

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.



4825141

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5052
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

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5052
FILED 9/19/2024 8:53:20 AM

TS No.: 2024-01313-TX
24-000919-673

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 reservé component of the 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: 12/03/2024

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

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

Property Address: 6846 MOBUD DRIVE, HOUSTON, TX 77074

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/25/2006 and recorded 07/28/2006 in Book RP 025-41 Page 1078 Document Z486133, real property records of Harris County, Texas, with **LOUIS A. GUARDADO AND EVELIA BRAN, HUSBAND AND WIFE** 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 **LOUIS A. GUARDADO AND EVELIA BRAN, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$106,100.00**, 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 **HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-D** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01313-TX
24-000919-673

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 TWENTY SEVEN (27), OF SHARPSTOWN, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 3, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

COPY

TS No.: 2024-01313-TX
24-000919-673

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: 10/17/2024



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, 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.

TS No.: 2024-01333-TX
19-000260-673

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: 12/03/2024

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

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

Property Address: 12610 Plum Meadow Ln, Houston, TX 77039

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/09/2005 and recorded 05/25/2005 in Book RP 005-97 Page 1276 Document Y492040 . real property records of Harris County, Texas, with **JORGE H. GAMEZ** grantor(s) and **AMERIQUEST MORTGAGE COMPANY** as Lender, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R5 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 **JORGE H. GAMEZ**, securing the payment of the indebtedness in the original principal amount of **\$100,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01333-TX
19-000260-673

Notice of [Substitute] Trustee Sale

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

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

LOT FIVE HUNDRED NINETY-ONE (591), IN BLOCK TWENTY-THREE (23), OF HIGH MEADOWS, SECTION (7), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 177, PAGE 65 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.: 2024-01333-TX
19-000260-673

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: 10/23/2024



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

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

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

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

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

TS No.: 2024-01343-TX
24-000922-673

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: 12/03/2024

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

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

Property Address: 6522 BARRYGATE DRIVE, SPRING, TX 77373

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/24/2005 and recorded 06/29/2005 in Book RP 007-60 Page 2295 Document Y573467, real property records of Harris County, Texas, with **JOHN J. ARMSTRONG AND CANDY ARMSTRONG** grantor(s) and **ARGENT MORTGAGE COMPANY, LLC** as Lender, **WELLS FARGO BANK, N.A. AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4** 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 **JOHN J. ARMSTRONG AND CANDY ARMSTRONG**, securing the payment of the indebtedness in the original principal amount of **\$80,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, N.A. AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01343-TX
24-000922-673

Notice of [Substitute] Trustee Sale

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

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

LOT 12, IN BLOCK 40, OF CORRECTED PLAT OF GREENGATE PLACE, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 269, PAGE 102 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

UNOFFICIAL

TS No.: 2024-01343-TX
24-000922-673

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: 10/17/2024



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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5643
FILED 10/24/2024 9:06:04 AM

UNOFFICIAL COPY

TS No.: 2024-01371-TX
18-000664-673

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: 12/03/2024

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

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

Property Address: 1216 S. Shepherd Drive, Houston, TX 77019

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 07/18/2006 and recorded 07/20/2006 in Book RP 025-03 Page 1836 Document Z466478, real property records of Harris County, Texas, with **Adenrele O. Jimoh and Saheed Jimoh** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3 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 **Adenrele O. Jimoh and Saheed Jimoh**, securing the payment of the indebtedness in the original principal amount of \$477,000.00, 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 Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01371-TX
18-000664-673

Notice of [Substitute] Trustee Sale

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

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

LOT 25, IN BLOCK 50 OF SECTION 3 RIVER OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5644
FILED 10/24/2024 9:06:04 AM

TS No.: 2024-01371-TX
18-000664-673

Notice of [Substitute] Trustee Sale

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

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

Date: 10/22/2024



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

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

For additional sale information visit: www.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.

