October 1st, 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"

3824 Topping St Houston, TX 77093

Property (including any improvements): LOT 444, BLOCK 26, EPSOM DOWNS PLACE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 21, Page 57, of the Map Records of Harris County, Texas.

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FILED 9/9/2024 9:58:34 AM FRCL-2024-4837 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: September 5th, 2024

Substitute Trustee: Joseph Mattingly
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated September 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

Mortgagee: Capital Plus Financial, LLC
Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC
Borrower's Address: 10338 Duncum St Houston, TX 77013

Note Amount: 120600.00

Deed of Trust

Date: 2/26/2018

Borrower: Tiffany Racheal Guevara and husband, Juan Manuel Morales Perez.

Mortgagee: CP Originations, LTD. , and further assigned to, Capital Plus Financial, LLC
Recording Instrument #: RP-2018-87697
Assignment Instrument #: RP-2018-103519

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

Date of Sale: October 1st, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 am, Harris, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, TX 77045.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property .


Joseph Mattingly

AFTER RECORDING RETURN TO:
Capital Mortgage Servicing, LLC
2247 Central Dr. STE 200
Bedford, TX 76021
817.656.5153

"EXHIBIT A"

10338 Duncum St Houston, TX 77013

Property (including any improvements): Lot 12, in Block 1, of SONGWOOD ADDITION, a subdivision in HARRIS County, Texas, according to the map or plat thereof, recorded in Volume 52, Page 44 of the Map Records of HARRIS County, Texas.

FILED 9/9/2024 9:58:35 AM
FRCL-2024-4838
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: September 5th, 2024

Substitute Trustee: Andrew Mattingly
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated September 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

Mortgagee: Capital Plus Financial, LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 1309 Bank Dr Galena Park, TX 77547

Note Amount: 120900.00

Deed of Trust

Date: June 25th, 2018

Borrower: Ramiro Ruiz and wife, Yadira Ruiz

Mortgagee: Capital Plus Financial, LLC

Recording Instrument #: RP-2018-286412

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

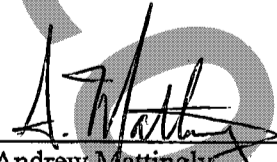
Date of Sale: October 1st, 2024, being the first Tuesday in said month.

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"

1309 Bank Dr Galena Park, TX 77547

Property (including any improvements): The North 33.55 feet of Lot Eight (8) and the adjoining South 21.46 feet of Lot Seven (7), in Block Fifteen (15), of the Replat of Galena Manor, a addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 36, Page 55 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

Notice of Substitute Trustee's Sale

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

Date: September 5th, 2024

Substitute Trustee: Joseph Mattingly
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated September 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

Mortgagee: Capital Plus Financial LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 7234 Boggess Rd Houston, TX 77016

Note Amount: 146475.00

Deed of Trust

Date: February 26th, 2021

Borrower: Jose Luis Torres Amador and wife, Sanjuana Idalia Gomez Urbina.

Mortgagee: Capital Plus Financial LLC

Recording Instrument #: RP-2021-118721

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

Date of Sale: October 1st, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 am, Harris, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, TX 77045.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property .


Joseph Mattingly

AFTER RECORDING RETURN TO:
Capital Mortgage Servicing, LLC
2247 Central Dr. STE 200
Bedford, TX 76021
817.656.5153

"EXHIBIT A"

7234 Boggess Rd Houston, TX 77016

Property (including any improvements): Lot Twenty Seven (27), in Block Forty Seven (47), of SCENIC WOODS, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 16, Page 9 of the Map Records of 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: September 5th, 2024

Substitute Trustee: Andrew Mattingly

2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated September 5th, 2024, and recorded or to be recorded in the official public records of Harris, Texas.

Mortgagee: Capital Plus Financial

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 8903 Strathmore Houston, TX 77078

Note Amount: 69300.00

Deed of Trust

Date: 6/10/2008

Borrower: Irene Tamayo a single person.

Mortgagee: Capital Plus I, LTD. , and further assigned to, Capital Plus Financial

Recording Instrument #: 20080303821

Assignment Instrument #:

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

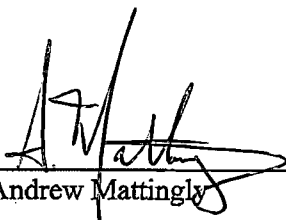
Date of Sale: October 1st, 2024, being the first Tuesday in said month.

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"

8903 Strathmore Houston, TX 77078

Property (including any improvements): Lot Seven Hundred Twenty-five (725), in Block Thirty (30), of Chatwood Place, Section Five (5), an addition in Harris county, Texas, according to the map or plat thereof recorded in Volume 49, Page 73 of the Map Records of Harris County, Texas.

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FILED 9/9/2024 9:17:57 AM
FRCL-2024-4821
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, October 1, 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**")

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 9th day of September , 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

UNOFFICIAL 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

FILED 9/9/2024 9:17:57 AM FRCL-2024-4821 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

"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";

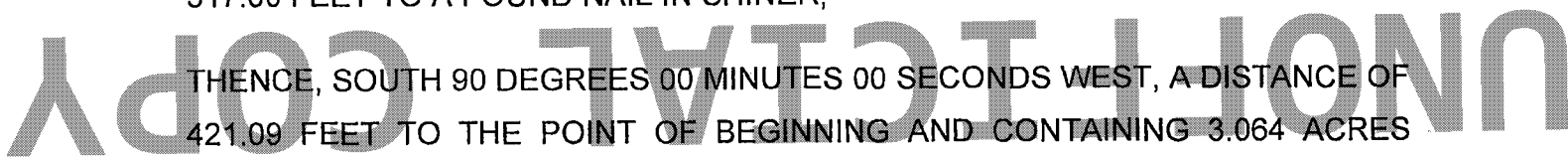
THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO A FOUND NAIL IN SHINER;

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;

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 1, 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.

FILED 9/9/2024 9:17:57 AM FRCL-2024-4821 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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;

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4821
FILED 9/9/2024 9:17:57 AM

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 CUTBACKRIGHT-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.

COPY
UNOFFICIAL

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE 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 3, 2024

NOTE: Note described as follows:

Date: JULY 2, 2021
Maker: VINDUSTRIALIST, LLC
Payee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF ANTLR MORTGAGE TRUST 2021-RTL1 as successor to original lender
Original Principal Amount: \$576,000.00

DEED OF TRUST: Commercial Deed of Trust, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing described as follows:

Date: JULY 2, 2021
Grantor: VINDUSTRIALIST, LLC
Trustee: MCCARTHY & HOLTHUS, LLP
Beneficiary: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF ANTLR MORTGAGE TRUST 2021-RTL1 as successor to original lender
Recorded: DOCUMENT NO. RP-2021-385958, Real Property Records, HARRIS County, Texas.

LENDER: WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE ON

BEHALF OF ANTLR MORTGAGE TRUST 2021-RTL1 as successor to
original lender

BORROWERS: VINDUSTRIALIST, LLC

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, 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:

OCTOBER 1, 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, 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 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: Commercial Deed of Trust, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing described as follows:

Date: JULY 2, 2021
Grantor: VINDUSTRIALIST, LLC
Trustee: MCCARTHY & HOLTHUS, LLP
Beneficiary: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF ANTLR MORTGAGE TRUST 2021-RTL1 as successor to original lender
Recorded: DOCUMENT NO. RP-2021-385958, Real Property Records, 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, 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 3, 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
WILMINGTON SAVINGS FUND
SOCIETY, FSB NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE ON BEHALF OF ANTLR
MORTGAGE TRUST 2021-RTL1

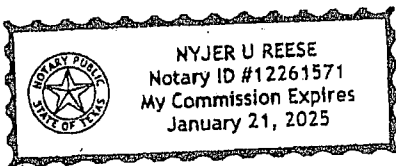
THE STATE OF TEXAS

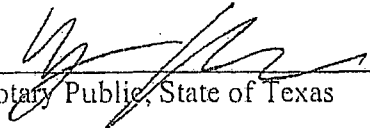
COUNTY OF DALLAS

§
§
§


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 SEPTEMBER 3, 2024.




Notary Public, State of Texas

Notice of Sale executed by:



Name: Sandy Dasigenis

Substitute Trustee

UNOFFICIAL COPY

EXHIBIT A

Legal Description of the Property

Lot Thirty-five (35), in Block Five (5), of MARIAN OAKS, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 46, Page 37 of the Map Records of Harris County, Texas.

COPY UNOFFICIAL

Notice of Substitute Trustee's Sale

Date: September 5, 2024

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Cole Emert

Substitute Trustee's Address: 8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments Atlas SPV, LLC, a Texas limited liability company

Note: Note dated May 25, 2023, in the amount of \$315,000.00.

Deed of Trust

Date: May 25, 2023

Grantor: Samuel Hernandez

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Recording information: Recorded on May 26, 2023, under Clerk's Instrument No. RP-2023-194155 of the official public records of Harris County, Texas

Property:

Lot No. 7, Block No. 9, of Westbury, Section One, an addition to the City of Houston in Harris County, Texas, according to the map thereof recorded in Volume 47, Page 73, of the Map Records of Harris County, Texas.

Commonly Known as: 5019 Stillbrooke Dr, Houston, TX 77035

County: Harris County

Date of Sale (first Tuesday of month): October 1, 2024

Time of Sale: The earliest time at which the sale shall occur is 10:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045, OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING

ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Cole Emert

UNOFFICIAL 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:

THE NORTH 28 FEET OF LOT EIGHT (8) AND THE SOUTH 16 FEET 8 INCHES OF LOT SEVEN (7), IN BLOCK SIX (6), OF RYON ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z, PAGE 601 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS APN-031-006-000-0007

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

Date: October 1, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: HARRIS County, Bayou City Event Center, at 9401 Knight Road in Houston, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable

conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the 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 Omar Legorreta and Jolynn Saucedo ("Debtor") and Jolynn Saucedo. Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated December 5, 2022 and executed by Debtor in the Original Principal Amount of \$257,050.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of BMCF-EG Series II Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated December 5, 2022, designating Scott Everett as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. RP-2022-574809, of the Real Property Records of HARRIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, U.S. Bank Trust National Association, as Trustee of BMCF-EG Series II Trust, 323 5th Street, Eureka, CA 95501.

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

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

DATED SEP - 9 2024



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, David Garvin,
Richard E. Anderson, Ray Vela or Cesar Dela Garza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

xxx2754 Legorreta

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 2nd day of November, 2023, Reset and Align Ministry (the "Grantor"), executed a Deed of Trust conveying to Scott R. Valby, Trustee, the Property hereinafter described, to secure Relative Lending, LLC, in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of October, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash at the Bayou City Event Center (BCEC), where the Commissioners Court has designated such sales to take place. The building is located at 9401 Knight Road, Houston, Texas 77045.

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

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

Said Property is described as follows:

1. LOT 3, BLOCK 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.
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 9th day of September, 2024.

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

By: Sandy Dasigenis
SANDY DASIGENIS, Substitute Trustee

Return to:
Relative Lending
5373 W. Alabama, Ste 425
Houston, Texas 77056

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 28th day of August, 2023, Barrett's Heritage Houses, LLC d/b/a Jamel Properties (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 1st day of October, 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. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 9th day of September, 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

EXHIBIT 'A'

Being a tract of land containing 14.4722 acres (630,409 square feet), situated in the Reuben White Survey, Abstract 84, Harris County, Texas, being part of the tracts of land conveyed unto Barrett's Heritage Houses, LLC by deed as recorded under County Clerk's File No. RP-2021-583331 of the Official Public Records of Harris County, Texas. Said 14.4722-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found railroad spike for the northwest corner of a called 0.8519 acre tract of land described in said County Clerk's File No. RP-2021-583331 of the Official Public Records of Harris County, Texas, and for an angle point in the south line of a called 15.8979 acre tract of land described in said County Clerk's File No. RP-2021-583331 of the Official Public Records of Harris County, Texas, and for an angle point in the west line of the said tract herein described;

THENCE North 03°45'48" West, a distance of 612.14 feet to a found 5/8-inch iron rod with cap marked "South Texas Surveying" in the north line of said 15.8979 acre tract, and for the northwest corner of the said tract herein described;

THENCE North 87°03'32" East, a distance of 1,014.57 feet to a point for the northeast corner of the said tract herein described;

THENCE South 01°55'44" East, a distance of 568.55 feet to a found flat iron for the most easterly southeast corner of the said tract herein described;

THENCE South 84°33'03" West, a distance of 786.70 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South 06°03'53" East, a distance of 208.69 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in northerly right-of-way line of Barrett Road (50 feet wide) for the most southerly southeast corner of the said tract herein described;

THENCE North 77°42'17" West, with said northerly right-of-way line, a distance of 226.72 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

THENCE North 03°55'59" West, a distance of 139.63 feet to the POINT OF BEGINNING and containing 14.4722 acres (630,409 square feet), more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 11th day of August, 2016, Westgreen Venture, LP (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan 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, J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan 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 1st day of October, 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. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 9th day of September, 2024.

By: 
SANDY DASIGENIS
Substitute Trustee

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

EXHIBIT 'A'

Legal Description of Real Property

Being a 11.1687-ACRE (486,509 SQ. FT.) tract of land situated in the H. & T.C.R.R. Survey, A-987, Harris County, Texas. Said 11.1687-acre tract being out of the residue of a called 148.3716-acre tract of land conveyed to Westgreen Point Venture, L.P., by deed recorded under Harris County Clerk's File No. X500195 (hereinafter H.C.C.F. No.), Film Code No. 583-72-1892 of the Official Public Records of Harris County, Texas (hereinafter O.P.R.R.H.C.), 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:

COMMENCING at a 5/8-inch Iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east right-of-way line of Westgreen Boulevard (50-Foot Wide Right-of-Way), as recorded under H.C.C.F. No. D976532, Film Code No. 167-35-2405 of the O.P.R.R.P.H.C., for the southwest corner of the residue of a called 87.4332-acre tract of land conveyed to CBT Limited, by deed recorded under H.C.C.F. No. U840350, Film Code No. 536-88-2944 of the O.P.R.R.P.H.C., and for the northwest corner of the residue of said 148.3716-acre tract;

THENCE South 89 deg. 53 min. 22 sec. East, with the south line of the residue of said 87.4332-acre tract, with the south line of a called 70.601-acre tract of land conveyed to Obra Homes, Inc., by deed recorded in H.C.C.F. No. X281388, Film Code No. 579-95-0737 of the O.P.R.R.P.H.C., with the north line of the residue of said 148.3716-acre tract and with the north line of said tract herein described, at a distance of 350.00 feet pass the southeast corner of the residue of said 87.4332-acre tract and the southwest corner of said 70.601-acre tract, and continuing for a total distance of 678.28 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX);

THENCE South 00 deg. 00 min. 37 sec. East, continuing and across the residue of said 148.3716-acre tract, a distance of 1,117.31 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" to the POINT OF BEGINNING of said tract herein described;

THENCE North 89 deg. 59 min. 06 sec. East, across the residue of said 148.3716-acre tract, a distance of 406.77 feet to the Northeast corner of the said tract herein described;

THENCE South 00 deg. 06 min. 34 sec. West, continuing over and across the residue of said 148.3716-acre tract for a distance of 110.57 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX", and then continuing with an east line of the residue of said 148.3716-acre tract and with an east line of said tract herein described, a total distance of 929.82 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the north right-of-way line of Morton Road (Variable Width Right-of-Way), as recorded under H.C.C.F. Nos. 20090402464 and 20100103015, Film Code Nos. 067-36-1837 and 070-37-2260 of the O.P.R.R.P.H.C. for a southwest corner of said 16.008-acre tract, for a southeast corner of the residue of said 148.3716-acre tract and for the southeast corner of said tract herein described;

THENCE with the north right-of-way line of said Morton Road, with a south line of the residue of said 148.3716-acre tract, with a south line of said tract herein described, and following the arc of a non-tangent curve to the left, said curve to the left having a radius of 2,050.00 feet, a central angle of 12 deg. 47 min. 53 sec., an arc length of 457.91 feet, a chord bearing of North 66 deg. 44 min. 41 sec. West and a chord distance of 456.96 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set marking the end of said non-tangent curve to the left, and for an angle point in the north right-of-way line of said Morton Road;

THENCE North 16 deg. 50 min. 31 sec. East, continuing with the north right-of-way line of said Morton Road, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point in the north right-of-way line of said Morton Road;

THENCE continuing with the north right-of-way line of said Morton Road and following the arc of a nontangent curve to the left, said curve having a radius of 2,060.00 feet, a central angle of 04 deg. 14 min. 53 sec., an arc length of 152.73 feet, a chord bearing of North 75 deg. 16 min. 04 sec. West and a chord distance of 152.69 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set marking the end of said non-tangent curve to the left, and for an angle point in the north right-of-way line of said Morton Road;

THENCE North 12 deg. 35 min. 39 sec. East, continuing with the north right-of-way line of said Morton Road, a distance of 15.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point in the north right-of-way line of said Morton Road;

THENCE continuing with the north right-of-way line of said Morton Road and following the arc of a nontangent curve to the left, said curve having a radius of 2,075.00 feet, a central angle of 01 deg. 27 min. 43 sec., an arc length of 52.95 feet, a chord bearing of North 78 deg. 07 min. 23 sec. West and a chord distance of 52.95 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set marking the end of said non-tangent curve to the left and for the southwest corner of said tract herein described;

THENCE North 00 deg. 00 min. 37 sec. West, over and across the the residue of said 148.3716-acre tract and with a west line of said tract herein described, a distance of 675.30 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said tract herein described;

THENCE North 89 deg. 59 min. 06 sec. East, continuing over and across the the residue of said 148.3716-acre tract and with a north line of said tract herein described, a distance of 208.28 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" to the POINT OF BEGINNING and containing 11.1687 acres (486,509 Sq. Ft.) of land, more or less.

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 13th day of April, 2020, Westgreen Venture, LP (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan 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, J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan 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 1st day of October, 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. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 9th day of September, 2024.

By: *Sandy Dasigenis*
SANDY DASIGENIS
Substitute Trustee

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

EXHIBIT 'A'

BEING a 6.895-acre (300,331 square foot) tract of land situated in the H. & T. C. R.R. Survey, A-987, Harris County, Texas. Said 6.895-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:

COMMENCING at a 5/8-inch iron rod with cap stamped ("WEISSER ENG., HOUSTON, TX.") set in the east right-of-way line of Westgreen Boulevard (based on a width of 50 feet as recorded under Harris County Clerk's File Number T840078, Film Code Number 526-78-3531 of the Official Public Records of Real Property, Harris County, Texas, for the southwest corner of the residue of a called 87.4332-acre tract of land conveyed to CET Limited as recorded under Harris County Clerk's File Number U840350, Film Code Number 536-88-2944 of the Official Public Records of Real Property, Harris County, Texas and for the northwest corner of said 148.3716-acre tract:

THENCE South 00° 00' 37" East, with the east right-of-way line of said Westgreen Boulevard and with the west line of said 148.3716 -acre tract, a distance of 1118.80 feet to a 5/8-inch iron rod with cap stamped ("WEISSER ENG., HOUSTON, TX.") set for the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE North 89° 59' 06" East, over and across said 148.3716-acre tract and with the north line of said tract herein described, a distance of 470.00 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 00° 00' 37" East, over and across said 148.3716-acre tract and with an east line of said tract herein described, a distance of 675.30 feet to a 5/8-inch iron rod with cap stamped ("WEISSER ENG., HOUSTON, TX.") set in the north right-of-way line of Morton Road (right-of-way varies) by deeds recorded under Harris County Clerk's File No. 20100103015, Film Code No. 070-87-2260 of the Official Public Records of Real Property Harris County, Texas, for southeast corner of said tract herein described;

THENCE with the north right-of-way line of said Morton Road, along said curve to the left, an arc length of 371.51 feet to a 5/8-inch iron rod with cap stamped ("WEISSER ENG., HOUSTON, TX.") set for the point of tangency, said curve to the left having a radius of 2075.00 feet, a central angle of 10° 15' 30", a chord bearing of North 83° 58' 39" West and a chord length of 371.01 feet;

THENCE North 44° 51' 00" West, with the northeast right-of-way line of said Morton Road and with a south line of said tract herein described, a distance of 72.38 feet to a 5/8-inch iron rod with cap stamped ("WEISSER ENG., HOUSTON, TX.") set for an interior corner of said tract herein described;

THENCE South 89° 48' 06" West, with the north right-of-way line of said Morton Road and with a south line of said tract herein described, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped ("WEISSER ENG., HOUSTON, TX.") set in the intersection corner of the east right-of-way line of said Westgreen Boulevard and the north right-of-way line of said Morton Road, for the southwest corner of said tract herein described;

THENCE North 00° 00' 37" West, with the east right-of-way line of said Westgreen Boulevard and with the west line of said tract herein described, a distance of 585.14 feet to the POINT OF BEGINNING and containing 6.895 acres (300,331 square feet) of land, more or less.

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 8th day of April, 2015, Westgreen Venture, LP (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan 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, J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan 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 1st day of October, 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. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 9th day of September, 2024.

By: *Sandy Dasigenis*
SANDY DASIGENIS
Substitute Trustee

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

EXHIBIT "A"

Being a 30.0103-acre (1,307,248 Sq. Ft.) tract of land situated in the H. & T.C.R.R. Survey, A-897, Harris County, Texas. Said 30.0103-acre tract being out of the residue of a called 148.3716-acre tract of land conveyed to Westgreen Point Venture, L.P., by deed recorded under Harris County Clerk's File No. X500195 (hereinafter H.C.C.F. No.), Film Code No. 583-72-1892 of the Official Public Records of Harris County, Texas (hereinafter O.P.R.R.H.C.), 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:

COMMENCING at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east right-of-way line of Westgreen Boulevard (50-Foot Wide Right-of-Way), as recorded under H.C.C.F. No. D976532, Film Code No. 167-35-2405 of the O.P.R.R.P.H.C., for the southwest corner of the residue of a called 87.4332-acre tract of land conveyed to CET Limited, by deed recorded under H.C.C.F. No. U840350, Film Code No. 536-88-2944 of the O.P.R.R.P.H.C., and for the northwest corner of the residue of said 148.3716-acre tract;

THENCE South 89 deg. 53 min. 22 sec. East, with the south line of the residue of said 87.4332-acre tract, with the south line of a called 70.601-acre tract of land conveyed to Obra Homes, Inc., by deed recorded in H.C.C.F. No. X281388, Film Code No. 579-95-0737 of the O.P.R.R.P.H.C., with the north line of the residue of said 148.3716-acre tract and with the north line of said tract herein described, at a distance of 350.00 feet pass the southeast corner of the residue of said 87.4332-acre tract and the southwest corner of said 70.601-acre tract, and continuing for a total distance of 678.28 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner POINT OF BEGINNING of said tract herein described;

THENCE South 89 deg. 53 min. 22 sec. East, with the south line of said 70.601-acre tract, with the south line of a called 19.861-acre tract of land conveyed to W.C. Clements, Jr. and wife, Lisa Dale Clements, by deed recorded under H.C.C.F. No. P085892 of the O.P.R.R.P.H.C., with the north line of the residue of said 148.3716-acre tract and with the north line of said tract herein described, at a distance of 722.58 feet pass the southeast corner of said 70.601-acre tract and the southwest corner of said 19.861-acre tract, and continuing for a total distance of 1,104.05 feet to a bent 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found in a west line of a called 16.008-acre tract of land conveyed to the Harris County Flood Control District, by deed recorded under H.C.C.F. No. K701984, Film Code No. 056-73-0417 of the O.P.R.R.P.H.C. for the southeast corner of said 19.861-acre tract, for the northeast corner of the residue of said 148.3716-acre tract and for the northeast corner of said tract herein described;

THENCE South 00 deg. 09 min. 32 sec. West, with a west line of said 16.008-acre tract, with an east line of the residue of said 148.3716-acre tract and with an east line of said tract herein described, a distance of 1,225.83 feet to a bent 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for an interior corner of said 16.008-acre tract, for a southeast corner of the residue of said 148.3716-acre tract and for the southeast corner of said tract herein described;

THENCE North 89 deg. 59 min. 06 sec. West, with a north line of said 16.008-acre tract, with a south line of the residue of said 148.3716-acre tract and with a south line of said tract herein described, a distance of 693.89 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for a northwest corner of said 16.008-acre tract, for an interior corner of the residue of said 148.3716-acre tract and for an interior corner of said tract herein described;

THENCE North 00 deg. 06 min. 34 sec. East, continuing over and across the residue of said 148.3716-acre tract for a distance of 110.57 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX", and for an interior corner of said tract herein described;

THENCE South 89 deg. 59 min. 06 sec. West, across the residue of said 148.3716-acre tract, a distance of 406.77 feet to the Southwest corner of the said tract herein described;

THENCE North 00 deg. 00 min. 37 sec. West, continuing and across the residue of said 148.3716-acre tract, a distance of 1,117.31 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" to the POINT OF BEGINNING and containing 30.0103 acres (1,307,248 Sq. Ft.) of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 23rd day of December, 2014, J.A.R. Construction, 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 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 1st day of October, 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 (BCEC), where the Commissioners Court has designated such sales to take place. The building is located at 9401 Knight Road, Houston, Texas 77045.

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

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

Said Property is described as follows:

1. LOTS SIXTY-FIVE (65) AND SIXTY-SIX (66) OF RALSTON ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 24 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 9th day of September, 2024.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS *
*
COUNTY OF HARRIS * KNOW ALL MEN BY THESE PRESENT

WHEREAS, by Deed of Trust, Date FEBRUARY 13, 2023, filed for record with the County Clerk of HARRIS County, Texas, Filed #RP-2023-49859 of the Deed Records of HARRIS County, Texas executed by THE CAMPUS REAL ESTATE 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:

WHEREAS, by Assumption Deed, dated APRIL 3, 2024, filed for record with the County Clerk of HARRIS County, Texas, File #RP-2024-122641 of the Deed Records of HARRIS County, Texas, Assumed by JUAN ROMAN AND ALEJANDRA BUSTAMANTE 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 30, BLOCK 8, REED TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 33, PAGE 66, MAP RECORDS, HARRIS COUNTY, TEXAS.
aka: 4113 Phlox St., Houston TX 77051.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of \$177,500.00 executed by JUAN ROMAN AND ALEJANDRA BUSTAMANTE, 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

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.

4113 Phlox St., Houston, TX 77051

UNOFFICIAL COPY

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 1st day of OCTOBER, 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."

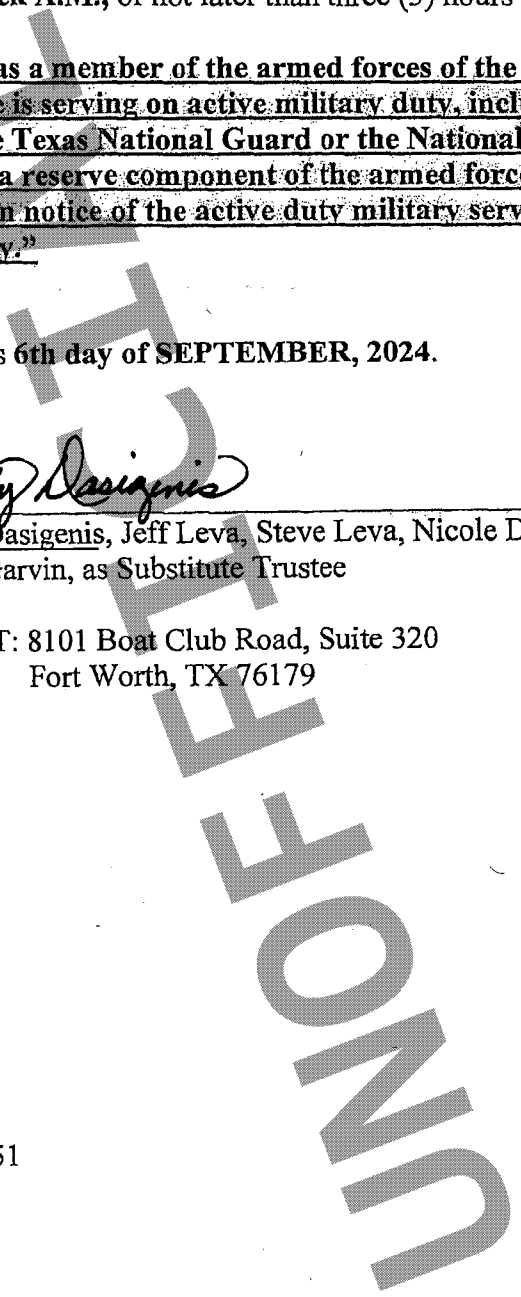
WITNESS MY HAND this 6th day of **SEPTEMBER, 2024**.

Sandy Dasigenis

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

4113 Phlox St., Houston, TX 77051



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, 1st day of OCTOBER, 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 6th day of **SEPTEMBER, 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

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 **JULY 1, 2022**, filed for record with the County Clerk of **HARRIS** County, Texas, File #**RP-2022-349364** of the Deed Records of **HARRIS** County, Texas, executed by **THE CAMPUS REAL ESTATE 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 FIFTY-NINE (59), BLOCK TWO (2), WESTFIELD TERRACE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 55 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

aka: 2316 Deutser St., Houston TX 77093.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$126,300.00** executed by **THE CAMPUS REAL ESTATE 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

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, 1st day of OCTOBER, 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

2316 Deutser St., Houston, TX 77093

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4833

FILED 9/9/2024 9:17:57 AM

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 6th day of September, 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

2316 Deutser St., Houston, TX 77093

COPY UNOFFICIAL

92328.557.00

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: SEPTEMBER 6, 2024

NOTE: Adjustable Rate Note, as renewed, modified, or extended, described as follows:

Date: September 20, 2021
Maker: 11 Sky LLC
Payee: Civic Financial Services, LLC
Original Principal Amount: \$273,000.00

DEED OF TRUST: Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing, described as follows:

Date: September 20, 2021
Grantor: 11 Sky LLC
Trustee: Don Harris
Beneficiary: Civic Financial Services, LLC
Recorded: Document No. RP-2021-554851 Real Property Records, HARRIS County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-B

BORROWER: 11 Sky LLC

PROPERTY: The real property described as follows:

Commonly known as: 16410 DAWNBLUSH CT., HOUSTON, TX 77095

Legally described as: LOT 7, BLOCK 3, COPPER VILLAGE, SECTION FIVE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 478038, MAP RECORDS OF HARRIS COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL*

92328.557.00

***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:

OCTOBER 1, 2024, the first Tuesday of the month, to commence at 11:00 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.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF
THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE**

92328.557.00

MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 SEPTEMBER 6, 2024

SUBSTITUTE TRUSTEE

Sign: *Sandy Dasigenis*

Print: SANDY DASIGENIS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4834

FILED 9/9/2024 9:17:57 AM

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Stellar Bank

Loan No. 8001012450

Notice is hereby given that a public sale at auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note:

Date: May 31, 2019

Maker(s): Wilibaldo H. Villanueva

Payee: Allegiance Bank (now known as Stellar Bank)

Original Principal Amount: \$105,000.00

Maturity Date: May 30, 2024

Modified by: N/A

Deed of Trust:

Date: May 31, 2019

Grantor(s): Irma E. Rodriguez

Trustee: Ramon A. Vitulli, III

Beneficiary: Allegiance Bank (now known as Stellar Bank)

Recorded in: Instrument No. RP-2019-232127 in the official public records of Harris County, Texas

Renewed & N/A
Extended by:

Property:

That certain land described in "Exhibit A" attached hereto and made a part hereof; together with all mineral interests, improvements, fixtures, personal property, and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges, and appurtenances pertaining thereto.

Present Owner of Promissory Note and Beneficiary under Deed of Trust:

Stellar Bank

Information regarding the public sale to be held:

Substitute Trustees: Christopher Jordan or Nathan Vrazel
700 Milam, Ste. 800
Houston, Texas 77002

Appointed by written instrument dated effective as of September 6, 2024, and recorded on September 9, 2024, Instrument No. RP-2024-329369 in the official public records of Harris County, Texas

Date of Sale: October 1, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Harris County, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: The Bayou City Events Center, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners.

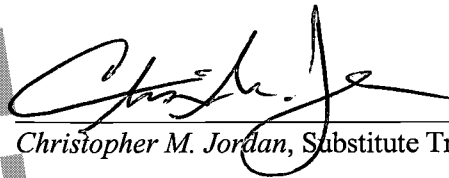
Default has occurred in the payment of the indebtedness evidenced by the Promissory Note and in the performance of the obligations under the Deed of Trust. Because of such default and because the Promissory Note has matured but remains unpaid, Stellar Bank ("Lender"), the owner and holder of the Promissory Note and beneficiary under the Deed of Trust, has appointed Substitute Trustee and has requested Substitute Trustee enforce the Deed of Trust and 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 § 9.604(a)(2).

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the above-referenced Property by public sale to the highest bidder for cash or other immediately available good funds in accordance with the Deed of Trust and the applicable 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

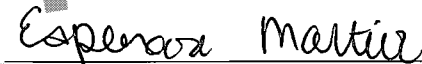
Substitute Trustee, nor any other substitute trustee Lender may appoint, nor Lender has made, makes, or will make any covenants, representations or warranties (express or implied) regarding the Property, including, without limitation, the title to or the condition of the Property; provided, however, the successful bidder at the sale will be provided with a deed to the Property containing any warranties of title required by the Deed of Trust, if any. 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, to any permitted exceptions to title described in the Deed of Trust, and to all ad valorem taxes then-owing with respect to the Property. The Property to be sold at the public sale will be sold "AS IS, WHERE IS AND WITH ALL FAULTS".


Christopher M. Jordan, Substitute Trustee

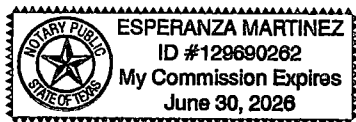
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on September 9, 2024, by Christopher M. Jordan, in his capacity as Substitute Trustee for Lender.


Notary Public, in and for the State of Texas

(Personalized Seal)



Please Return File-Stamped Copy to:
Stellar Bank
8807 W. Sam Houston Parkway North, Suite 100
Houston, Texas 77040
Attn: Steve Mitchell, Senior Director of Special Assets

UNOFFICIAL COPY

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

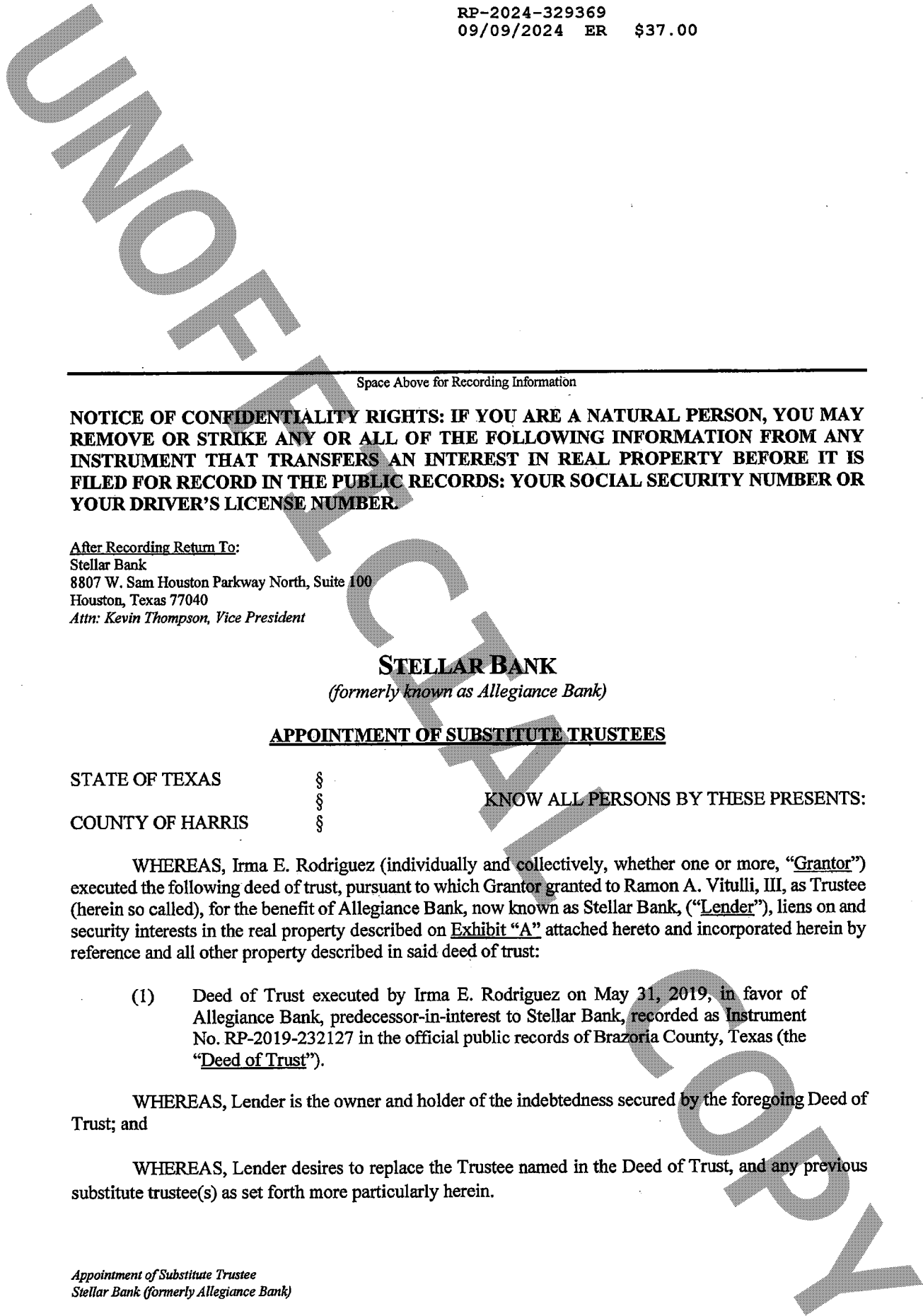
Description of the Property

LOT FIFTY-SIX (56), IN BLOCK THREE (3), OF WHITE OAK BEND, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 276, PAGE 70 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

FRCL-2024-4843
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2024-329369



Space Above for Recording Information

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.

After Recording Return To:
Stellar Bank
8807 W. Sam Houston Parkway North, Suite 100
Houston, Texas 77040
Attn: Kevin Thompson, Vice President

STELLAR BANK
(formerly known as Allegiance Bank)

APPOINTMENT OF SUBSTITUTE TRUSTEES

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

§

§

WHEREAS, Irma E. Rodriguez (individually and collectively, whether one or more, "Grantor") executed the following deed of trust, pursuant to which Grantor granted to Ramon A. Vitulli, III, as Trustee (herein so called), for the benefit of Allegiance Bank, now known as Stellar Bank, ("Lender"), liens on and security interests in the real property described on Exhibit "A" attached hereto and incorporated herein by reference and all other property described in said deed of trust:

- (1) Deed of Trust executed by Irma E. Rodriguez on May 31, 2019, in favor of Allegiance Bank, predecessor-in-interest to Stellar Bank, recorded as Instrument No. RP-2019-232127 in the official public records of Brazoria County, Texas (the "Deed of Trust").

WHEREAS, Lender is the owner and holder of the indebtedness secured by the foregoing Deed of Trust; and

WHEREAS, Lender desires to replace the Trustee named in the Deed of Trust, and any previous substitute trustee(s) as set forth more particularly herein.

*Appointment of Substitute Trustee
Stellar Bank (formerly Allegiance Bank)*

FILED 9/9/2024 10:29:33 AM

RP-2024-329369

COPY UNOFFICIAL

NOW, THEREFORE, by the authority granted in the Deed of Trust, Lender hereby:

(a) Removes the original Trustee named in the Deed of Trust, and any previous substitute trustee(s) under the Deed of Trust, or each or any of them; and


(b) Names, constitutes, and appoints *Christopher M. Jordan and Nathan Vrazel*, whose mailing address is *Munsch Hardt Kopf & Harr, P.C., 700 Milam Ste. 800, Houston, Texas 77002, Attn: Christopher M. Jordan*, as Substitute Trustees under the Deed of Trust described herein, either of whom is authorized to act in the place and stead of the original Trustee and any such previous substitute trustee(s) according to the terms of the Deed of Trust and applicable law.

[Remainder of page intentionally left blank – Signature appears on the following page]

EXECUTED to be effective as of September 6, 2024.

LENDER:


STELLAR BANK

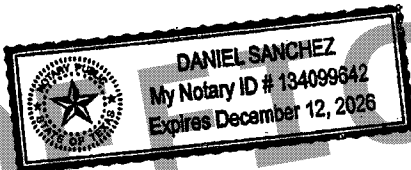
By: 
Name: STEVE MITCHELL
Title: SENIOR DIRECTOR OF SPECIAL ASSETS - SVP

STATE OF TEXAS §
 §
COUNTY OF Harris §

SWORN TO AND SUBSCRIBED BEFORE ME on the 6th day of September 2024, by Steve Mitchell as SVP of Stellar Bank, for and on behalf of said bank.