COPY
ORIGINAL
UNOFFICIAL

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 12/03/2024

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

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

Property Address: 20715 KEY OAKS LANE, CYPRESS, TX 77433

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/13/2006 and recorded 12/20/2006 in Book RP 036-26 Page 1301 Document 20060275886, real property records of Harris County, Texas, with **ZELMETA JOHNSON, A SINGLE WOMAN** grantor(s) and **WMC MORTGAGE CORP.** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **ZELMETA JOHNSON, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$110,960.00**, 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-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01384-TX
24-000931-673

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 28, BLOCK 2, OF CANYON VILLAGE AT CYPRESS SPRINGS, SEC. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 542014 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-2024-5645
FILED 10/24/2024 9:06:04 AM

TS No.: 2024-01384-TX
24-000931-673

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: 10/22/2024



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

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

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

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

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

TS No.: 2024-01394-TX
19-000051-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 12/03/2024

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

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

Property Address: 2827 Kismet Ln, Houston, TX 77043-1709

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 07/18/2007 and recorded 07/26/2007 in Book RP-047-61, Page 0620 Document 20070456209, real property records of Harris County, Texas, with Donald Mckenna and Claudia Mckenna, husband and wife grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT4, Asset-Backed Certificates, Series 2007-OPT4 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 Donald Mckenna and Claudia Mckenna, husband and wife, securing the payment of the indebtedness in the original principal amount of \$150,300.00, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT4, Asset-Backed Certificates, Series 2007-OPT4 is the current mortgagee of the note and deed of trust or contract lien.

TS No. : 2024-01394-TX
19-000051-673

Notice of [Substitute] Trustee Sale

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

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

Lot Seven (7), Block "W- Twenty-Six (W-26), of Spring Shadows, Section Fifteen (15), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 186, Page 41, 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

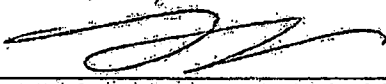
TS No. 2024-01394-TX
19-000051-673

Notice of [Substitute] Trustee Sale

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

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

Date: 10/23/24



Kenneth Lavine - 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

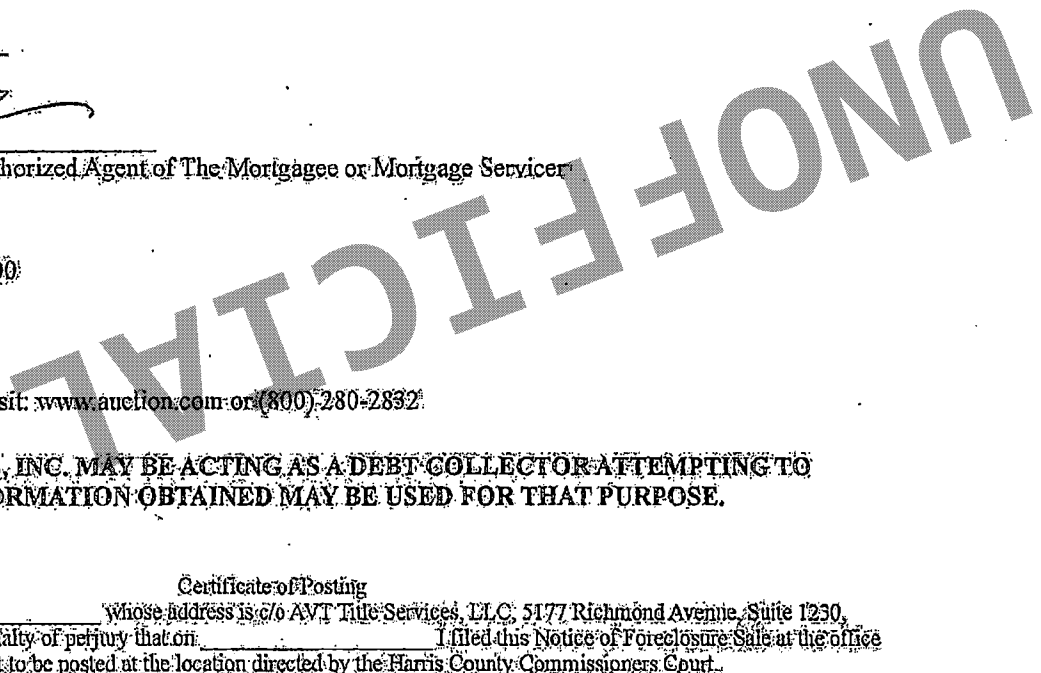
For additional sale information visit: www.auction.com or (800) 280-2832