(Personalized Seal)


Notary Public, in and for the State of Texas



RP-2024-329369

UNOFFICIAL COPY

EXHIBIT "A"
TO
APPOINTMENT OF SUBSTITUTE TRUSTEE

Description of the Real Property

LOT FIFTY-SIX (56), IN BLOCK THREE (3), OF WHITE OAK BEND, SECTION ONE (1), A
SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 276, PAGE 70 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

RP-2024-329369

UNOFFICIAL COPY

RP-2024-329369

UNOFFICIAL COPY

RP-2024-329369

Pages 5

09/09/2024 08:20 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

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



Tenesha Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

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

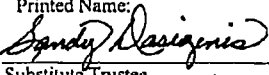
Dated: 9/3/2024

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

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

6529-4

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

6931 KELLER STREET, HOUSTON, TEXAS 77087

LEGAL DESCRIPTION

LOT 5, BLOCK 102, OF PECAN PARK, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGE 29, MAP RECORDS, HARRIS COUNTY, TEXAS

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY

RECORDED ON OCTOBER 30, 2020

UNDER DOCUMENT# RP-2020-526179

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

OCTOBER 1, 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 ANGELA RUIZ, provides that it secures the payment of the indebtedness in the original principal amount of \$200,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VIRGO FINANCE COMPANY, LLC is the current mortgagee of the note and deed of trust and VIRGO FINANCE COMPANY, LLC is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 9668 Westheimer Road, #200-707, Houston, Texas 77063, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

ATTORNEYS AT LAW

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

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH

A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

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

POSTED

8/30/24

NAME

[Signature]

BRANCH M. SHEPPARD

TRUSTEE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4732
FILED 9/4/2024 11:10:39 AM

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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, TIME AND PLACE OF SALE: **Tuesday, October 1, 2024**, (which is the first Tuesday of that month). The earliest time at which the sale shall occur is 1:00 p.m. (Harris County, Texas, time). The sale will be conducted at that time or not later than three (3) hours after that time. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, in the area of the event center designated by the commissioners court of such county as the place where public sales of real property under a power of sale conferred by a valid lien are to take place.

INDEBTEDNESS: The indebtedness giving rise to the sale are the Assessments and other permitted charges owed to **CEDAR CREEK TOWNHOMES OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (the "**Association**"), pursuant to the Assessment Lien created by the Condominium Declaration for Cedar Creek Townhomes, dated December 30, 1981, executed by Charles D. Wilson as President of Cimarron Development Corporation, the "**Declarant**," recorded December 31, 1981, under Clerk's File No. H278807, in Volume 122, Page 57, of the Condominium Records of Harris County, and the First Amendment of Declaration of Condominium for Cedar Creek Townhomes filed for record in Volume 122, Page 103 and Volume 123, Page 130 et seq. of the Condominium Records of Harris County, Texas, and pursuant to the By-laws of Cedar Creek Townhomes Owners Association, Inc., and the lien and power of sale granted in §82.113(a), (e) of the Texas Property Code.

DEFAULT: Default has occurred in the payment of the assessments and other permitted charges secured by the Assessment Lien, and all legal requirements have been complied with in order to proceed to foreclose the Assessment Lien. Because of that default, the Association, acting through its Board of Directors, has requested the Substitute Trustee to sell the Property.

PROPERTY BEING SOLD: The real property, together with all improvements, limited elements appurtenant thereto and undivided interest in the common elements located at **3762 Tanglewilde Street, Unit G-4, Houston, Texas 77063**, being legally described as follows:

Unit No. 4 in Building G together with an undivided .014700 percent interest in and to the common Elements of Cedar Creek Townhomes, a Condominium Regime, in Harris County, Texas, all as 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 122, Page 57; Volume 122, Page 103 of the Condominium Records of Harris County, Texas, together with all of the rights, titles, and hereditaments, but subject to the obligation as contained in said Condominium Declaration, and its By-Laws.

SUBSTITUTE TRUSTEE AND TERMS OF SALE: Association has appointed **MARK A. SANDERS**, ("**Substitute Trustee**") and to succeed to all the rights, titles, powers and estates granted under the **Declaration** and applicable law to act under and by virtue of the **Declaration** and applicable law. Association has requested that the Substitute Trustee sell the Property for cash, except that the Association's bid may be by credit against the indebtedness secured by the Assessment Lien, and that the proceeds of such sale be applied in accordance with the provisions of the Declaration and By-Laws and under applicable law; provided, however, Association reserves the right to direct the Substitute Trustee to postpone and resume the foreclosure sale, or cancel the foreclosure sale, in its sole and absolute discretion. Therefore, on the date and at the time and place set forth above, the undersigned, as

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4733
FILED 9/4/2024 11:44:13 AM

Substitute Trustee, will sell the Property to the highest bidder for cash pursuant to the terms of the **Declaration** and applicable law, subject to the right of Association to enter a credit bid on the Property, and further subject to the right of Association to direct Substitute Trustee to postpone and resume the foreclosure sale or to cancel the foreclosure sale in its sole and absolute discretion. 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 all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g., a senior mortgage lien). 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 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.

Notice is given that before the foreclosure sale the Association may appoint another person as Substitute Trustee to conduct the foreclosure sale.


THE FORECLOSURE SALE IS MADE SUBJECT TO THE OWNER OF THE PROPERTY'S STATUTORY RIGHT OF REDEMPTION.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTY OF TITLE GIVEN TO THE PURCHASER BY AND ON BEHALF OF OWNER OF THE **PROPERTY**, AND THE OWNER'S SUCCESSORS, ASSIGNS, HEIRS AND LEGAL REPRESENTATIVES BY VIRTUE OF AND PURSUANT TO THE AUTHORITY CONFERRED BY THE **DECLARATION** AND APPLICABLE LAW, ANY SUCH OTHER WARRANTIES BEING EXPRESSLY DISCLAIMED; AND SUCH PURCHASER IS AND SHALL NOT BE A CONSUMER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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, this Notice of Substitute Trustee's Sale has been executed on the 22 day of August, 2024.

Substitute Trustee:

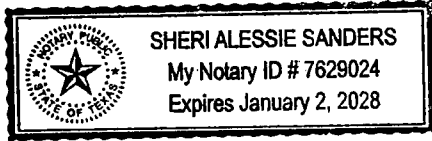

Mark A. Sanders
P. O. Box 820103
Houston, Texas 77282-0103
Telephone: 832-230-3334

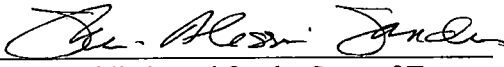
COPY

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 22nd day of August, 2024, by MARK A. SANDERS, Substitute Trustee.




Notary Public in and for the State of Texas

UNOFFICIAL COPY

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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, TIME AND PLACE OF SALE: Tuesday, October 1, 2024, (which is the first Tuesday of that month). The earliest time at which the sale shall occur is 1:00 p.m. (Harris County, Texas, time). The sale will be conducted at that time or not later than three (3) hours after that time. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, in the area of the event center designated by the commissioners court of such county as the place where public sales of real property under a power of sale conferred by a valid lien are to take place.

INDEBTEDNESS: The indebtedness giving rise to the sale are the Assessments and other permitted charges owed to CEDAR CREEK TOWNHOMES OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "**Association**"), pursuant to the Assessment Lien created by the Condominium Declaration for Cedar Creek Townhomes, dated December 30, 1981, executed by Charles D. Wilson as President of Cimarron Development Corporation, the "**Declarant**," recorded December 31, 1981, under Clerk's File No. H278807, in Volume 122, Page 57, of the Condominium Records of Harris County, and the First Amendment of Declaration of Condominium for Cedar Creek Townhomes filed for record in Volume 122, Page 103 and Volume 123, Page 130 et seq. of the Condominium Records of Harris County, Texas, and pursuant to the By-laws of Cedar Creek Townhomes Owners Association, Inc., and the lien and power of sale granted in §82.113(a), (e) of the Texas Property Code.

DEFAULT: Default has occurred in the payment of the assessments and other permitted charges secured by the Assessment Lien, and all legal requirements have been complied with in order to proceed to foreclose the Assessment Lien. Because of that default, the Association, acting through its Board of Directors, has requested the Substitute Trustee to sell the Property.

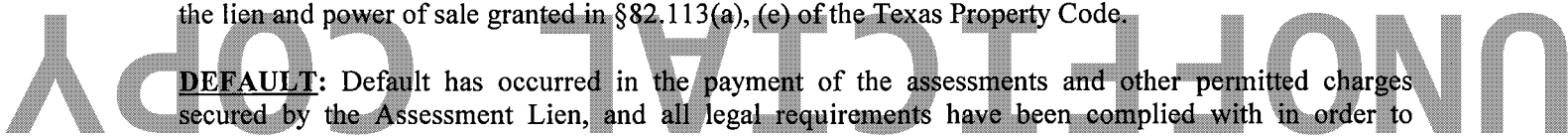
PROPERTY BEING SOLD: The real property, together with all improvements, limited elements appurtenant thereto and undivided interest in the common elements located at **3750 Tanglewilde Street, Unit A-2, Houston, Texas 77063**, being legally described as follows:

Unit No. 2 in Building A together with an undivided .011800 percent interest in and to the common Elements of Cedar Creek Townhomes, a Condominium Regime, in Harris County, Texas, all as 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 122, Page 57; Volume 122, Page 103 of the Condominium Records of Harris County, Texas, together with all of the rights, titles, and hereditaments, but subject to the obligation as contained in said Condominium Declaration, and its By-Laws.

SUBSTITUTE TRUSTEE AND TERMS OF SALE: Association has appointed **MARK A. SANDERS**, ("**Substitute Trustee**") and to succeed to all the rights, titles, powers and estates granted under the **Declaration** and applicable law to act under and by virtue of the **Declaration** and applicable law. Association has requested that the Substitute Trustee sell the Property for cash, except that the Association's bid may be by credit against the indebtedness secured by the Assessment Lien, and that the proceeds of such sale be applied in accordance with the provisions of the Declaration and By-Laws and under applicable law; provided, however, Association reserves the right to direct the Substitute Trustee to postpone and resume the foreclosure sale, or cancel the foreclosure sale, in its sole and absolute discretion. Therefore, on the date and at the time and place set forth above, the undersigned, as

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4734

FILED 9/4/2024 11:44:14 AM



Substitute Trustee, will sell the Property to the highest bidder for cash pursuant to the terms of the **Declaration** and applicable law, subject to the right of Association to enter a credit bid on the Property, and further subject to the right of Association to direct Substitute Trustee to postpone and resume the foreclosure sale or to cancel the foreclosure sale in its sole and absolute discretion. 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 all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g., a senior mortgage lien). 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 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.

Notice is given that before the foreclosure sale the Association may appoint another person as Substitute Trustee to conduct the foreclosure sale.

THE FORECLOSURE SALE IS MADE SUBJECT TO THE OWNER OF THE PROPERTY'S STATUTORY RIGHT OF REDEMPTION.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTY OF TITLE GIVEN TO THE PURCHASER BY AND ON BEHALF OF OWNER OF THE **PROPERTY**, AND THE OWNER'S SUCCESSORS, ASSIGNS, HEIRS AND LEGAL REPRESENTATIVES BY VIRTUE OF AND PURSUANT TO THE AUTHORITY CONFERRED BY THE **DECLARATION** AND APPLICABLE LAW, ANY SUCH OTHER WARRANTIES BEING EXPRESSLY DISCLAIMED; AND SUCH PURCHASER IS AND SHALL NOT BE A CONSUMER.

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

22 IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the day of August, 2024.

Substitute Trustee:



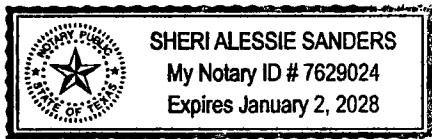
Mark A. Sanders
P. O. Box 820103
Houston, Texas 77282-0103
Telephone: 832-230-3334

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4734
FILED 9/4/2024 11:44:14 AM

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 30th day of August, 2024, by MARK A. SANDERS, Substitute Trustee.



Sheri Alessie Sanders
Notary Public in and for the State of Texas

COPY UNOFFICIAL

FILED 9/4/2024 11:44:14 AM FRCL-2024-4734 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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, TIME AND PLACE OF SALE: **Tuesday, October 1, 2024**, (which is the first Tuesday of that month). The earliest time at which the sale shall occur is 1:00 p.m. (Harris County, Texas, time). The sale will be conducted at that time or not later than three (3) hours after that time. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, in the area of the event center designated by the commissioners court of such county as the place where public sales of real property under a power of sale conferred by a valid lien are to take place.

INDEBTEDNESS: The indebtedness giving rise to the sale are the Assessments and other permitted charges owed to **CEDAR CREEK TOWNHOMES OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (the "**Association**"), pursuant to the Assessment Lien created by the Condominium Declaration for Cedar Creek Townhomes, dated December 30, 1981, executed by Charles D. Wilson as President of Cimarron Development Corporation, the "**Declarant**," recorded December 31, 1981, under Clerk's File No. H278807, in Volume 122, Page 57, of the Condominium Records of Harris County, and the First Amendment of Declaration of Condominium for Cedar Creek Townhomes filed for record in Volume 122, Page 103 and Volume 123, Page 130 et seq. of the Condominium Records of Harris County, Texas, and pursuant to the By-laws of Cedar Creek Townhomes Owners Association, Inc., and the lien and power of sale granted in §82.113(a), (e) of the Texas Property Code.

DEFAULT: Default has occurred in the payment of the assessments and other permitted charges secured by the Assessment Lien, and all legal requirements have been complied with in order to proceed to foreclose the Assessment Lien. Because of that default, the Association, acting through its Board of Directors, has requested the Substitute Trustee to sell the Property.

PROPERTY BEING SOLD: The real property, together with all improvements, limited elements appurtenant thereto and undivided interest in the common elements located at **3756 Tanglewilde Street, Unit D-15, Houston, Texas 77063**, being legally described as follows:

Unit No. 15 in Building D together with an undivided .011800 percent interest in and to the common Elements of Cedar Creek Townhomes, a Condominium Regime, in Harris County, Texas, all as 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 122, Page 57; Volume 122, Page 103 of the Condominium Records of Harris County, Texas, together with all of the rights, titles, and hereditaments, but subject to the obligation as contained in said Condominium Declaration, and its By-Laws.

SUBSTITUTE TRUSTEE AND TERMS OF SALE: Association has appointed **MARK A. SANDERS**, ("**Substitute Trustee**") and to succeed to all the rights, titles, powers and estates granted under the **Declaration** and applicable law to act under and by virtue of the **Declaration** and applicable law. Association has requested that the Substitute Trustee sell the Property for cash, except that the Association's bid may be by credit against the indebtedness secured by the Assessment Lien, and that the proceeds of such sale be applied in accordance with the provisions of the Declaration and By-Laws and under applicable law; provided, however, Association reserves the right to direct the Substitute Trustee to postpone and resume the foreclosure sale, or cancel the foreclosure sale, in its sole and absolute discretion. Therefore, on the date and at the time and place set forth above, the undersigned, as

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4735
FILED 9/4/2024 11:44:15 AM

Substitute Trustee, will sell the Property to the highest bidder for cash pursuant to the terms of the **Declaration** and applicable law, subject to the right of Association to enter a credit bid on the Property, and further subject to the right of Association to direct Substitute Trustee to postpone and resume the foreclosure sale or to cancel the foreclosure sale in its sole and absolute discretion. 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 all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g., a senior mortgage lien). 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 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.

Notice is given that before the foreclosure sale the Association may appoint another person as Substitute Trustee to conduct the foreclosure sale.

THE FORECLOSURE SALE IS MADE SUBJECT TO THE OWNER OF THE PROPERTY'S STATUTORY RIGHT OF REDEMPTION.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTY OF TITLE GIVEN TO THE PURCHASER BY AND ON BEHALF OF OWNER OF THE **PROPERTY**, AND THE OWNER'S SUCCESSORS, ASSIGNS, HEIRS AND LEGAL REPRESENTATIVES BY VIRTUE OF AND PURSUANT TO THE AUTHORITY CONFERRED BY THE **DECLARATION** AND APPLICABLE LAW, ANY SUCH OTHER WARRANTIES BEING EXPRESSLY DISCLAIMED; AND SUCH PURCHASER IS AND SHALL NOT BE A CONSUMER.

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

22 IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the day of August, 2024.

Substitute Trustee:



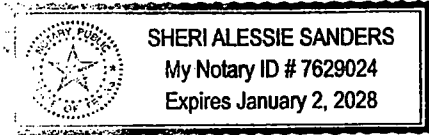
Mark A. Sanders
P. O. Box 820103
Houston, Texas 77282-0103
Telephone: 832-230-3334

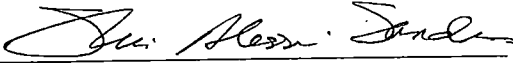
UNOFFICIAL

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2nd day of August, 2024, by MARK A. SANDERS, Substitute Trustee.




Notary Public in and for the State of Texas

UNOFFICIAL COPY

FRCL-2024-4735
FILED 9/4/2024 11:44:15 AM
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."

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, by Deed of Trust dated December 8, 2021, filed for record under File Number RP-2021-706180 of the Official Public Records of HARRIS County, Texas, CLEAN ENERGYZ LLC as Grantor, conveyed to JOHN D. HAMMOND as Trustee, for the benefit of NEWTEK SMALL BUSINESS FINANCE, LLC ("Lender"), certain Real Property situated in HARRIS County, Texas, and being more commonly known as 16815 Royal Crest Drive, Houston, Texas 77058 and being more particularly described as follows, and the Personal Property as described therein (defined as the "Property"):

FIELD NOTES FOR A 1.7190 ACRE TRACT OF LAND OUT OF UNRESTRICTED RESERVE "B" OF THE REPLAT AND EXTENSION OF CLEAR LAKE CITY INDUSTRIAL PARK SECTION D-3, A SUBDIVISION OUT OF THE SARAH DEAL LEAGUE, ABSTRACT NO. 13, IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 281, PAGE 29 OF THE MAP RECORDS OF HARRIS COUNTY AND BEING THAT SAME TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO HARTMAN REIT OPERATING PARTNERSHIP, L.P., RECORDED UNDER CLERK'S FILE NO. U394074 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, SAID 1.7190 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO

to secure the payment of one certain Promissory Note dated December 8, 2021 in the original principal amount of \$3,887,800.00 ("Note 1758221"), executed by Grantor and made payable to Lender, the current owner and holder of Note 1758221; and further, to secure the payment of one certain Promissory Note dated March 11, 2021 in the original principal amount of \$600,000.00 ("Note 1129735"), executed by Grantor and made payable to Lender; the current owner and holder of Note 1129735; and further, to secure the payment of one certain Promissory Note dated March 11, 2021 in the original principal amount of \$401,000.00 ("Note 1522241"), executed by Grantor

and made payable to Lender, the current owner and holder of Note 1522241; and further, all Indebtedness of Grantor to Lender, including but not limited to Note 1758221, Note 1129735 and Note 1522241, being secured by said Deed of Trust pursuant to the terms of Cross-Collateralization and Cross Default Agreements executed by Grantor; and

WHEREAS, DONALD L. TURBYFILL and/or DEBORAH C. S. RIHERD, or either of them as alternate Substitute Trustees, have been appointed in the place and stead of JOHN D. HAMMOND, as Trustee in the aforesaid Deeds of Trust, said appointment being in the manner authorized by the Deeds of Trust; and

WHEREAS, Substitute Trustees' address is in care of Devlin, Naylor & Turbyfill, P.L.L.C., 5120 Woodway, Suite 9000, Houston, Texas 77056; and

WHEREAS, default has occurred under the terms of Note 1758221, Note 1129735, and Note 1522241 (collectively, the "Notes") secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, therefore, the owner and holder of said indebtedness has requested one of the Substitute Trustees to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 1, 2024, at no earlier than 10:00 a.m. and no later than 1:00 p.m., the undersigned will sell the Property at the following location designated by the Commissioner's Court of Harris County, Texas:

11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion,

and commonly known as the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045; or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court where foreclosure sales are

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to take place. If no location has been designated, the sale will occur at the place where the Notice of Substitute Trustee's Sale was posted. Said Property will be sold to the highest bidder for cash.

The purchase of this Property is **MADE "AS IS"** with all faults and shall be **ACCEPTED SUBJECT TO** any and all restrictions, covenants, conditions, agreements, assessments, maintenance charges, liens, leases, easements, previously conveyed or reserved mineral interests, to the extent that any of the aforementioned relating to the Property are still in effect and are shown of record.

WITNESS MY HAND this 15th day of August, 2024.

Donald L. Turbyfill
SUBSTITUTE TRUSTEES
DONALD L. TURBYFILL
and/or DEBORAH C. S. RIHERD
c/o Devlin, Naylor & Turbyfill, P.L.L.C.
5120 Woodway, Suite 9000
Houston, Texas 77056-1725
(713) 622-8338 [TELEPHONE]
(877) 627-9039 [TOLL FREE]
(713) 586-7053 [FACSIMILE]

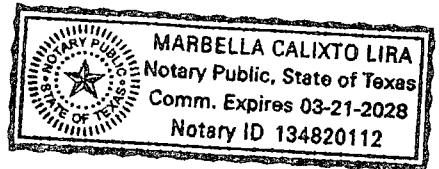
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of August, 2024.

My Commission Expires: _____
Marbella Calixto Lira
NOTARY PUBLIC in and for
THE STATE OF TEXAS

Notice of Substitute Trustee's Sale



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4736
FILED 9/4/2024 12:53:16 PM

CERTIFICATE OF SERVICE

The undersigned certifies that a true and correct copy of the above and foregoing instrument was served on the below listed parties by certified mail, return receipt requested, and regular first-class mail on this August 15, 2024:

Ahava Amenra A
Sole Member
Clean Energyz LLC
16815 Royal Crest Drive
Houston, Texas 77058

VIA CERTIFIED MAIL
9589 0710 5270 0976 0458 73
RETURN RECEIPT REQUESTED
AND REGULAR FIRST-CLASS MAIL

Ahava Amenra A
Registered Agent for
Clean Energyz LLC
235 E. Broadway # 800
Long Beach, CA 90802

VIA CERTIFIED MAIL
9589 0710 5270 0976 0458 80
RETURN RECEIPT REQUESTED
AND REGULAR FIRST-CLASS MAIL

Ahava Amenra A
Registered Agent for
Clean Energyz LLC
406 Broadway # 133
Santa Monica, CA 90401

VIA CERTIFIED MAIL
9589 0710 5270 0976 0458 97
RETURN RECEIPT REQUESTED
AND REGULAR FIRST-CLASS MAIL

Ahava Amenra A
Sole Member
Clean Energyz LLC
881 Alma Real Drive
Pacific Palisades, CA 90272-3731

VIA CERTIFIED MAIL
9589 0710 5270 0976 0459 03
RETURN RECEIPT REQUESTED
AND REGULAR FIRST-CLASS MAIL

Justin Jeter
Jeter Melder, LLP
1111 S. Akard, Suite 100
Dallas, Texas 75215

VIA E-MAIL: JUSTIN@JETERMELDER.COM
READ RECEIPT REQUESTED
AND REGULAR FIRST-CLASS MAIL

Benjamin A. Stolz, Esq.
The Perliski Law Group P.C.
The Gild South
8150 N. Central Expressway, Suite 670
Dallas, Texas 75206

VIA E-MAIL: BAS@PERLISKILAWGROUP.COM
READ RECEIPT REQUESTED
AND REGULAR FIRST-CLASS MAIL



DONALD L. TURBYFILL

EXHIBIT "A"

COMMENCING AT A 1/2 INCH STEEL ROD FOUND IN THE EAST LINE OF BAY AREA BOULEVARD BASED ON A 120.00 FOOT RIGHT-OF-WAY, AT THE NORTH END OF A CUT-BACK LINE FOR ROYAL CREST DRIVE, BASED ON A 60.00 FOOT RIGHT-OF-WAY, SAID POINT ALSO BEING THE MOST WESTERLY SOUTHWEST CORNER OF THAT CERTAIN 0.805 ACRE TRACT OF LAND CONVEYED TO BALL HAWKINS PROPERTIES, LLC AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. T599045 OF THE SAID REAL PROPERTY RECORDS;

THENCE, SOUTH 21° 46' 00" EAST, 14.14 FEET WITH THE SAID CUT-BACK LINE TO A POINT IN THE NORTH LINE OF SAID ROYAL CREST DRIVE;

THENCE, SOUTH 66° 46' 00" EAST, 140.00 FEET WITH THE SOUTH LINE OF SAID RESERVE "B" AND THE NORTH LINE OF SAID ROYAL CREST DRIVE TO A 5/8 INCH STEEL ROD SET FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SAID 0.805 ACRE TRACT;

THENCE, NORTH 23° 14' 00" EAST, 234.00 FEET WITH THE EAST LINE OF THE SAID 0.805 ACRE TRACT TO A 5/8 INCH STEEL ROD SET IN THE NORTH LINE OF SAID RESERVE "B" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SAID 0.805 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF THAT CERTAIN 4.5586 ACRE TRACT OF LAND CONVEYED TO 1300 BAY AREA VENTURE AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. S679483 OF THE SAID REAL PROPERTY RECORDS SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "C" OF SAID SUBDIVISION;

THENCE, SOUTH 66° 46' 00" EAST WITH THE NORTH LINE OF SAID RESERVE "B" AND THE SOUTH LINE OF THE SAID 4.5586 ACRE TRACT AND THE SAID RESERVE "C", AT 185.00 FEET PASSING AN OUTSIDE ALL CORNER OF SAID RESERVE "C", TO THE NORTH AND AN INSIDE ELL CORNER OF SAID RESERVE "B" TO THE NORTH, AT 280.00 FEET PASSING THE SOUTHEAST CORNER OF THE SAID 4.5586 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 2.6782 ACRE TRACT CONVEYED TO CCI-REGENTS PARK, LTD. & CAPITAL COMMERCIAL DEVELOPMENTS, INC. AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. R080758 OF THE SAID REAL PROPERTY RECORDS, FROM WHICH A FOUND 5/8 INCH STEEL ROD BEARS SOUTH 33° 00' EAST, 0.26 FEET, AND CONTINUING WITH THE SOUTH LINE OF THE SAID 2.6782 ACRE TRACT IN ALL, A TOTAL DISTANCE OF 320.00 FEET TO A 5/8 INCH STEEL ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 0.9564 ACRE TRACT OF LAND CONVEYED TO BANDULA WIJAY, ET UX AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. M920501 OF THE SAID REAL PROPERTY RECORDS;

THENCE, SOUTH 23° 14' 00" WEST, 234.00 FEET WITH THE WEST LINE OF THE SAID 0.9564 ACRE TRACT TO A 5/8 INCH STEEL ROD SET IN THE NORTH LINE OF SAID ROYAL CREST DRIVE AND SOUTH LINE OF SAID RESERVE "B" MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SAID 0.9564 ACRE TRACT;

THENCE, NORTH 66° 46' 00" WEST, 320.00 FEET WITH THE NORTH LINE OF SAID ROYAL CREST DRIVE AND THE SOUTH LINE OF SAID RESERVE "B" TO THE PLACE OF BEGINNING AND CONTAINING 1.7190 ACRES OF 74,880 SQUARE FEET OF LAND, MORE OR LESS.

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, October 1, 2024

Time of Sale:

The sale of the Property will take place between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the sale will take place is 10:00 A.M., and the sale will commence within three hours of such time.

Place of Sale:

The Magnolia South Ballroom inside the Bayou City Event Center located at 9401 Knight Rd., Houston, Texas 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioners Court.

Holder, the present owner and holder of the Note, has appointed Mark Patterson, Cameron J. Asby, Kristi Bracey, Corey Weideman, P.C., James Billingsley, Sandy Dasigenis, Jeff Leva, and Steve Leva, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. One or more Events of Default have occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder acting by and through Special Servicer has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

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

Special Servicer is representing Holder in connection with the loan evidenced by the Note, secured by the Deed of Trust and further evidenced and/or secured by the other documents in connection therewith (collectively, the "Loan Documents") under a servicing agreement with Holder. The address of Special Servicer is set forth above.

Pursuant, in part, to Section 51.009 of the Texas Property Code, notice is hereby given that on the Date of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, in "AS IS, WHERE IS" condition, without any express or implied warranties (except as to the warranties [if any] provided for under the Deed of Trust), at the purchaser's own risk, expressly subject to any valid leases of the Property (which leases shall not terminate as a result of the Foreclosure Sale), and further expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE.** Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at his or her option, postpone the Foreclosure Sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the Foreclosure Sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the Foreclosure Sale shall be concluded no later than 3:45 p.m. local time on the Date of Sale. If Holder passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

Pursuant to the endorsements, assignments and/or transfers of the Loan Documents as described herein, Holder is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Holder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Harris County, Texas (including just prior to the Foreclosure Sale). You may contact Mr. Dmitry Sulsky with the Special Servicer (at the telephone number provided herein) to determine whether Holder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if it has, to obtain the name, address and other contact information of the successor holder of the Note.

[END OF TEXT – SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
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FILED 9/4/2024 12:54:10 PM

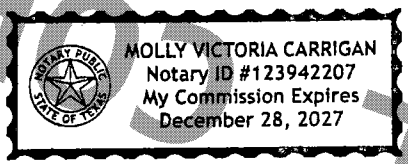
Mark Patterson

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 4th 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, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
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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:

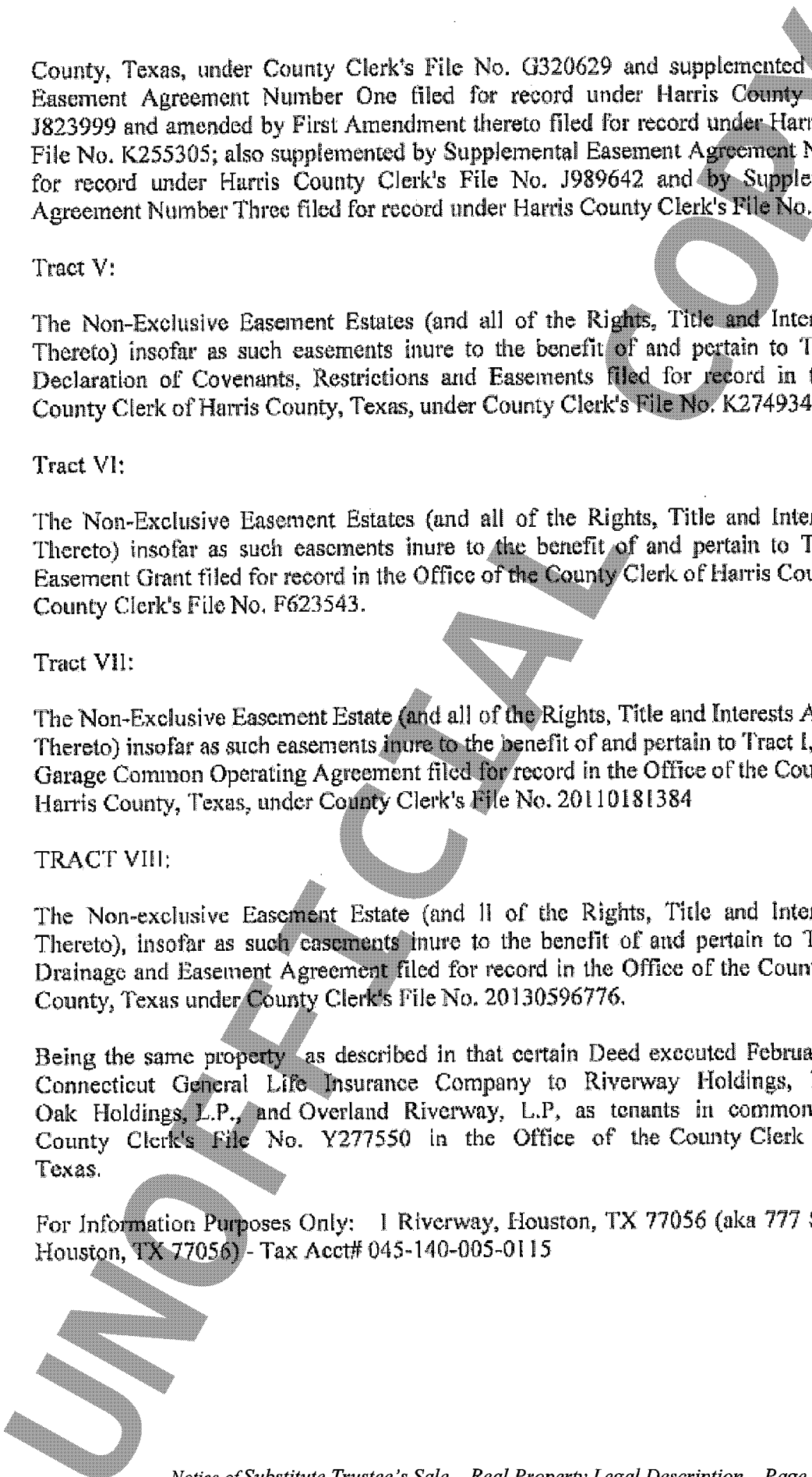
The Non-Exclusive Easement Estate (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Garage Common Operating Agreement filed for record in the Office of the County Clerk of Harris County, Texas, under County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

TRACT VIII:

The Non-exclusive Easement Estate (and ll 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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 9/4/2024 1:20:56 PM
FRCL-2024-4738

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 ONE HUNDRED NINETY-SIX (196) BRITTON CRAVENS, SECTION THREE (3), IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DEED RECORDS OF HARRIS COUNTY, TEXAS. THIS IS INTENDED TO DESCRIBE 1707 FLORIDA STREET, BAYTOWN, TEXAS WITH HARRIS COUNTY APPRAISAL DISTRICT-REAL PROPERTY ACCOUNT #0680120000196.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated January 29, 2010, and recorded in real property records of HARRIS County, Texas as Document No. 20100518561.

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


Date: OCTOBER 1, 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 ARTURO MARTINEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$73,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. RONNIE GLEN HILL AND MARY LOU HILL are the current mortgagee of the note and deed of trust whose address is 2310 Garth Road, Baytown, Texas 77520.

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 NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD as Substitute Trustee to act under and by virtue of said Deed of Trust.

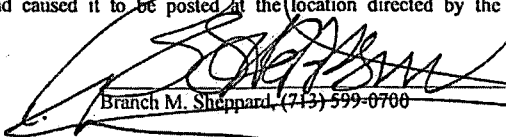
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


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,
and 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 August 29, 2024, 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.


Branch M. Sheppard, (713) 599-0700

TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATED this 4th day of September 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

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.: 123720-TX

Date: August 30, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: KATHERINE WERNECKE AND BRANDON WERNECKE, WIFE AND HUSBAND

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

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

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

DEED OF TRUST DATED 12/21/2021, RECORDING INFORMATION: Recorded on 12/22/2021, as Instrument No. RP-2021-732152

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 315, IN BLOCK 6, OF BATTLEGROUND ESTATES, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 42, PAGE 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/1/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

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



Matter No.: 123720-TX

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

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

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

By: 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-2024-4740

FILED 9/5/2024 9:26:05 AM

UNOFFICIAL COPY

FILED 9/5/2024 9:26:05 AM FRCL-2024-4741 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Harris County Texas Home Equity Security Instrument

Date of Security Instrument:	December 30, 2014
Amount:	\$96,600.00
Grantor(s):	DOROTHY ANN DEMUNBRUN, A MARRIED WOMAN AND JESSE OWENS, HER HUSBAND
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
Current Mortgagee:	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Original Trustee:	TSI TITLE COMPANY OF TEXAS, INC.
Mortgage Servicer and Address:	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 635 Woodward Ave Detroit, MI 48226-1906
Recording Information:	Recorded on 1/6/2015, as Instrument No. 20150004982 in Book 06488 Page 1882 Harris County, Texas
Legal Description:	LOT SEVENTEEN (17) IN BLOCK FOURTEEN (14) OF FAIRMONT PARK, SECTION III, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 153 AT PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
Date of Sale:	10/1/2024
Earliest Time Sale Will Begin:	10:00 AM

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

WHEREAS, an Amended Final Judgment was entered on 12/5/2023, under Cause No. 202202240, in the 157th Judicial District Judicial District Court of Harris County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS,



4824242

AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (713) 293-3618.

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagor, or the Mortgagor's Attorney.

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

EXECUTED in multiple originals on 8/27/2024.

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

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS Number: 098642-TX

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: 10/01/2024

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-2024-4742
FILED 9/5/2024 9:26:05 AM

FILED 9/5/2024 9:26:05 AM FRCL-2024-4742 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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

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

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

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

Executed on August 30, 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

COPY ORIGINAL UNOFFICIAL

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-00952

**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 October 01, 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

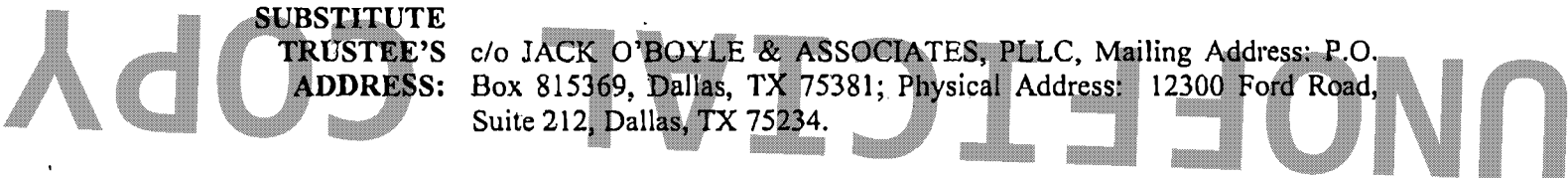


AL: 7754 Willow Mint Ln.



4824174

FILED 9/5/2024 9:26:05 AM FRCL-2024-4743 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 01/26/2022 and recorded under Volume, Page or Clerk's File No. DOC# RP-2022-61881 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 \$203,310.00 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. RESIDENTIAL INVESTMENT TRUST V is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. ANCHOR LOANS, LP is acting as the Mortgage Servicer for RESIDENTIAL INVESTMENT TRUST V who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ANCHOR LOANS, LP, as Mortgage Servicer, is representing the Mortgagee, whose address is:

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

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT 14, BLOCK 8, WILLOWOOD, SECTION TWO, HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 189, PAGE 132, MAP RECORDS,

DT: zNOS AND APPT (SVC) 240318

AL: 7754 Willow Mint Ln.



FILED 9/5/2024 9:26:05 AM
FRCL-2024-4743
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

HARRIS COUNTY, TEXAS (the "Property")

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

7754 Willow Mint Ln., HOUSTON, TX 77086

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: 7754 Willow Mint Ln.



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 2 day of September, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis Gray

Jack O'Boyle | SBN: 15165380
jack@jackoboyle.com

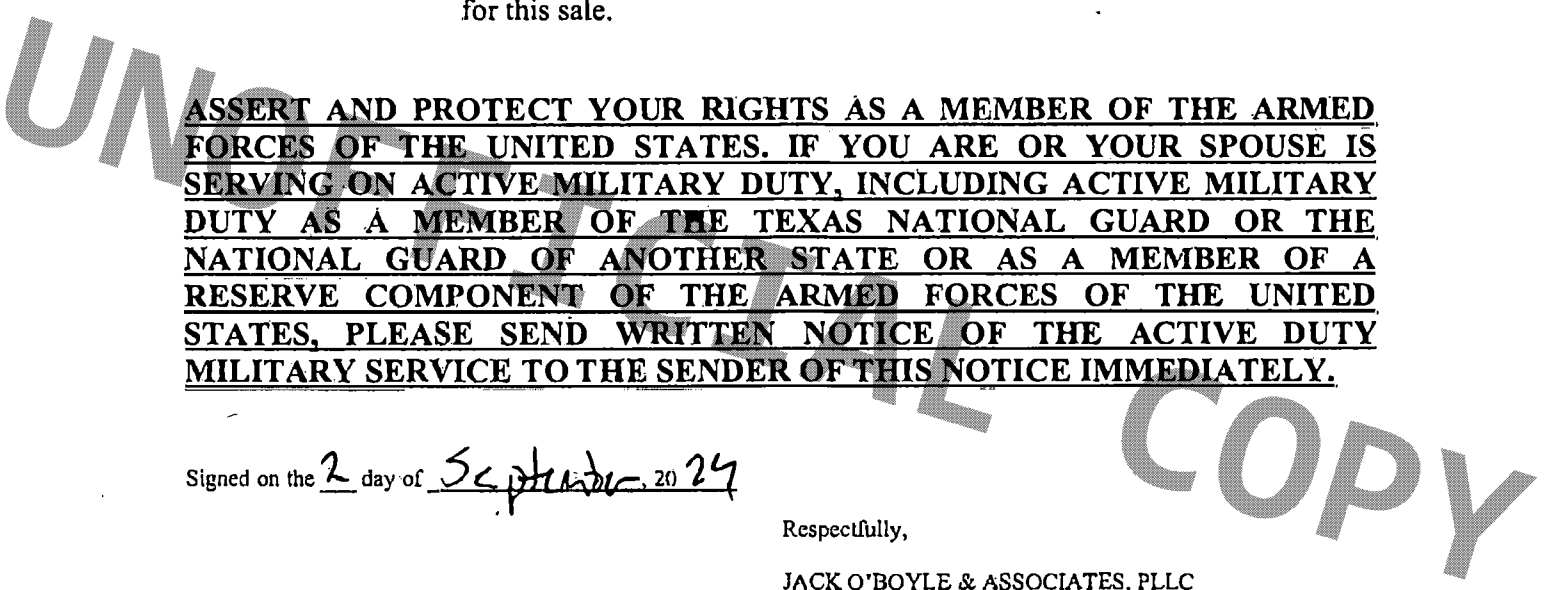
Travis H. Gray | SBN: 24044965
travis@jackobovle.com

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: 7754 Willow Mint Ln.



CERTIFICATE OF POSTING

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

Signed: _____

Declarant's Name: _____

Date: _____

COPY UNOFFICIAL

DT: zNOS AND APPT (SVC) 240318

AL: 7754 Willow Mint Ln.