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-2024-5646
FILED 10/24/2024 9:06:04 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 AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 22, 2024

NOTE: Note described as follows:

Date: OCTOBER 17, 2006
Maker: YOLANDA CERVANTES
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Original Principal Amount: \$128,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: OCTOBER 17, 2006
Grantor: YOLANDA CERVANTES AND ARTURO YEPEZ CERVANTES,
WIFE AND HUSBAND
Trustee: G. TOMMY BASTIAN
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Recorded: INSTRUMENT NO. 20060149334, WHICH WAS RECORDED IN THE
REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWERS: YOLANDA CERVANTES

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: CARL MEYERS, 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, STEVE LEVA, NICOLE DURRETT, JOHN BURGER, MARTIN BELTRAN, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

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

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

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

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder

for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: OCTOBER 17, 2006
Grantor: YOLANDA CERVANTES AND ARTURO YEPEZ CERVANTES, WIFE AND HUSBAND
Trustee: G. TOMMY BASTIAN
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING successor to original lender
Recorded: INSTRUMENT NO. 20060149334, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY: The property described as follows:

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

SUBSTITUTE TRUSTEE: CARL MEYERS, 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, STEVE LEVA, NICOLE DURRETT, JOHN BURGER, MARTIN

FILED 10/24/2024 8:55:19 AM FRCL-2024-5619 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

BELTRAN, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed effective as of **OCTOBER 22, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

Name: Lillian Riley, Attorney for NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

THE STATE OF TEXAS

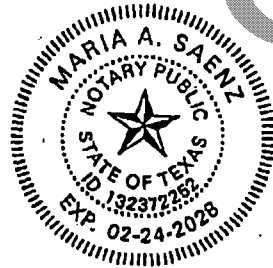
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COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on OCTOBER 22, 2024.

Maria A. Saenz
Notary Public, State of Texas



Notice of Sale executed by:

Sandy Dasigenis

Name: Sandy Dasigenis

Substitute Trustee

EXHIBIT A

LOT SIXTEEN (16), IN BLOCK TWENTY-THREE (23), ATASCOCITA SOUTH, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 331, PAGE 119 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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: OCTOBER 22, 2024

NOTE: Note described as follows:

Date: DECEMBER 21, 2005
Maker: HERMAN D. BATES and TONI BATES
Payee: METROPOLITAN LIFE INSURANCE COMPANY, successor to the original lender.
Original Principal Amount: \$105,440.00

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 27, 2006
Grantor: HERMAN D. BATES and TONI BATES, HUSBAND AND WIFE
Trustee: TOM M. THOMAS II
Beneficiary: METROPOLITAN LIFE INSURANCE COMPANY, successor to the original beneficiary.
Recorded: Instrument No. Y995518, Real Property Records of HARRIS COUNTY, TEXAS.

LENDER: METROPOLITAN LIFE INSURANCE COMPANY

BORROWER: HERMAN D. BATES and TONI BATES

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 20211 Sunset Ranch Drive, Katy, Texas 77449)

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

Substitute Trustee's Mailing Address:

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

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

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

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, at THE BAYOU CITY EVENT CENTER 9401 KNIGHT ROAD, HOUSTON 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

COPY

UNOFFICIAL

FILED 10/24/2024 8:55:19 AM FRCL-2024-5620 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 27, 2006
Grantor: HERMAN D. BATES and TONI BATES, HUSBAND AND WIFE
Trustee: TOM M. THOMAS II
Beneficiary: METROPOLITAN LIFE INSURANCE COMPANY, successor to the original beneficiary.
Recorded: Instrument No. Y995518, Real Property Records of HARRIS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 20211 Sunset Ranch Drive, Katy, Texas 77449)