24TX255-0052
6107 VALKEITH DR., HOUSTON, TX 77096

NOTICE OF FORECLOSURE SALE

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

LOT 23, BLOCK 34, OF REPLAT OF MAPLEWOOD SOUTH, SECTION 7, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 104, PAGE 62, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated January 18, 2024 and recorded on January 19, 2024 as Instrument Number RP-2024-20271 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: October 01, 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 THEKEPSAKEGROUP LLC secures the repayment of a Note dated January 18, 2024 in the amount of \$348,925.00. BFSR4, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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




4824251


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

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

Harris County Texas Home Equity Security Instrument

Date of Security Instrument:	December 10, 2021
Amount:	\$105,000.00
Grantor(s):	ROBERT M. MCFARLAND AND SHARON MCFARLAND, HUSBAND AND WIFE
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Current Mortgagee:	ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
Original Trustee:	GERRI L. KENDALL
Mortgage Servicer and Address:	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 635 Woodward Ave Detroit, MI 48226-1906
Recording Information:	Recorded on 12/16/2021, as Instrument No. RP-2021-717931 Harris County, Texas
Legal Description:	LOT SIXTY-ONE (61), IN BLOCK ELEVEN (11), OF INWOOD NORTH, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 288, PAGE 146, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
Date of Sale:	10/1/2024
Earliest Time Sale Will Begin:	10:00 AM

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

WHEREAS, an Default Order was entered on 4/2/2024, under Cause No. 202379887, in the 270th Judicial District Judicial District Court of Harris County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA



4824279

SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (713) 293-3618.

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

EXECUTED in multiple originals on 8/30/2024.

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

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS Number: 117225-TX

FILED 9/5/2024 9:26:05 AM
FRCL-2024-4746
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 122412-TX

Date: August 30, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: ANA P. MEJIA, A SINGLE PERSON AND BENILDA D. ALVARADO, A SINGLE PERSON

ORIGINAL MORTGAGEE: AFFORDABLE MORTGAGE, INC

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

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

DEED OF TRUST DATED 6/3/2008, RECORDING INFORMATION: Recorded on 6/5/2008, as Instrument No. 20080290486 in Book 007-58 Page 1128

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWO HUNDRED SIXTEEN (216), IN BLOCK THREE (3), OF CHATEAU FOREST, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 159, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/1/2024, 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



4824275

AP NOS/SOT 08212019

Matter No.: 122412-TX

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

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

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

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

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

COPY

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

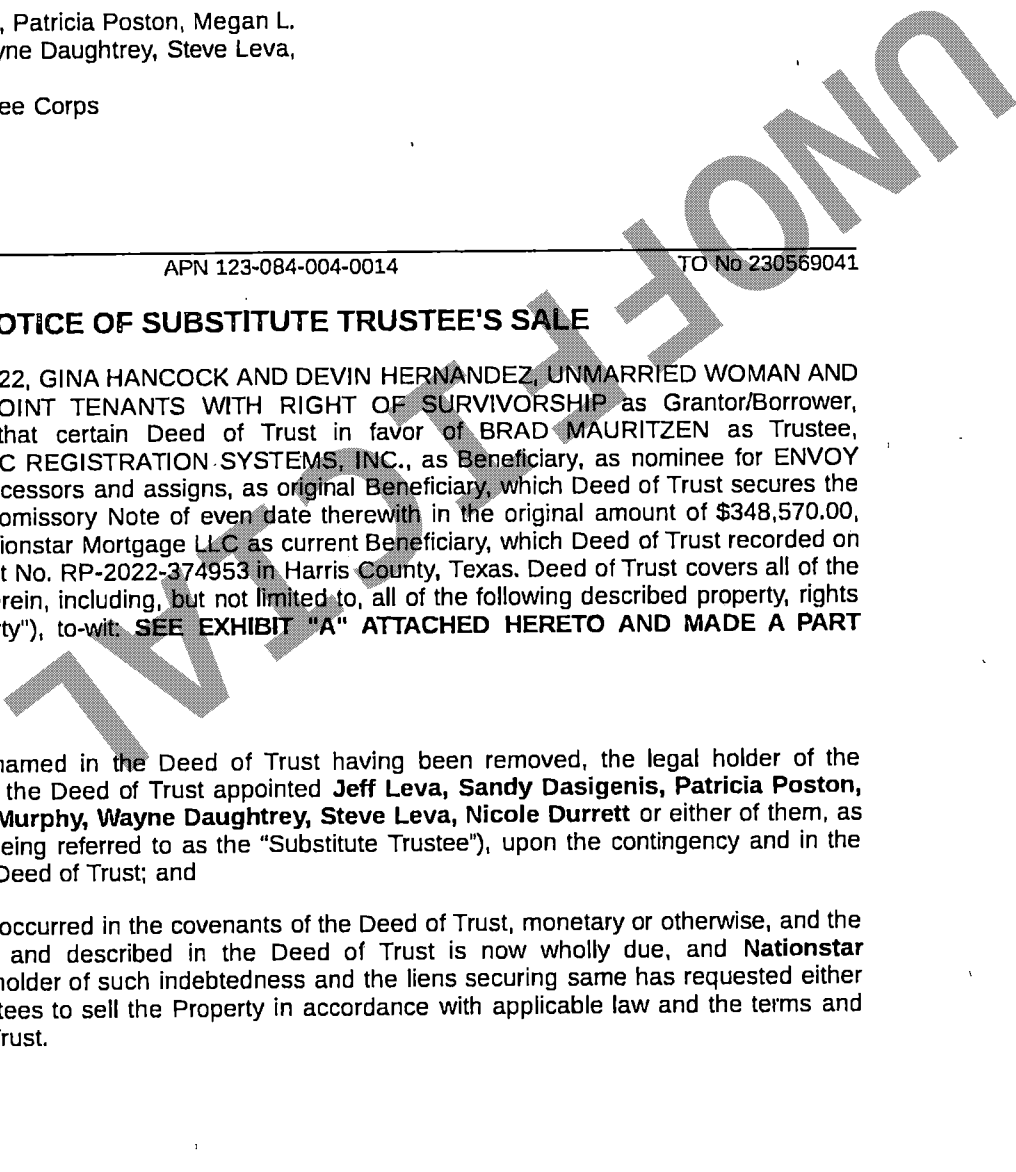
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-4747

FILED 9/5/2024 9:26:05 AM

TS No TX07000390-23-3S

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.

UNOFFICIAL

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 FOURTEEN (14), IN BLOCK ONE (1), 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.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/08/2004 and recorded in Document X471832 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: 10/01/2024

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.

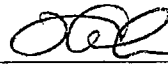
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 KEVIN PATTERSON AND ADRIENNE PATTERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$148,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2004-2, ASSET-BACKED CERTIFICATES, SERIES 2004-2 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 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2004-2, ASSET-BACKED CERTIFICATES, SERIES 2004-2 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. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2004-2, ASSET-BACKED CERTIFICATES, SERIES 2004-2 obtained a Order from the 190th District Court of Harris County on 01/22/2024 under Cause No. 202282526. 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 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: 10/01/2024

Time: 12:00 PM


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

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

5. *Obligations Secured.* The Deed of Trust executed by TIFFANYMILAN INVESTMENTS LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$423,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. TOORAK CAPITAL PARTNERS, LLC is the current mortgagee of the note and deed of trust and MERCHANTS MORTGAGE & TRUST CORPORATION, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is TOORAK CAPITAL PARTNERS, LLC c/o MERCHANTS MORTGAGE & TRUST CORPORATION, LLC, 7400 E. Crestline Circle #250, Greenwood Village, CO 80111 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

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 32, IN BLOCK 40 OF FOREST COVE COUNTRY CLUB ESTATES, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 144, PAGE 13 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/05/2007 and recorded in Document 20070085469 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: 10/01/2024

Time: 12:00 PM

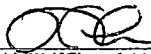
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 MARICELA PENA AND CHARLIE WELLS, provides that it secures the payment of the indebtedness in the original principal amount of \$23,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee 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 First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsca 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 6, BLOCK 1, DEL SUR LANDING, A SUBDIVISION IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 690527, MAP RECORDS, HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/21/2021 and recorded in Document RP-2021-412875 real property records of Harris County, Texas.

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

Date: 10/01/2024

Time: 10:00 AM

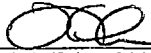
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER, LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently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

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

5. Obligations Secured. The Deed of Trust executed by FREDERICK SEUNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$245,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagor, 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.

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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 FIFTY-EIGHT (58), IN BLOCK TWO (2), CROCKETT PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 578018 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/27/2021 and recorded in Document 2021-333085 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: 10/01/2024

Time: 12:00 PM

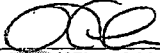
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 DHI HOLDINGS, LP AND BRANDON MENDENHALL, provides that it secures the payment of the indebtedness in the original principal amount of \$146,177.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE OF SPARTAN FUNDING I TRUST is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE OF SPARTAN FUNDING I TRUST c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

For additional sale information visit: www.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: DESCRIPTION OF A 10,742 SQUARE FOOT (0.2466 ACRE) TRACT OF LAND BEING LOT 8 OF CHERRY STREET ADDITION, AN UNRECORDED RESUBDIVISION OF OUTLOT 137 OF TOMBALL TOWNSITE AS RECORDED IN VOL. 2, PAGE 65 OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT A FOUND 3/4 INCH IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF ANNA STREET AND THE WEST RIGHT OF WAY OF MULBERRY STREET AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, SOUTH 00 DEGREES 42 MINUTES 43 SECONDS EAST, ALONG THE WEST RIGHT OF WAY, OF MULBERRY STREET, A DISTANCE OF 107.46 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID OUTLOT 137 AND THE TRACT HEREIN DESCRIBED,

THENCE, NORTH 89 DEGREES 57 MINUTES 31 SECONDS WEST, ALONG THE COMMON LINE OF OUTLETS 137 AND 141, A DISTANCE OF 100.00 FEET TO A FOUND 5/8 INCH IRON ROD AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, NORTH 00 DEGREES 42 MINUTES 45 SECONDS WEST, ALONG THE COMMON LINE OF THE J. P. HYDE TRACT AS DESCRIBED IN CLERK'S FILE NO. U-101779, A DISTANCE OF 107.39 FEET TO A FOUND 5/8 INCH IRON ROD IN THE SOUTH RIGHT OF WAY OF ANNA STREET AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, EAST, ALONG THE SOUTH RIGHT OF WAY OF ANNA STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2466 ACRE.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/08/2016 and recorded in Document RP-2016-563634 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: 10/01/2024

Time: 12:00 PM

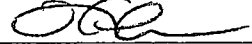
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 MARY GRAY, provides that it secures the payment of the indebtedness in the original principal amount of \$262,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
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 8, BLOCK 49, 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.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/03/2007 and recorded in Document 20070489003 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:

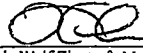
Date: 10/01/2024
Time: 10:00 AM
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by MARIA VICTORIA GARCIA AND MANUEL MORENO AND GREGORIA MORENO, provides that it secures the payment of the indebtedness in the original principal amount of \$73,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1 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 INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1 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. 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.

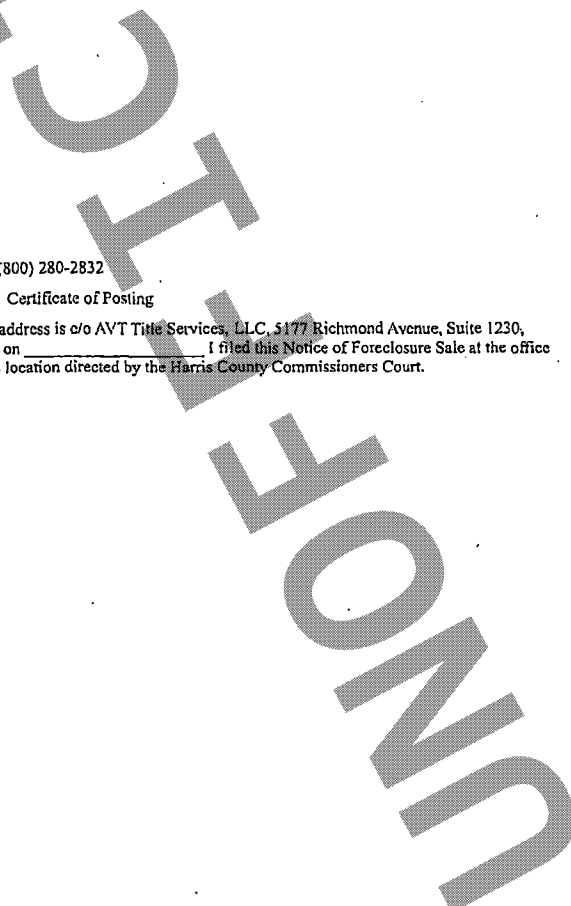
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


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 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 Liene 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, L.L.C, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE SALE

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: 10/1/2024	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, 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: 9/4/2024 _____

Dated: 9/5/2024 _____



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

MH File Number: TX-24-102196-POS
Loan Type: Conventional Residential

FILED 9/5/2024 9:40:34 AM FRCL-2024-4756 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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;

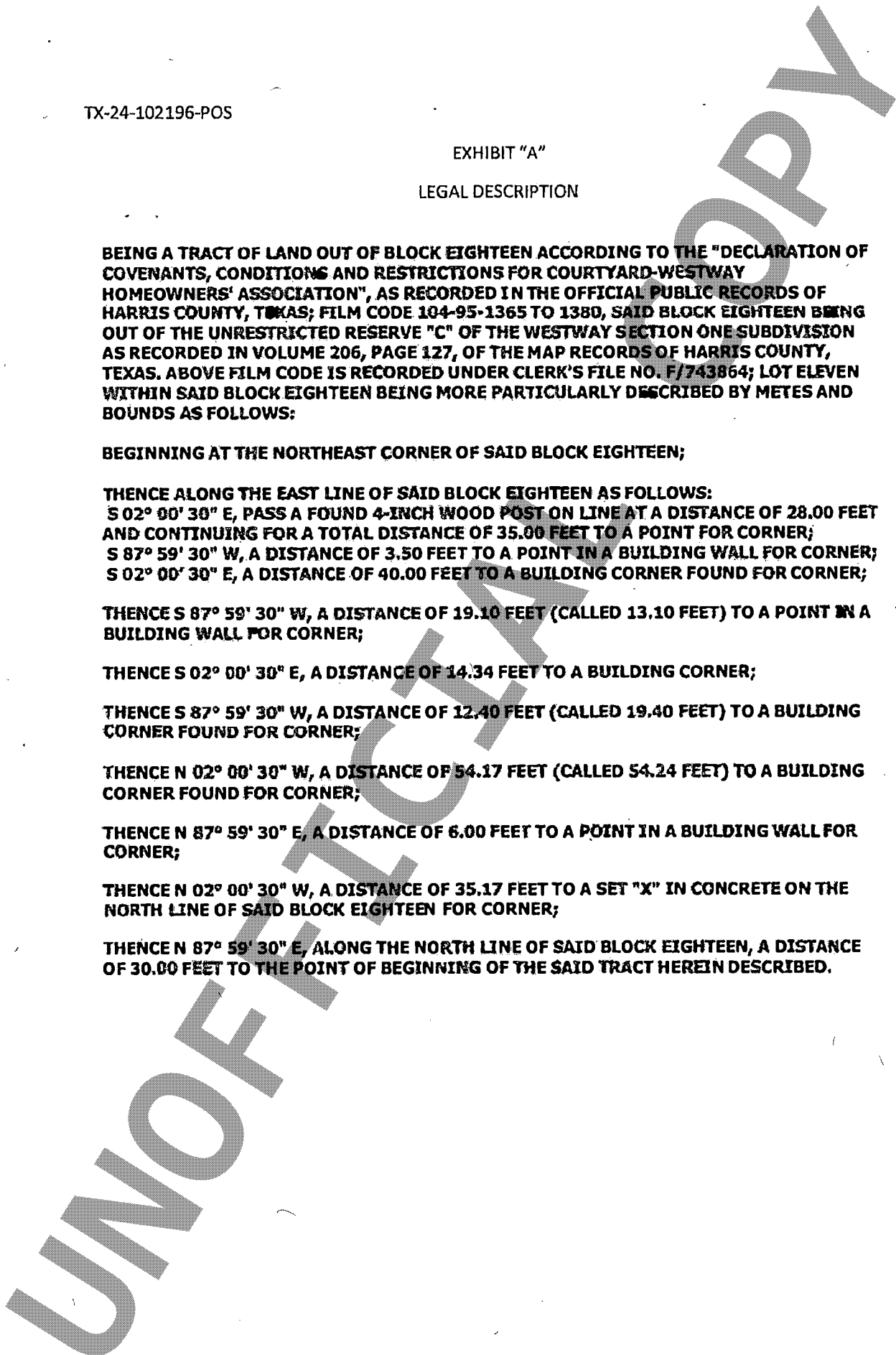
THENCE S 87° 59' 30" W, A DISTANCE OF 12.40 FEET (CALLED 19.40 FEET) TO A BUILDING CORNER FOUND FOR CORNER;

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.



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/12/2022	Grantor(s)/Mortgagor(s): CHRISTIAN BRASCOE INVESTMENTS, LLC
Original Beneficiary/Mortgagee: LENDMARQ FUNDING LLC.	Current Beneficiary/Mortgagee: NWL Company, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2022-208256	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: 10/1/2024	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: 9/4/2024

Dated: 9/5/2024

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 Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-103253-POS
Loan Type: Commercial

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4757
FILED 9/5/2024 9:40:34 AM

EXHIBIT "A"

LEGAL DESCRIPTION

BUILDING NO.4, BLOCK H, BEING A TRACT OF LAND CONTAINING 1522.320 SQUARE FEET OR .03495 ACRES, BEING PART OF UNRESTRICTED RESERVE "H", BLOCK 5, WESTHOLLOW, A SUBDIVISION OF RECORD IN VOLUME 216, PAGE 1 OF THE MAP RECORDS OF SAID COUNTY, AND BEING LOCATED IN THE JOEL WHEATON SURVEY, ABSTRACT NO. 80, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING FOR LOCATIVE PURPOSES AT THE SOUTHWEST CORNER OF RESERVE "H" SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF WESTHOLLOW DRIVE (100' WIDE);

THENCE EAST ALONG THE SOUTH LINE OF AFORESAID RESERVE "H" A DISTANCE OF 336.42 FEET TO AN IRON ROD SET FOR A CORNER;

THENCE NORTH, A DISTANCE OF 10.00 FEET TO A POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED 1522.320 SQUARE FEET TRACT OF LAND;

THENCE NORTH A DISTANCE OF 22.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, A DISTANCE OF 54.40 FEET OF THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH A DISTANCE OF 4.10 FEET FOR A CORNER;

THENCE EAST A DISTANCE OF 2.00 FEET FOR A CORNER;

THENCE SOUTH A DISTANCE OF 5.35 FEET FOR A CORNER;

THENCE WEST A DISTANCE OF 2.00 FEET FOR A CORNER;

THENCE SOUTH A DISTANCE OF 22.45 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE WEST, A DISTANCE OF 31.80 FEET FOR A CORNER;

THENCE NORTH, A DISTANCE OF 9.90 FEET FOR A CORNER;

THENCE WEST, A DISTANCE OF 22.60 FEET TO THE POINT OF BEGINNING AND CONTAINING .03495 ACRE TRACT OF LAND.

UNOFFICIAL COPY

Notice of Foreclosure Sale

August 27, 2024

Deed of Trust ("Deed of Trust"):

Dated: February 6, 2013

Grantor: Juan Manuel Garcia and Staci Lynn Voris

Substitute Trustee: James M. Harrison

Lender: Francisca Benavidez, LTD, a Texas limited partnership

Recorded in: 20130062152 of the real property records of Harris County, Texas.

Property Address: 14627 Waxahachie St. Houston, TX 77015

Legal Description: LOT 13 IN BLOCK 26 OF HOUSTON MANOR, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Secures: Promissory Note ("Note") in the original principal amount of \$100,000.00, executed by Juan Manuel Garcia and Staci Lynn Voris ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, October 1, 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 Francisca Benavidez, 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, Francisca Benavidez, LTD, 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 Francisca Benavidez, 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 Francisca Benavidez, 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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Francisca Benavidez, 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 Francisca Benavidez, 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, 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

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.

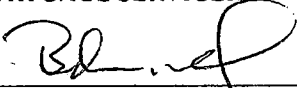
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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

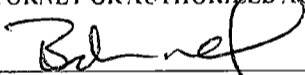
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently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

DATE: August 26, 2024

NOTE: The instrument secures a Note described as follows:

Date: January 4, 2022
Maker: Seven Dials Properties LLC
Payee: Carlos Alvarenga
Original Principal Amount: \$500,000

DEED OF TRUST: The instrument to be foreclosed is the Deed of Trust or Contract Lien described as follows:

Date: January 4, 2022
Grantor: Seven Dials Properties LLC
Trustee: Bobby Dover or Jim G. Fox
Beneficiary: Carlos Alvarenga
Recorded: #RP-2022-12683 in the Real Property Records of Harris County, Texas

LENDER: Carlos Alvarenga

BORROWER: Seven Dials Properties LLC

PROPERTY: The real property described as follows:

Ten (10) acres of land in the Victor Blanco Survey in Harris County, Texas said Ten (10) acres tract land being part of that certain tract of land of 45 acres which was conveyed by J.B. McKnight to Carl J. Appelt by that certain Deed dated the 23rd day of December 1947 and recorded in Volume 1716, Page 1, of the Deed Records of Harris County, Texas.

Commonly known as **11700 Garrett Rd Houston, TX 77044**

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

SUBSTITUTE TRUSTEE: ERNIE GARCIA

Substitute Trustee's Mailing Address:
2626 S. Loop W., Suite 630
Houston, Texas 77054

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

October 1, 2024, the first Tuesday of the month, to commence at 10:00 am, or within three (3) hours after that time.

FILED 9/4/2024 9:26:38 AM FRCL-2024-4730 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the Grand Ballroom of the Bayou City Event Center located at 9401 KNIGHT ROAD in the city of Houston in the state of Texas in the designated area outlined in the Commissioner's Court order or as designed by the county commissioners.

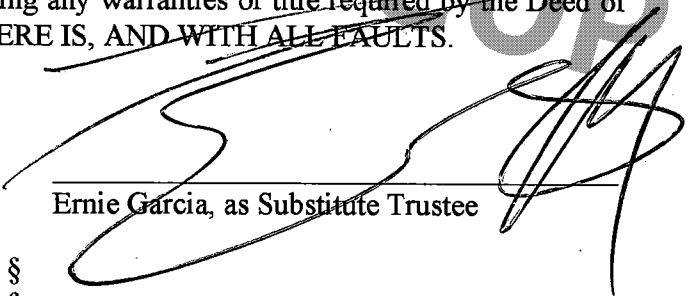
RECITALS

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

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

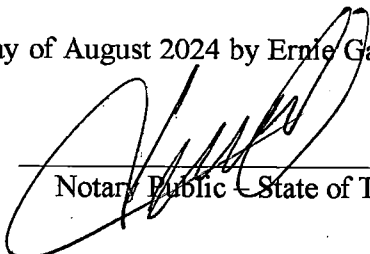
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or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

EXECUTED as of August 26, 2024

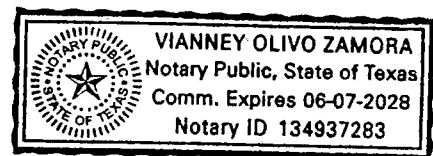

Ernie Garcia, as Substitute Trustee

STATE OF TEXAS §
COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO before me this 26th day of August 2024 by Ernie Garcia, Substitute Trustee.


Notary Public - State of Texas

After recording, please return original to:
The Law Office of Ernie Garcia
2626 S. Loop W., Suite 630
Houston, Texas 77054



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

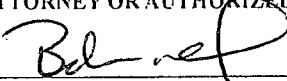
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 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 EAST ONE HUNDRED TEN (110') FEET OF LOT THREE (3), IN BLOCK ONE (1), OF HOHLDALE ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 17 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/24/2004 and recorded in Document Y106456 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: 12/03/2024

Time: 10:00 AM

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

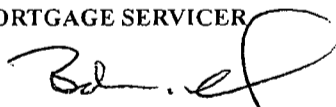
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of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

5. *Obligations Secured.* The Deed of Trust executed by ALFRED R. MCCULLOUGH, JR. AND SYLVIA L. MCCULLOUGH, provides that it secures the payment of the indebtedness in the original principal amount of \$217,200.00, 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 INDENTURE TRUSTEE OF THE AAMES MORTGAGE INVESTMENT TRUST 2005-1 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 INDENTURE TRUSTEE OF THE AAMES MORTGAGE INVESTMENT TRUST 2005-1 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 INDENTURE TRUSTEE OF THE AAMES MORTGAGE INVESTMENT TRUST 2005-1 obtained a Order from the 281st District Court of Harris County on 08/30/2024 under Cause No. 202348548. 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 EIGHTEEN (18), IN BLOCK TWO (2), WOODFOREST NORTH, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 294, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/04/2016 and recorded in Document RP-2016-472734 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: 12/03/2024

Time: 12:00 PM

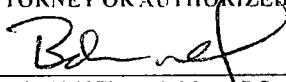
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently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

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

5. *Obligations Secured.* The Deed of Trust executed by LELIA FIELDS, provides that it secures the payment of the indebtedness in the original principal amount of \$186,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

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 774, BLOCK 22, OF HEATHER GLEN, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 227, PAGE 105, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/25/2016 and recorded in Document RP-2016-238631 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: 12/03/2024

Time: 12:00 PM


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

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

5. *Obligations Secured.* The Deed of Trust executed by JOE R. LOPEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$138,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

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

MIDWEST LOAN SERVICES (MLS)
ALANIZ, EMILIANO III
14903 TIMBERLARK DRIVE, HOUSTON, TX 77070

CONVENTIONAL
Firm File Number: 24-041535

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 31, 2018, EMILIANO ALANIZ III, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSITY FEDERAL CREDIT UNION in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARRIS COUNTY, TX and is recorded under Clerk's File/Instrument Number RP-2019-1903, 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, December 3, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in HARRIS COUNTY, TX to the highest bidder for cash. The sale will be conducted At the Bayou City Event Center Pavilion located at 9401 Knight Rd, Houston, TX 77045, specifically, the 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion; of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if the preceding area is no longer the designated area, the sale will be conducted at the area most recently designated by the County Commissioner's Court.


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

LOT TWENTY-FOUR (24), IN BLOCK TWO (2), OF AMENDING PLAT OF LAKEWOOD FOREST SUBDIVISION, SECTION TWELVE (12), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 327, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

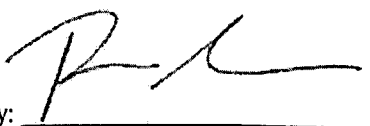
Property Address: 14903 TIMBERLARK DRIVE
HOUSTON, TX 77070
Mortgage Servicer: MIDWEST LOAN SERVICES
Mortgagee: UNIVERSITY FEDERAL CU
400 QUINCY ST.
6TH FLOOR
HANCOCK, MI 49930

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

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


SUBSTITUTE TRUSTEE
Amar Sood, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
1725 Wakefield Drive
Houston, TX 77018

WITNESS MY HAND this day September 17, 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-2024-5078

FILED 9/19/2024 10:12:35 AM

Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for UNIVERSITY FEDERAL CU

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

COPY
UNOFFICIAL

7247 Saint Augustine St, Houston, TX 77021

24-025878

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

Executed on

9/19/24

/s/ Carson Emmons

[Signature]

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett OR AUCTION.COM 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

1816 Effie Ln, Pasadena, TX 77502

24-031613

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.

UNOFFICIAL COPY

FILED 9/19/2024 10:18:48 AM FRCL-2024-5080 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 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 Amar 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

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

COPY

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

MAILED ONLINE

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

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

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 AMAR SOOD whose address is 1320 Greenway Dr. suite 780 Irving, TX 75038. I declare

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

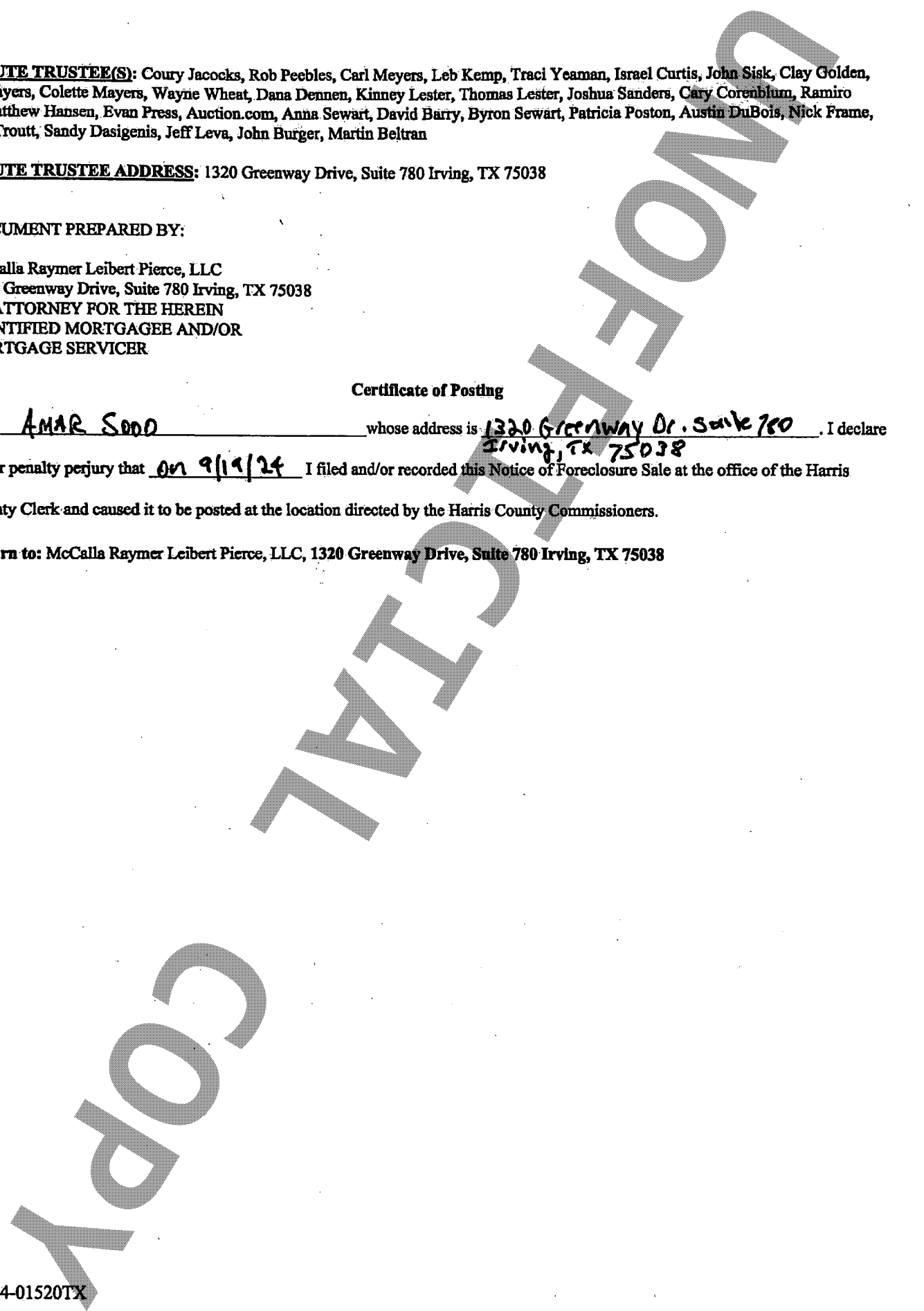


EXHIBIT "A"

LT2 BLK 3 QUAIL FOREST SEC 1

A.P.N. #: 114-135-003-0002

UNOFFICIAL COPY

24-176475

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5084
FILED 9/19/2024 10:18:48 AM

UNOFFICIAL COPY

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

UNOFFICIAL

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

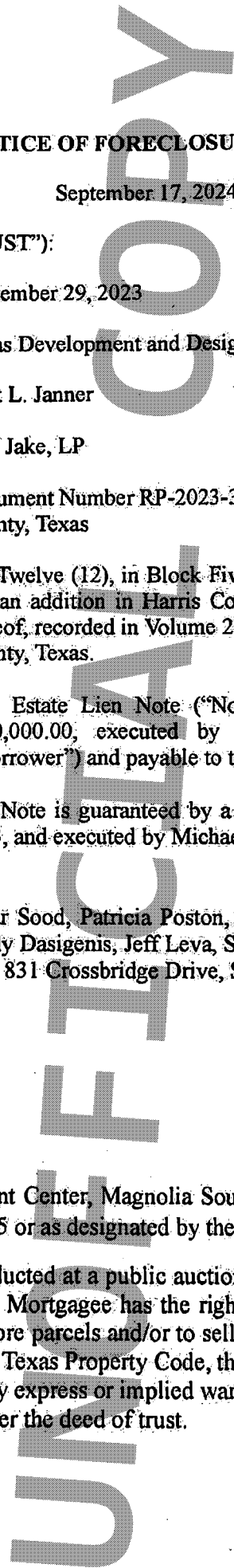
FORECLOSURE SALE:

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.



FILED 9/19/2024 10:18:48 AM FRCL-2024-5085 TENESHA 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 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.

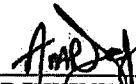
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

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

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: 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.

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. 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

COPY

NOTICE OF FORECLOSURE SALE

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.

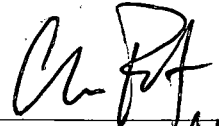
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS,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

UNO

COPY

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.

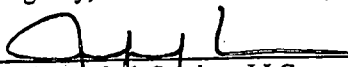
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$71,200.00, executed by FJC INTERESTS LLC, and payable 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 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. #: 24-11823

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

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: February 23, 2022
 Grantor(s): Amina Marcelin and Widgi Marcelin, Wife and Husband
 Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc.
 Original Principal: \$417,050.00
 Recording Information: 2022-103042
 Property County: Harris
 Property: Lot One (1), in Block Thirteen (13) of CORRECTIVE PLAT OF A PARTIAL REPLAT OF MEMORIAL NORTHWEST, SECTION THREE (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 213, Page 108 of the Map Records of Harris County, Texas.
 Property Address: 8218 Vintage Creek 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: December 3, 2024
 Time of Sale: 10:00 AM or within three hours thereafter.
 Place of Sale: Bayou City Event Center 9401 Knight Road, Houston TX 77045 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
 Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Meyers, Colette Meyers, 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.

FILED 9/23/2024 3:01:12 PM FRCL-2024-5090 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Plones

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 9-23-24, 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: 9-23-24

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 23rd day of September, 2024.

Jeff Leva

UNOFFICIAL COPY

FILED 9/23/2024 3:01:12 PM FRCL-2024-5091 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: July 30, 2015
Grantor(s): Jonathan A. Rodriguez & Elvia D. Alvarado
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for New Penn Financial, LLC
Original Principal: \$78,551.00
Recording Information: 20150360283
Property County: Harris
Property: Lot 6, Block 4, REPLAT OF SOUTHWOOD PLACE SECTION 5, according to the map or plat thereof, recorded in Volume 284, Page 122, Map Records, Harris County, Texas.
Property Address: 6466 Cambridge Glen Lane Houston, TX 77035

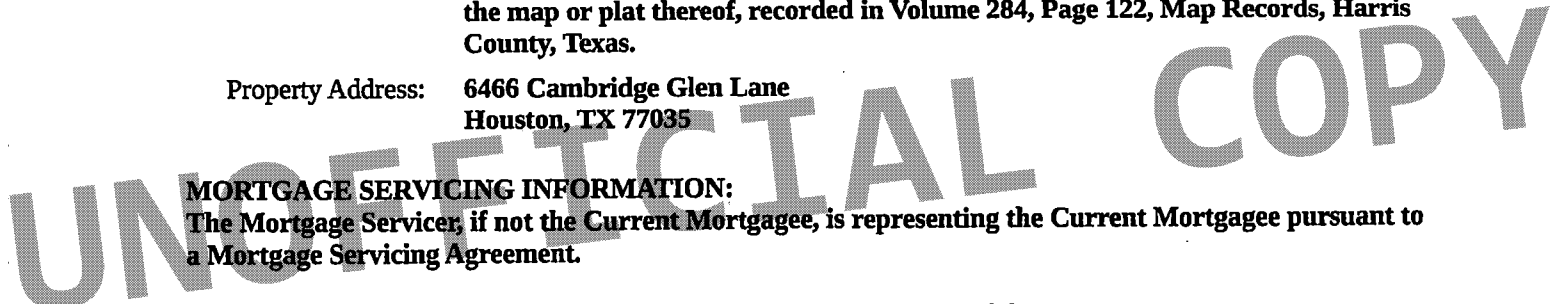
MORTGAGE SERVICING INFORMATION:

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: December 3, 2024
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Bayou City Event Center 9401 Knight Road, Houston TX 77045 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act



Substitute 546 Silicon Dr., Suite 103
Trustee Address: Southlake, TX 76092
 TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5091
FILED 9/23/2024 3:01:12 PM

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 9-23-24, 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: 9-23-24

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 23rd day of September, 2024

Jeff Leva

UNOFFICIAL COPY

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

UNOFFICIAL COPY

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.

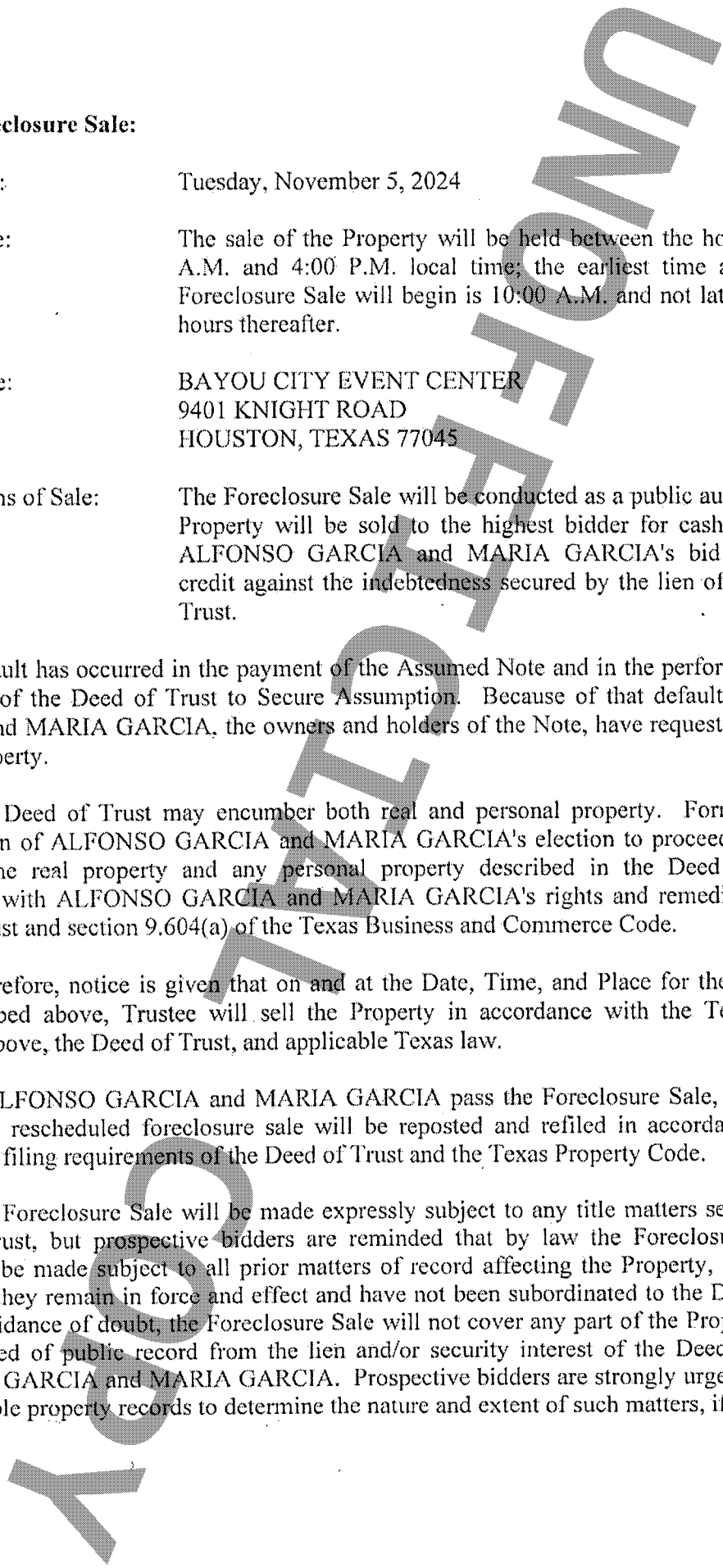
Default has occurred in the payment of the Assumed Note and in the performance of the obligations of the Deed of Trust to Secure Assumption. Because of that default, ALFONSO GARCIA and MARIA GARCIA, the owners and holders of the Note, have requested Trustee to sell the Property.

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.