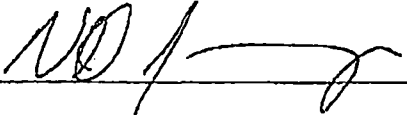
SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed effective as of **OCTOBER 22, 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: 

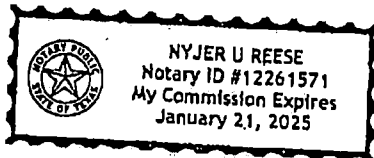
Name: William Jennings, Attorney for METROPOLITAN LIFE INSURANCE COMPANY and NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING


THE STATE OF TEXAS

COUNTY OF DALLAS


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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 22, 2024




Notary Public, State of Texas

Notice of Sale executed by:



Name: Sandy Dasigenis

Substitute Trustee

EXHIBIT A

LOT TWENTY-THREE (23), BLOCK FIVE (5), OF EAGLE RANCH WEST,
SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO.
576190, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

Notice of Foreclosure Sale**December 3, 2024****Deed of Trust ("Deed of Trust"):**

Dated: August 26, 2019

Grantor: Raul Flores and wife, Belinda Flores; Vanessa Flores; and Maricella Flores

Trustee: Kyle Crabtree

Lender: First State Bank

Recorded in: Document No. RP-2019-378653 of the real property records of Harris County, Texas

Legal Description: Being a 2.30 acre parcel of land situated in the R. Rowles Survey, Abstract 670, Harris County, Texas, and consisting of Lots 11 & 12 in Block 7 of Dow Acres as recorded in Volume 34, Page 67 of the Map Records of Harris County and the called 1.08 acres as recorded in Harris County Clerk's File H662958, with the basis of bearings being said plat, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found in the northern right of way of Ted Street (60' R.O.W.) for the southeast corner of Lot 10, the southwest corner of Lot 11, and marking the southwest corner of the herein described parcel;

THENCE, North, a distance of 279.95 feet along the eastern lines of Lot 10 and that tract being Tracts 1 & 2 as recorded in H.C.C.F. 20150264597 and the called 14840 square foot tract as recorded in H.C.C.F. 2017317518 (Sherbondy tract) to a 1/2" iron rod set with plastic cap in the southern line of the called 2.215 acres as recorded in H.C.C.F. 2018244883 for the northeast corner of the Sherbondy tract, the northwest corner of the 1.08 acres, and marking the northwest corner of the herein described parcel;

THENCE, North 89° 50' 46" East, a distance of 310.00 feet along the southern lines of the called 2.215 acres and Tract IOA, Block 10 as conveyed to Prosperity Plaza, LP (no record deed found) to a 1/2" iron rod set with plastic cap in the western line of the called 9.3781 acres being Restricted Reserve A as recorded in Volume 218, Page 49 M.R.H.C. for the southeast corner of Tract IOA, the northeast corner of the called 1.08 acres, and marking the northeast corner of the herein described parcel;

THENCE, South 00° 28' 38" West, a distance of 336.00 feet along the western line of the called 9.3781 acres to a 1/2" iron rod set with plastic cap for the northeast corner of the called 90'X66' tract as described in H.C.C.F. 20150463913, the southeast corner of the called 1.08 acres, and marking the southeast corner of the herein described parcel;

THENCE, South 88° 46' 00" West, a distance of 245.42 feet along the northern lines of the called 90'X66' tract and Lot 13 to a 1/2" iron rod set with plastic cap in the eastern right of way of Ted Street for the northwest corner of Lot 13, the southwest corner of Lot 12, and marking the southwest corner of the herein described parcel;

THENCE, along the eastern right of way of Ted Street and a curve to the right having a

radius of 90.10 feet, an arc length of 22.33 feet, and a chord bearing North 14° 09' 55" East, a distance of 22.27 feet to a 1/2" iron rod set with plastic cap marking an angle point in the southwestern line of the herein described parcel;

THENCE, along the eastern right of way of Ted Street and a curve to the left having a radius of 35.00 feet, an arc length of 79.98 feet (called 81.71 feet), and a chord bearing North 45° 51' 19" West, a distance of 63.68 feet to a 1/2" iron rod set with plastic cap marking an angle point in the southwestern line of the herein described parcel;

THENCE, along the northern right of way of Ted Street and a curve to the right having a radius of 90.10 feet, an arc length of 22.33 feet, and a chord bearing South 75° 48' 35" West, a distance of 22.27 feet back to the POINT OF BEGINNING and containing 2.30 acres of land.

Secures: Promissory Note ("Note") dated August 26, 2019, in the original principal amount of \$700,000.00, executed by Raul Flores and Belinda Flores ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: The Magnolia South Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 per order recorded in Clerk's File No. RP-2023-304925, or if the preceding area is no longer the designated area, at the are most recently designated by the County Commissioner's Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First 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, First 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 First 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 First 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 First 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 First 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.



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, and/or David Garvin
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179
Telephone (800) 464-2901

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/27/2006	Grantor(s)/Mortgagor(s): LEEROY M MYERS AND BARBARA C MYERS
Original Beneficiary/Mortgagee: HOME123 CORPORATION	Current Beneficiary/Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Recorded in: Volume: RP 019-88 Page: 2700 Instrument No: Z198524	Property County: HARRIS
Mortgage Servicer: Selene Finance, LP is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019
Date of Sale: 12/3/2024	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 NINETEEN (19), IN BLOCK EIGHT (8), OF REPLAT OF KINGS LAKE FOREST, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 279, PAGE 64 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

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

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

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

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

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

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

Dated: 10/21/2024

Dated: October 24, 2024



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

SANDY DASIGENIS

Printed Name:



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

MH File Number: TX-20-78612-HE
Loan Type: Conventional Residential

UNO

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/28/2006	Grantor(s)/Mortgagor(s): FRED ROBERT VAN METER AND ERIN MONTGOMERY VAN METER, HUSBAND AND WIFE.
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as trustee of Citigroup Mortgage Loan Trust 2021-RP1
Recorded in: Volume: RP 019-96 Page: 1665 Instrument No: Z202901	Property County: HARRIS
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Boulevard, Coppell, TX 75019
Date of Sale: 12/3/2024	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-FIVE (25), IN BLOCK EIGHTEEN (18), OF PARTIAL REPLAT OF WALNUT BEND SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 107, PAGE 18 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

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

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

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

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

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

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

Dated: 10/17/2024

Dated: October 24, 2024



SANDY DASIGENIS

Printed Name:



Cole Patton, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Nationstar Mortgage LLC

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

MH File Number: TX-22-82013-HE
Loan Type: Conventional Residential

UNOFFICIAL

FILED 10/24/2024 9:05:34 AM FRCL-2024-5624 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/24/2016	Grantor(s)/Mortgagor(s): MICAHA CLAIRE YOUNG ECKMAN, A MARRIED WOMAN AND JEREMY ECKMAN, HER HUSBAND.
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: RP-2016-300082	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: 12/3/2024	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: THE SOUTH 24.18 FEET OF LOT TWELVE (12) AND THE ADJOINING NORTH 57.41 FEET OF LOT THIRTEEN (13), BLOCK FIVE (5), OF WALNUT BEND, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 84 PAGE 54, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 10/17/2024 _____

Dated: October 24, 2024 _____

SANDY DASIGENIS

Printed Name:

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

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

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

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/9/2005	Grantor(s)/Mortgagor(s): WILLIAM KEITH BALLARD, A SINGLE MAN
Original Beneficiary/Mortgagee: LONG BEACH MORTGAGE COMPANY	Current Beneficiary/Mortgagee: Deutsche Bank National Trust Company, as Trustee, for Long Beach Mortgage Loan Trust 2006-WL1, Asset-Backed Certificates, Series 2006-WL1
Recorded in: Volume: RP 011-43 Page: 2108 Instrument No: Y764237	Property County: HARRIS
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: 12/3/2024	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 FOURTEEN (14), IN BLOCK SIX (6) OF OAKS OF ATASCOCITA, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 223, PAGE 107 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under 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.