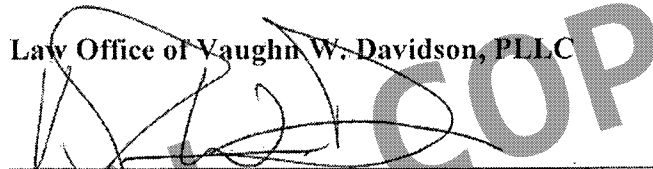


Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

UNOFFICIAL COPY

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;

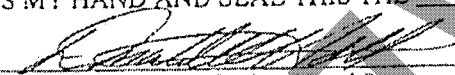
THENCE continuing South 70 deg. 01 min. 08 sec. East, along the Northeast line of said 136.470 Acre Tract of land, the South line of Lot 6 through Lot 4, Block 1 of said AMENDED PLAT OF SAN JACINTO PLANTATION SECTION 1, same being the centerline of said 70 foot H.C.F.C.D. Drainage Easement, a distance 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



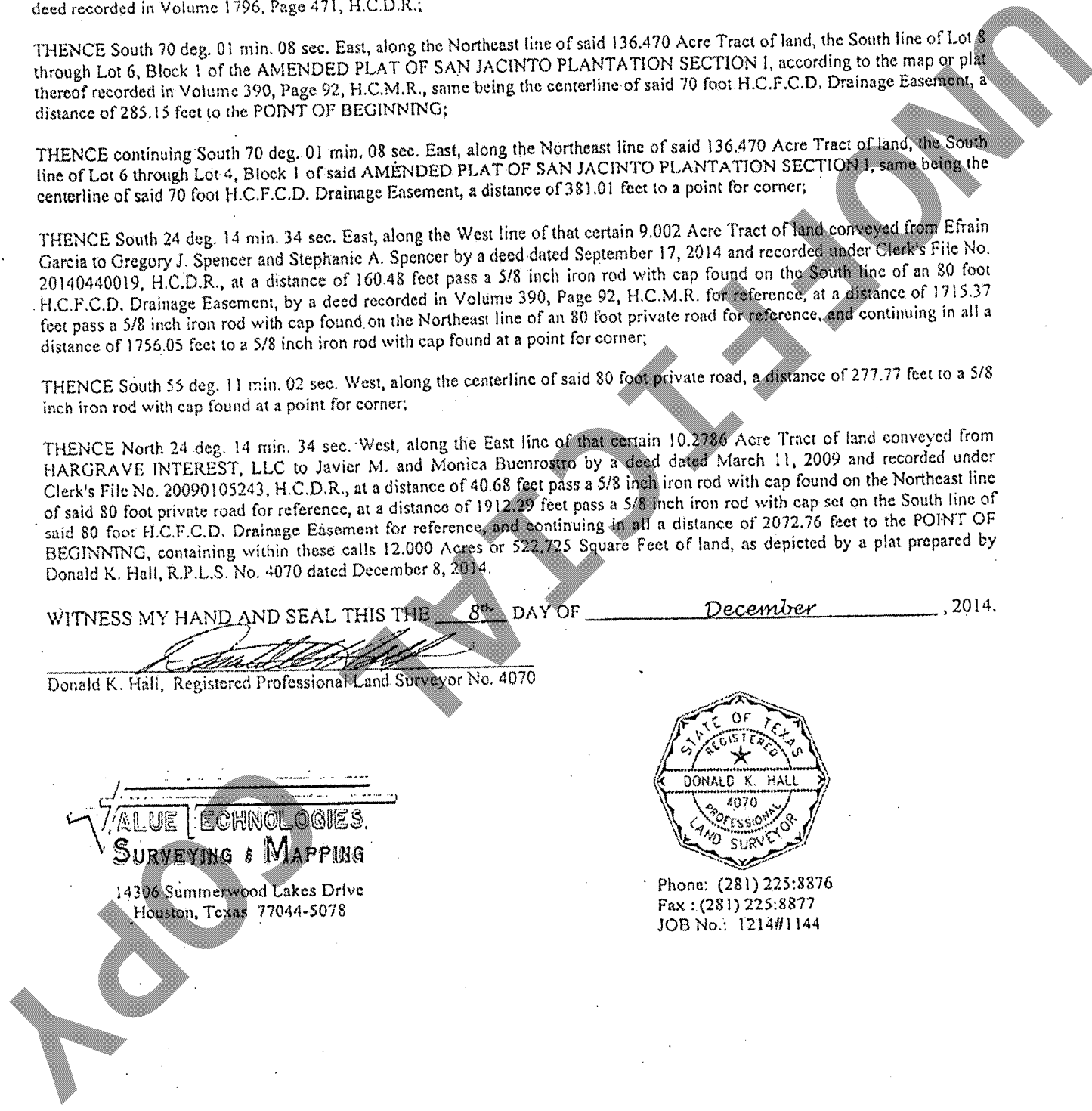
Phone: (281) 225-8876
Fax: (281) 225-8877
JOB No.: 1214#1144

VALUE TECHNOLOGIES
SURVEYING & MAPPING
14306 Summerwood Lakes Drive
Houston, Texas 77044-5078

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 0.2230 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;

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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.

FILED

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 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

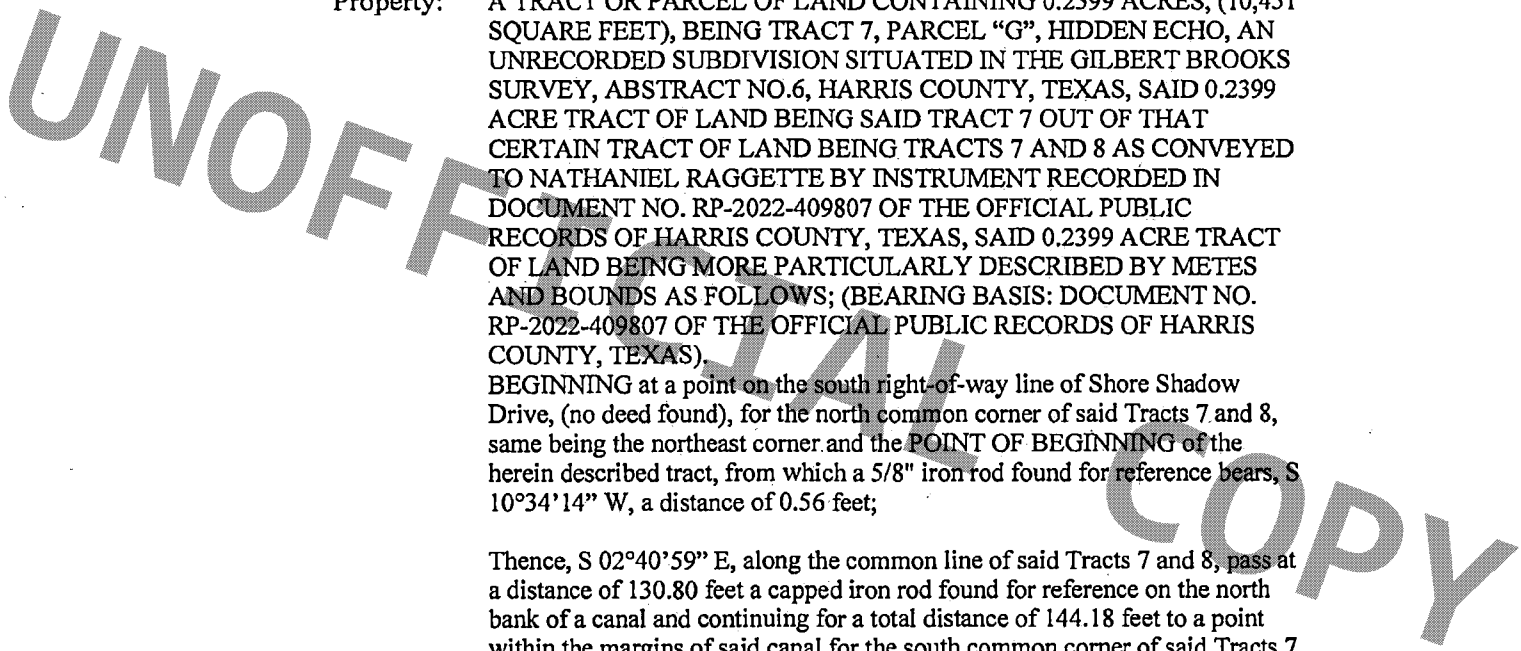
Lender: QUICK LENDING, LLC

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

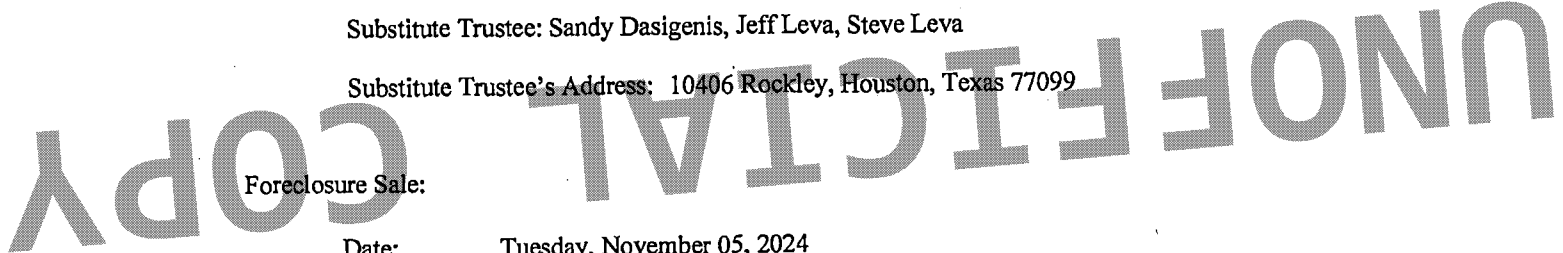
Time: The sale of the Property will be held between the hours of 10am-1pm. local time

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5035
FILED 9/16/2024 3:50:33 PM

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		

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5035
FILED 9/16/2024 3:50:33 PM

T.S. #: 24-11600

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

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by RYAN S. MCCARTHY, AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$754,800.00, executed by RYAN S. MCCARTHY, AN UNMARRIED MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RYAN S. MCCARTHY, AN UNMARRIED MAN to RYAN S. MCCARTHY. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-4 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

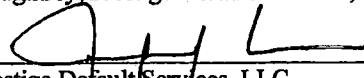
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Wilmington Savings Fund Society, FSB, not in its individual capacity
but solely as owner trustee for Verus Securitization Trust 2023-4
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743
800-365-7107**

T.S. #: 24-11600

Dated: 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

COPY

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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5036

FILED 9/16/2024 4:15:54 PM

COPY
UNOFFICIAL

FILED 9/18/2024 9:22:19 AM FRCL-2024-5037 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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
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Current Beneficiary:	U.S. Bank Trust National Association, as Trustee of the FW Series I Trust	Loan Servicer:	SN Servicing Corporation
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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		
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

FILED 9/18/2024 9:22:19 AM FRCL-2024-5037 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

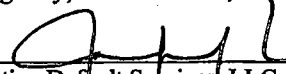
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$82,555.00, executed by RINA YOLANDA MEJIA, A MARRIED 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

COPY

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

NOTICE OF TRUSTEE'S SALE

Date: September 5, 2024

Lien for Unpaid Assessments

Owner(s): **MAX MANAGMENT, LLC**

Property: LOT THIRTEEN (13), IN BLOCK SIXTEEN (16), OF BELLAIRE WEST, SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 155, PAGE 62 IN THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **11303 HAZEN STREET, HOUSTON, TEXAS 77072** (THE "PROPERTY").

Recording Information: By Restated and Amended Declaration of Covenants, Conditions and Restrictions for Bellaire West, Sections One (1) through Eight (8), recorded on August 10, 2004 and August 27, 2004 under County Clerk File Numbers X834620 and X875552, in the Deed Records of Harris County, Texas, BELLAIRE WEST COMMUNITY IMPROVEMENT ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited Order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

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

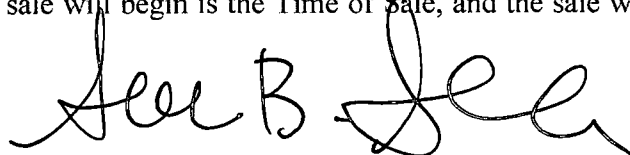
Date of Sale: (first Tuesday of month) Tuesday, **October 1, 2024.**

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.

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

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



Sarah B. Gerdes, Trustee for Bellaire West Community Improvement Association

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4985
FILED 9/10/2024 2:52:20 PM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/30/2021	Grantor(s)/Mortgagor(s): JAVIER VICTORICA, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5039
FILED 9/19/2024 8:51:36 AM

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 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(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

COPY
UNRECORDED

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5040
FILED 9/19/2024 8:51:36 AM

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 & Holdhus, 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 & Holdhus, 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

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(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: 9/16/2024

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

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5042
FILED 9/19/2024 8:51:36 AM

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 NOMINEE 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.

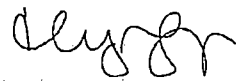
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

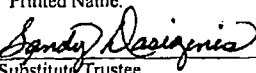
Dated: 9/18/2024

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5043

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.

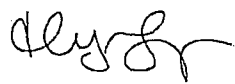
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

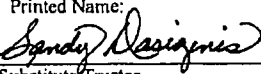
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(T): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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 Guild Mortgage Company LLC

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

FILED 9/19/2024 8:51:36 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5044
FILED 9/19/2024 8:51:36 AM

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 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: 9/12/2024

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 Guild Mortgage Company LLC

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

MH File Number: TX-24-104056-POS
Loan Type: FHA

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 Spood, 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 Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-104282-POS
Loan Type: Conventional Residential

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 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

FRCL-2024-5046
FILED 9/19/2024 8:53:20 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, Martín 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.

/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

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 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

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

UNOFFICIAL

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 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



FILED 9/19/2024 8:53:20 AM FRCL-2024-5048 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 9/19/2024 8:53:20 AM FRCL-2024-5048 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE 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

TAPE

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

FILED 9/19/2024 8:53:20 AM FRCL-2024-5049 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 615048, 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

**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 c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O.
ADDRESS: Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 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 The place of the sale shall be: ORDER DESIGNATING SPACE FOR
SALE: CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318

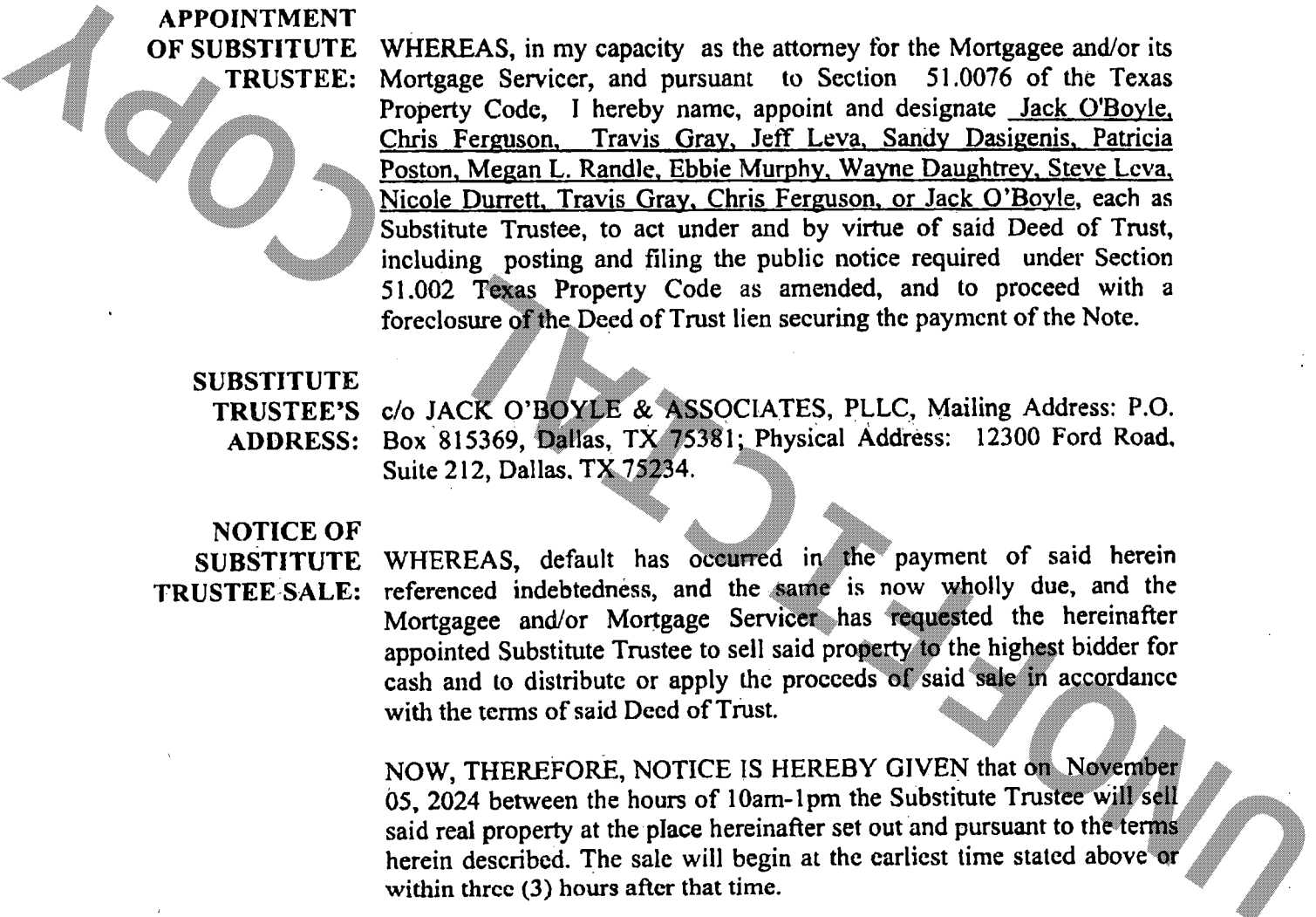


AL: 5634 CERRITOS DR



4825210

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5050
FILED 9/19/2024 8:53:20 AM



FILED 9/19/2024 8:53:20 AM FRCL-2024-5050 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



FILED 9/19/2024 8:53:20 AM FRCL-2024-5050 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



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

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 14 day of September, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray
Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com

Travis H. Gray
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

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

DT: zNOS AND APPT (SVC) 240318

AL: 5634 CERRITOS DR



JACK O'BOYLE & ASSOCIATES, PLLC

CERTIFICATE OF POSTING

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

Signed: _____

Declarant's Name: _____

Date: _____

COPY UNOFFICIAL

DT: zNOS AND APPT (SVC) 240318

AL: 5634 CERRITOS DR



24511 Caroline Creek Ct, Spring, TX 77373

24-031107

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

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FILED 9/19/2024 8:53:20 AM FRCL-2024-5051 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. 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

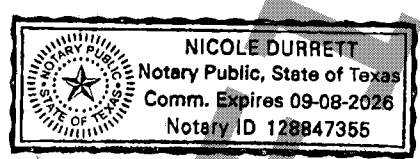
SUBSTITUTE TRUSTEE

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: _____

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 24-31091

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/29/2021, Jassenia Aguilar Guillen, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robertson Anschutz Vettters, LLC., as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$262,153.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC., which Deed of Trust is Recorded on 5/3/2021 as Volume RP-2021-238683, Book , Page , in Harris County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 16, Block 2, of Breckenridge West Sec 4, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 691188 of the map records of Harris County, Texas.

Commonly known as: 23702 HARROW FIELD LANE SPRING, TX 77373

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **12/3/2024 at 10:00 AM**, or no later than three (3) hours after such time, in Harris County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

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

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



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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
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FILED 9/19/2024 8:53:20 AM

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

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

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

WITNESS, my hand this 9/17/2024

WITNESS, my hand this September 19, 2024

vanessa portillo

By: Vanessa Portillo, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer

1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Sandy Dasigenis

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

C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5052

FILED 9/19/2024 8:53:20 AM

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COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5053
FILED 9/19/2024 9:17:40 AM

20931 BANYAN CREST LN
KATY, TX 77449

0000010119758

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



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



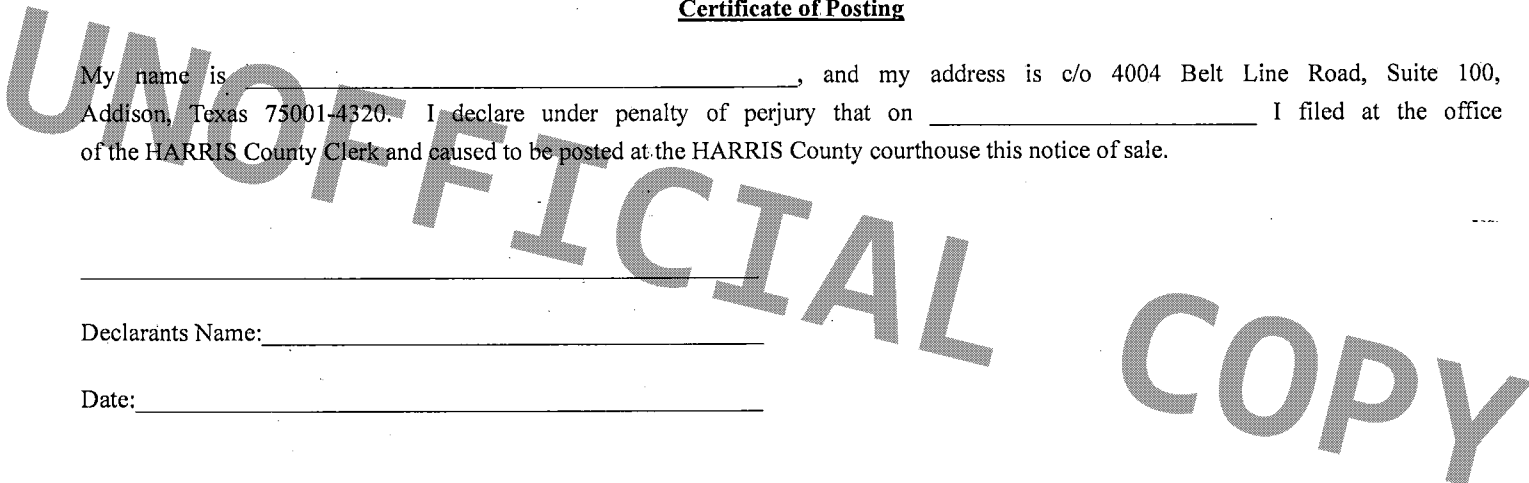
Israel Saucedo

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-2024-5053
FILED 9/19/2024 9:17:40 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

20931 BANYAN CREST LN
KATY, TX 77449

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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

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FRCL-2024-5053
FILED 9/19/2024 9:17:40 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.