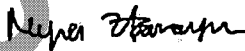
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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: 10/23/2024

Dated: October 24, 2024



SANDY DASIGENIS

Printed Name:



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

Myra Homayoun, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Select Portfolio Servicing, Inc.

MH File Number: TX-24-101714-POS
Loan Type: Conventional Residential

24-01124
5306 VILLAGE SPRINGS DR, HOUSTON, TX 77339

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

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

LOT 15, BLOCK 18 OF ELM GROVE VILLAGE SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 286, PAGE 139 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated July 22, 2022 and recorded on July 25, 2022 at Instrument Number RP-2022-379663 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by JOAQUIN GONZALEZ secures the repayment of a Note dated July 22, 2022 in the amount of \$211,500.00. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2023-NQM1 TRUST, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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.



4827098

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5674
FILED 10/24/2024 9:59:41 AM

Nicki Company

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

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and ServiceLink Auction employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

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

COPY
UNOFFICIAL

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 08, 2004 and recorded under Vol. 582-94, Page 1678, or Clerk's File No. X455259, in the real property records of HARRIS County Texas, with Luz N. Salmeron and spouse, Jose C. Salmeron as Grantor(s) and Washington Mutual Bank, FA as Original Mortgagee.

Deed of Trust executed by Luz N. Salmeron and spouse, Jose C. Salmeron securing payment of the indebtedness in the original principal amount of \$151,241.00 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 Luz N Salmeron. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:
LOT 12, BLOCK 2, CANYON LAKES VILLAGE, SECTION 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 500029, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



FRCL-2024-5675
FILED 10/24/2024 9:59:41 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/24/2024 9:59:41 AM FRCL-2024-5675 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 10/22/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-00153

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

Deed of Trust executed by Dominique Perkins, a single man securing payment of the indebtedness in the original principal amount of \$120,175.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Dominique Perkins. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT 12, IN BLOCK 11, OF CRESTMONT ADDITION, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



FILED 10/24/2024 9:59:41 AM
FRCL-2024-5676
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5676
FILED 10/24/2024 9:59:41 AM

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

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

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

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

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

Executed on 10/21/2024.

/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. 44-24-01383

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 July 28, 2022 and recorded under Clerk's File No. RP-2022-391787, in the real property records of HARRIS County Texas, with Alvin S Rose, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lennar Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Alvin S Rose, an unmarried man securing payment of the indebtedness in the original principal amount of \$295,000.00 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 Alvin S Rose. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 7, BLOCK 1, BECKER MEADOWS SEC 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 694808, MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



FRCL-2024-5677
FILED 10/24/2024 9:59:41 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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

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

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

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

Executed on October 21, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-2801

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5677
FILED 10/24/2024 9:59:41 AM

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 11, 2020 and recorded under Clerk's File No. RP-2020-612806, in the real property records of HARRIS County Texas, with Mimi Quynh Nguyen, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Highlands Residential Mortgage, LTD., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Mimi Quynh Nguyen, a single woman securing payment of the indebtedness in the original principal amount of \$451,250.00 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 Mimi Nguyen. PHH Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

LOT TWO (2), OF SHERWIN TERRACES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 688533, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5678
FILED 10/24/2024 9:59:41 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 October 21, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-1498

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5678

FILED 10/24/2024 9:59:41 AM

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FILED 10/24/2024 9:59:41 AM FRCL-2024-5679 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.: 125773-TX

Date: October 3, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: ARMANDO O. PEREZ AND SHARONDA L. LIVINGS
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 12/6/2007, RECORDING INFORMATION: Recorded on 12/13/2007, as Instrument No. 20070731340 in Book 052-57 Page 0260

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING 1.003 ACRES OF LAND, MORE OR LESS, IN THE T. TOBY SURVEY, ABSTRACT NO. 817, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN THE DEED DATED FEBRUARY 19, 1969, FROM ELEVEN-O-FOUR CORPORATION TO ROBERT EDGAR BAILEY, ET UX, RECORDED IN VOLUME 7537, PAGE 473 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/3/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o FAY SERVICING, LLC



Matter No.: 125773-TX

1601 LBJ Freeway, Suite 150
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 JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By: Hollis Hamilton

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

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

125773-TX

EXHIBIT "A"

Being 1.003 acres of land, more or less, in the T. Toby Survey, Abstract No. 817, Harris County, Texas, being the same tract described in a deed dated February 19, 1968, from Eleven-O-Four Corporation to Robert Edgar Bailey, et ux, recorded in Volume 7637, Page 473 of the Deed Records of Harris County, Texas, described as follows, to-wit:

BEGINNING at a 5/8 inch iron rod at the intersection of the north right-of-way line of Kenning Road with the west right-of-way of Bohemian Hall Road;

THENCE North along the west right-of-way line of said Bohemian Hall Road a distance of 398.6 feet to a 1/2 inch iron rod;

THENCE South 89 deg. 58' West a distance of 726.1 feet to a 1/2 inch iron rod for the PLACE OF BEGINNING of this tract;

THENCE North a distance of 251.13 feet to the centerline of a private road;

THENCE North 98 deg. 18' West along said road centerline a distance of 146.9 feet;

THENCE South a distance of 288.7 feet;

THENCE North 89 deg. 58' East 146.7 feet to the PLACE OF BEGINNING being out of and a part of that tract conveyed by H. D. Murray to Eleven-O-Four Corporation in instrument recorded in Volume 6704, Page 18 of the Deed Records of Harris County, Texas, and being the same tract conveyed by deed from Robert Edgar Bailey, et ux, to Bonnie Gene Badger, et al, on August 10, 1978, bearing Harris County Clerk's File No. F783228.

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 127700-TX

Date: October 3, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: WILLIAM A. HIMES JR, UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMNEE FOR UNION HOME MORTGAGE CORP.,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: UNION HOME MORTGAGE CORPORATION

MORTGAGE SERVICER: Union Home Mortgage

DEED OF TRUST DATED 6/10/2021, RECORDING INFORMATION: Recorded on 6/11/2021, as Instrument No.
RP-2021-327173 and later modified by a loan modification agreement recorded as Instrument RP-2023-294679 on
08/04/2023

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 84, OF SPRINGFIELD ESTATES
SUBDIVISION, SECTION 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 598147, OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/3/2024, the foreclosure sale will be conducted in
Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

Union Home Mortgage is acting as the Mortgage Servicer for UNION HOME MORTGAGE CORPORATION who
is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Union Home Mortgage,
as Mortgage Servicer, is representing the Mortgagee, whose address is:

UNION HOME MORTGAGE CORPORATION
c/o Union Home Mortgage
8241 Dow Circle W.
Strongsville, OH 44136

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



Matter No.: 127700-TX

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5680

FILED 10/24/2024 9:59:41 AM

FILED 10/24/2024 9:59:41 AM FRCL-2024-5681 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.: 103688-TX

Date: October 16, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: MARTHA L CASTRO AKA MARTHA CASTRO, AND JOSE A MOLINA

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC., ITS SUCCESSORS AND ASSIGNS

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

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

DEED OF TRUST DATED 4/25/2007, RECORDING INFORMATION: Recorded on 9/14/2007, as Instrument No. 20070565370 in Book RP 049-87 Page 1743

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 2, IN BLOCK 28, OF BONAIRE, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 256, PAGE 113 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/3/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743



Matter No.: 103688-TX

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

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

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

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

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

COPY

458 Mystic Glen Loop
Kingwood, TX 77339

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: December 3, 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 party 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 December 3, 2007 and recorded as Instrument Number 20080026818, real property records of Harris County, Texas.