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-2024-5054
FILED 9/19/2024 9:17:40 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5054

FILED 9/19/2024 9:17:40 AM

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5055
FILED 9/19/2024 9:21:32 AM

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5055

FILED 9/19/2024 9:21:32 AM

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.

UNOFFICIAL COPY

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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5056
FILED 9/19/2024 9:21:32 AM

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**

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

MB

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

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

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

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.: 2024-01170-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
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-2024-5057
FILED 9/19/2024 9:21:32 AM

UNOFFICIAL

COPY

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.

FILED 9/19/2024 9:21:32 AM
FRCL-2024-5058
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

TS No.: 2024-01178-TX
22-000206-673

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: 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.

FRCL-2024-5059
FILED 9/19/2024 9:21:32 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

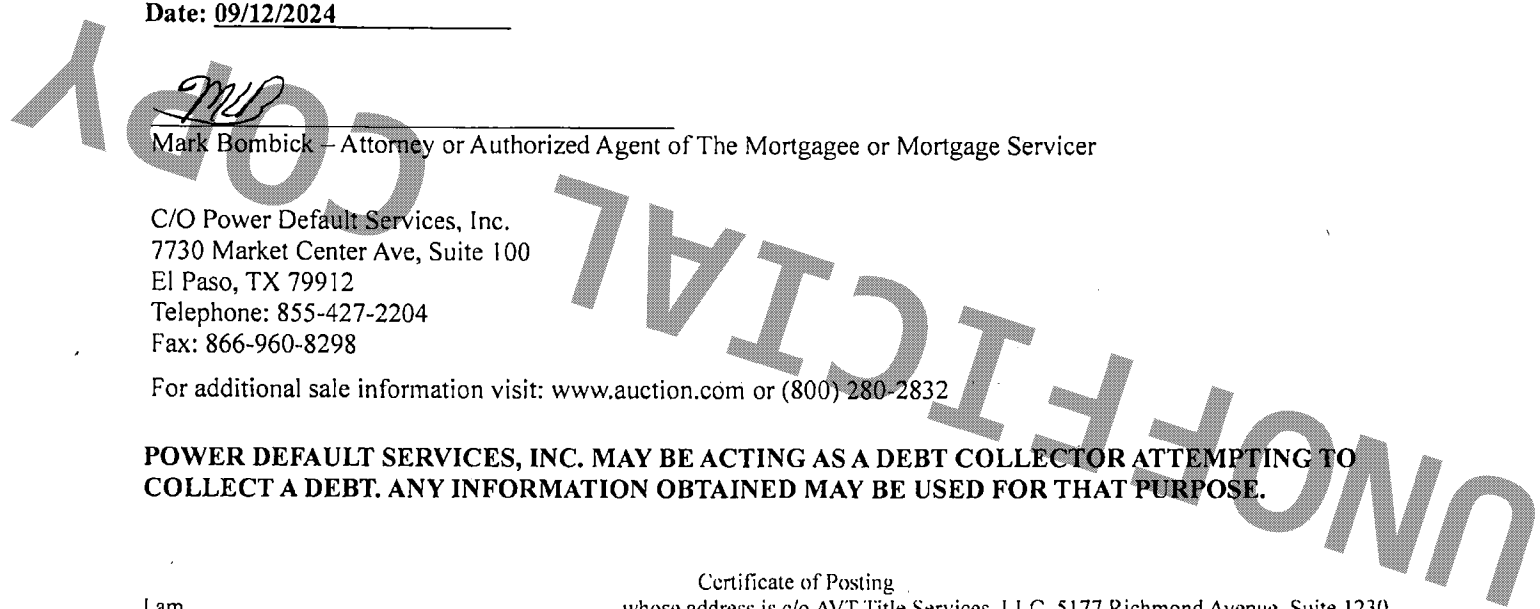
For additional sale information visit: www.auction.com or (800) 280-2832

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.

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-2024-5059 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



TS No.: 2024-01184-TX
22-000364-673

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: 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**

FILED 9/19/2024 9:21:32 AM
FRCL-2024-5060
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

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

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.: 2024-01187-TX
23-000640-673

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: 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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5061
FILED 9/19/2024 9:21:32 AM

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.mwznlaw.com/tx-investors

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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, 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.: 2024-01201-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.

FILED 9/19/2024 9:21:32 AM FRCL-2024-5062 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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**

UNOFFICIAL COPY

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 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

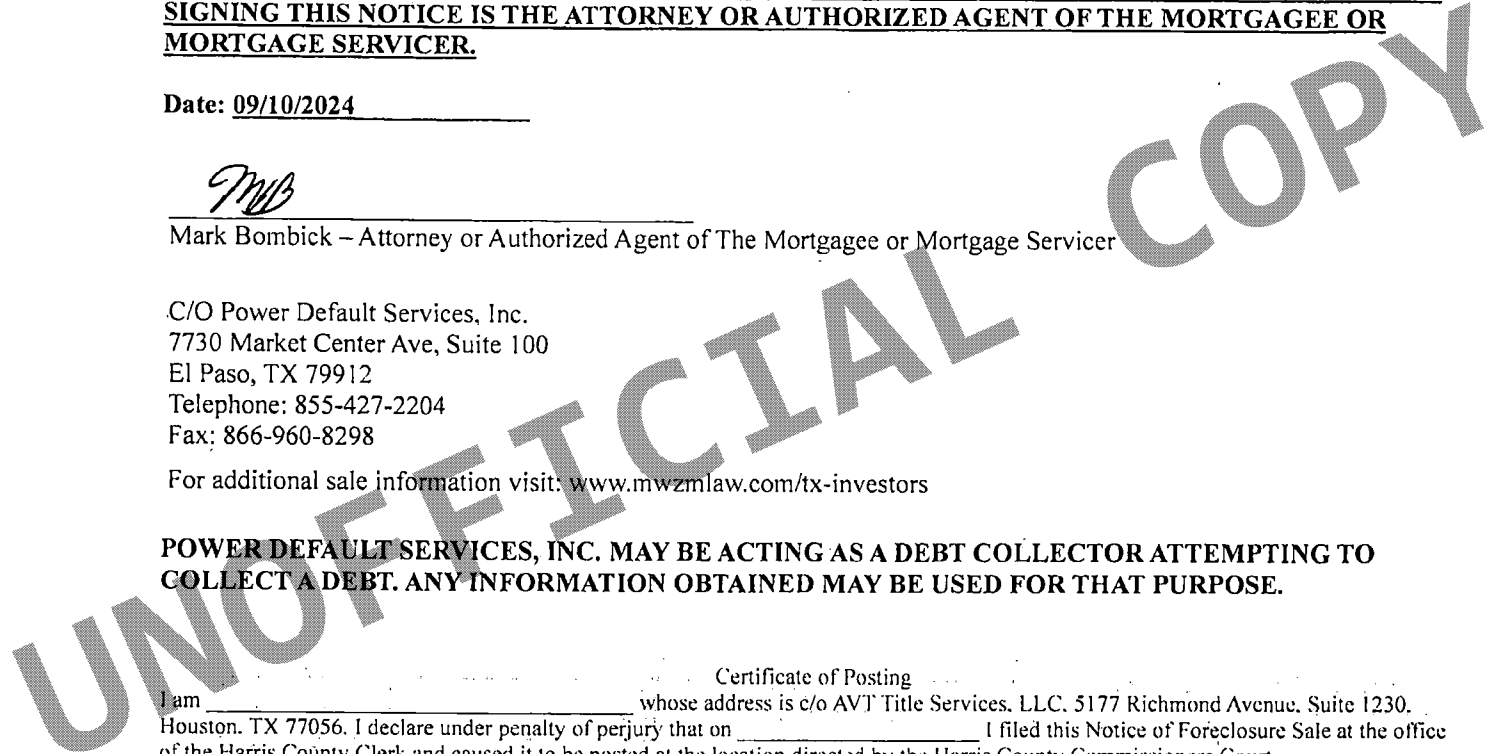
For additional sale information visit: www.mwzmlaw.com/tx-investors

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

Certificate of Posting

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

FRCL-2024-5062
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 9/19/2024 9:21:32 AM



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 mortgage of the note and deed of trust or contract lien.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5063
FILED 9/19/2024 9:21:32 AM

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.

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: 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**

FILED 9/19/2024 9:21:32 AM
FRCL-2024-5064
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNMORTGAGED
TRUSTEE
COPY

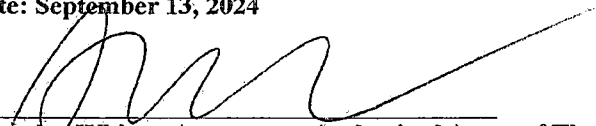
TS No.: 2024-01209-TX
18-000387-673

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


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

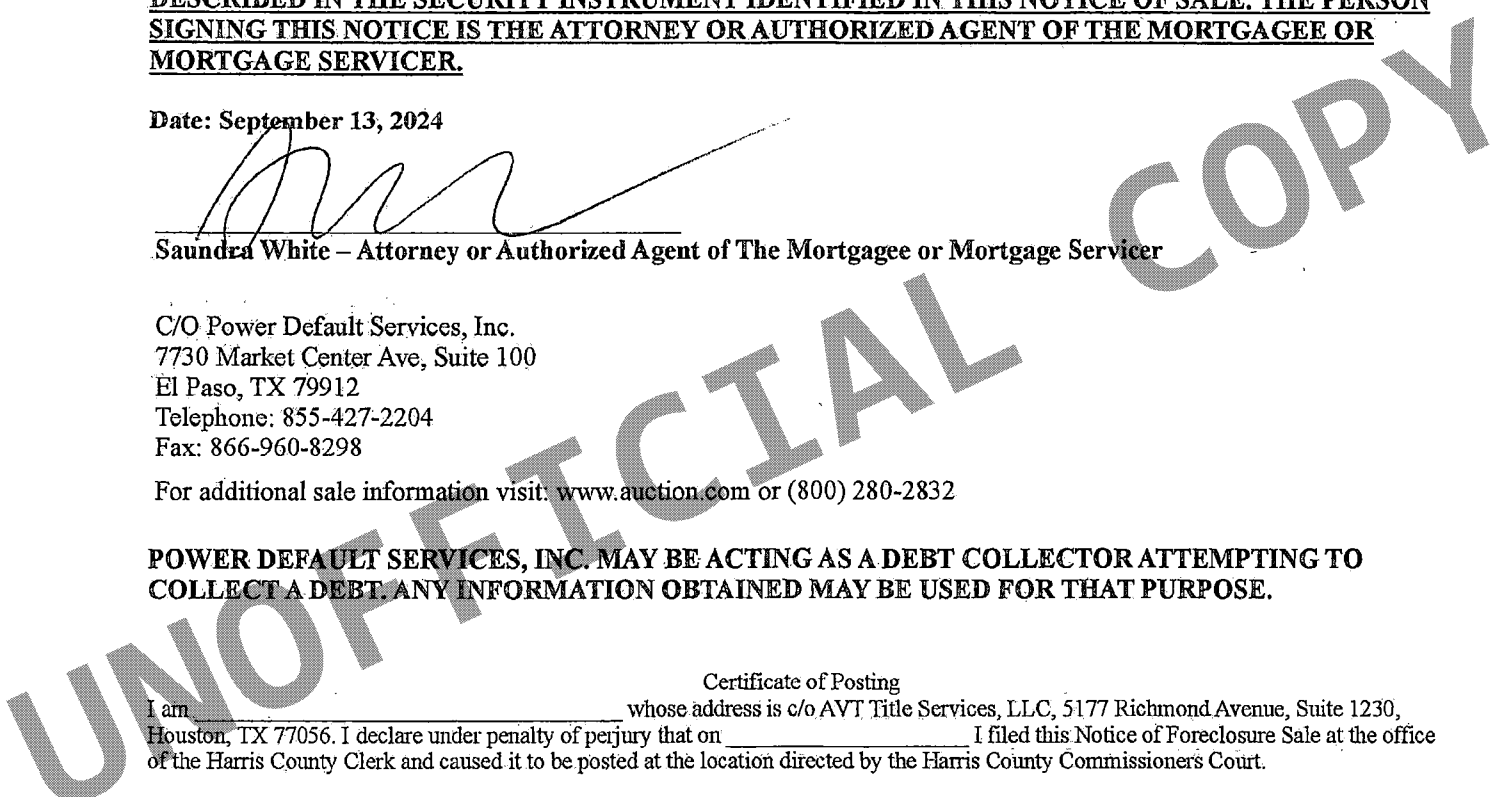
For additional sale information visit: www.auction.com or (800) 280-2832

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.

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-2024-5064
FILED 9/19/2024 9:21:32 AM



Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 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 WILOAK 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.

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**

FILED 9/19/2024 9:21:32 AM FRCL-2024-5065 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY
UNOFFICIAL

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



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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5065
FILED 9/19/2024 9:21:32 AM

UNOFFICIAL

TS No.: 2024-01222-TX
24-000824-673

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: 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.

FILED 9/19/2024 9:21:32 AM FRCL-2024-5066 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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**

COPY UNOFFICIAL

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

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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**

COPY

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

UNOFFICIAL COPY

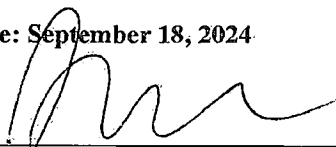
TS No.: 2024-01245-TX
24-000843-673

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.

FRCL-2024-5068
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 9/19/2024 9:21:32 AM

UNOFFICIAL

COPY

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

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

UNOFFICIAL COPY

FILED 9/19/2024 9:21:32 AM
FRCL-2024-5069
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

COPY
UNOFFICIAL

TS No.: 2024-06145
24-000106-568

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: 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

Manisa Vidrine
Printed Name: Manisa 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

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

UNOFFICIAL COPY

FILED 9/19/2024 9:21:32 AM
FRCL-2024-5070
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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.

22-000045-505-4 // 515 MAPLE WAY, HOUSTON, TX 77015

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 4/1/2013
Grantor(s): Rosa E. Murillo-Hernandez, Gerardo Hernandez Cuevas and Maria De Jesus Murillo Hernandez
Mortgagee: 2012 Place, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. 20130224208
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-Six (26), Prairieview Terrace Addition, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 24, Page 37, of the Map records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
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.

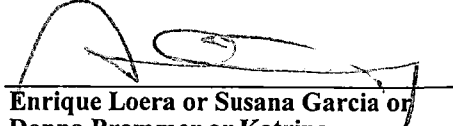
THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

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:
2012 Place, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-4996
FILED 9/10/2024 3:55:41 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 5/25/2013

Grantor(s): Juan R. Camacho Trevino and Maria M. Diaz

Mortgagee: SWE Casita, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 20130405523

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 'C' of F.M. Blackwell Subdivision, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 521, Page 594 of the Deed Records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

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

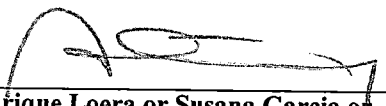
ACTIVE MILITARY SERVICE NOTICE

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

The Mortgagee, whose address is:

SWE Casita, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 12/1/2023
Grantor(s): Silvia Veronica Fuentes
Mortgagee: SWE Capital, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2024-55924
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as, Lot One (1), Block Three (3) of Westador, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 188, Page 56, of the Map Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

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

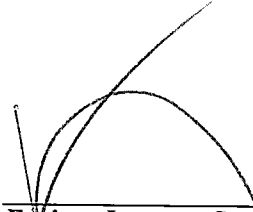
ACTIVE MILITARY SERVICE NOTICE

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

The Mortgagee, whose address is:

SWE Capital, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



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-2024-4998

FILED 9/10/2024 3:55:43 PM

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 11/29/2016

Grantor(s): Humberto Munguia Sanchez and Hubesther Uriostegui Barrera

Mortgagee: Finally Home, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. RP-2017-65906

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 178 in Block S of Carverdale, Section 4, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 53, Page 16 of the map records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

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

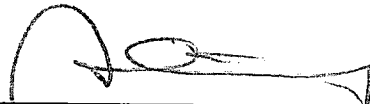
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

OPRY

The Mortgagee, whose address is:

Finally Home, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

COPY

UNOFFICIAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 9/15/2017
Grantor(s): Oscar Andres De La Rosa
Mortgagee: W13 Homes, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2017-522755
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot 7 in Block 1 of Wofford Homesites, a Subdivision in Harris County, Texas according to the Map or Plat thereof recorded in Vol. 29, Pg. 43 of the Map Records of Harris County, Texas; Save and except the South 10 Feet, More or Less out of the South Side of Lot 7 Described by Metes and Bounds in the Deed From L. E. Carnes and Wife, Dorothy Carnes to John H. King and Wife, Ophelia King Dated July 27, 1960 and Recorded under Clerks File No. B213993 in the Official Public Records of Real Property of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
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:

W13 Homes, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



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

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 9/29/2023
Grantor(s): Jose Roberto Baez Hernandez
Mortgagee: 2013 Cottage, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2023-435096
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 57 & 58, MEADOWLAKE, Tract A, Beginning at the Northwest corner of the JOHN FLANDERS SURVEY, Abstract No. 263, in Harris County, to be more particularly described by metes and bounds found in Document No.464278, Deed Records, Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
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

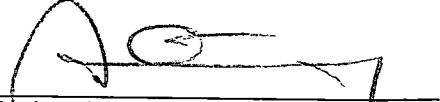
ACTIVE MILITARY SERVICE NOTICE

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 Cottage, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**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**

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NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/25/2024

Grantor(s): Leticia Berumen Lindsey

Mortgagee: Texas Specialty Homes, LP, a Texas Limited Partnership

Recorded in: Clerk's File No. RP-2024-205896

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, Block 338, of TOWN OF SOUTH HOUSTON, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 42 of the Map Records of Harris County, Texas, (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

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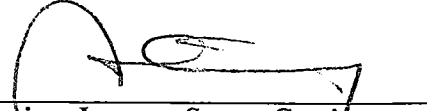
ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

Texas Specialty Homes, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



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
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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

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5002

FILED 9/10/2024 3:55:47 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date April 27, 2012

Grantor(s): Mauro Rodriguez

Original Payee: ND & D Interests, Ltd.

Deed of Trust Information: Executed on April 27, 2012, recorded in the public records of Harris County, Texas, in or under File No. 20120211426

Current Mortgagee Holder: 2212 Dunlavy, 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 Lot Sixteen (16), in Block "A" of O.C. PITTS RESUBDIVISION OF OUTLET 78, IN THE TOWN OF PASADENA, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 855, Page 224 of the Deed Records of Harris County, Texas., (more particularly described in the Loan Documents).

Date of Sale: 10/1/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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

ACTIVE MILITARY SERVICE NOTICE

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5003

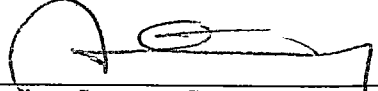
FILED 9/10/2024 3:55:48 PM

COPY UNOFFICIAL

The Mortgagee, whose address is:

2212 Dunlavy, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or Rinki
Shah or Theresa Phillips or David
Cerde or Jose Martinez or Mark
Laffaye or Alexander Lawson or
Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or
Erica Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 5/1/2020
Grantor(s): Armando Rojas Ramirez and Enrique Farias Herrera
Mortgagee: Hillcrest Holdings, LLC, a Nevada Limited Liability Company
Recorded in: Clerk's File No. RP-2020-345168
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 TWO (2), OF REPLAT OF PONDEROSA FOREST, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 186, PAGE 119, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
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

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The Mortgagee, whose address is:

Hillcrest Holdings, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**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
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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: 6/1/2020

Grantor(s): Victor N. Diaz Martinez and Merly T. Castro Rivas aka Merly T. Castro

Mortgagee: Casas For All, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. RP-2020-564106

Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as, Lot 10 in Block 14 of Harvest Heights Annex, a Subdivision in Harris County, Texas according to the map or plat thereof recorded in Vol. 1163, Pg. 373 of the Map Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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The Mortgagee, whose address is:

Casas For All, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**Enrique Loera or Susana García or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
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Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 7**

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NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/1/2024
Grantor(s): Jose Antonio Reyes
Mortgagee: 2012 Cottage, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2024-314345
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 13, BLOCK 3, DEER PARK, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 45, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING A SUBDIVISION OF PARTS OF OUTLOTS 58, 81, 85 AND 86 OF DEER PARK ADDITION IN HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 10/1/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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ACTIVE MILITARY SERVICE NOTICE

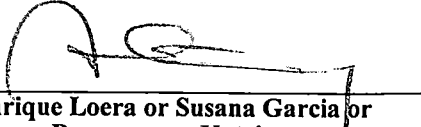
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UNCONFIRMED COPY

The Mortgagee, whose address is:

2012 Cottage, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9/10/2024



**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
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Feece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

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