4. Obligations Secured. Deed of Trust or Contract Lien executed by James Oscar Grimmer, Jr., San Juanita Montez Grimmer and Jessica Isabel Sanchez, securing the payment of the indebtedness in the original principal amount of \$135,390.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Orange Capital Funding, 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(s) 33, Block 4, Lakewood Cove Subdivision, Section 1, as shown by the map or plat thereof recorded in Film Code No. 520115, Map Records of Harris County, Texas, Map 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. Orange



FILED 10/24/2024 9:59:41 AM
FRCL-2024-5682
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

458 Mystic Glen Loop
Kingwood, TX 77339

Capital Funding LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

27615 US Highway 27
109-260
Leesburg, Florida 34748

- 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: 10/23/2024



Jennifer Hooper

Certificate of Posting

I am _____ whose address is _____. I declare under penalty of perjury that on _____ I filed this Notice of [Substitute] Trustees Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

Declarant's Name: _____

Date: _____

FILED 10/24/2024 9:59:41 AM FRCL-2024-5682 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS


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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 2, 2019, executed by **ROGER THOMAS SANDERS A/K/A ROGER T. SANDERS AND JENNA LEANN SANDERS A/K/A JENNA L. SANDERS, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. RP-2019-9042, Official Public Records of Harris County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Carol Agnew Baker, Robert Baker or Destiny Johnson, whose business address is 2306 Mast Court, Kingwood, Texas 77339, or Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, December 3, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Harris County Courthouse at the place designated by the Commissioner's Court for such sales in Harris County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2018 CMH Manufactured Home, Serial No. ATH001356TXAB.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

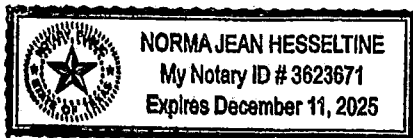
EXECUTED this 23 day of October, 2024.

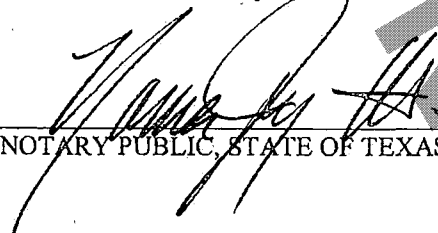


K. CLIFFORD LITTLEFIELD, Mortgage Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 23 day of October, 2024, to certify which witness my hand and official seal.





NOTARY PUBLIC, STATE OF TEXAS

FILED 10/24/2024 10:37:43 AM
FRCL-2024-5704
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
RP-2024-392683

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.0000 ACRES, SITUATED IN SECTION 30, HARRIS COUNTY SCHOOL LANDS SURVEY, ABSTRACT 353, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 17, PAGE 222, OF THE HARRIS COUNTY DEED RECORDS, AND BEING OUT OF AND A PART OF A 39.000 ACRE TRACT DESCRIBED IN DEED FROM SEALE L. JOHNSON ET UX TO EDGAR W. STONE ET UX, AND RECORDED IN VOLUME 2803, PAGE 341 OF THE HARRIS COUNTY DEED RECORDS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1 INCH RON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE SAID 39.000 ACRE TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF BOTKINS ROAD (60 FEET WIDE) AND THE WEST RIGHT-OF-WAY LINE OF BAUER ROAD (60 FEET WIDE);

THENCE NORTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 306.09 FEET ALONG THE WEST LINE OF BAUER ROAD FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.0000 ACRE TRACT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 426.42 FEET TO THE EAST LINE OF LOT 10 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 102.18 FEET ALONG THE EAST LINE OF LOT 10 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 426.17 FEET TO THE WEST RIGHT-OF-WAY LINE OF BAUER ROAD FOR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 102.18 FEET ALONG THE WEST LINE OF BAUER ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.0000 ACRES OF LAND.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

RP-2024-392683

RP-2024-392683

Pages 3

10/23/2024 09:31 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$29.00

UNOFFICIAL COPY

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

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



Tenesia 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.

1. Date, Time, and Place of Sale.

Date: 12/03/2024

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

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

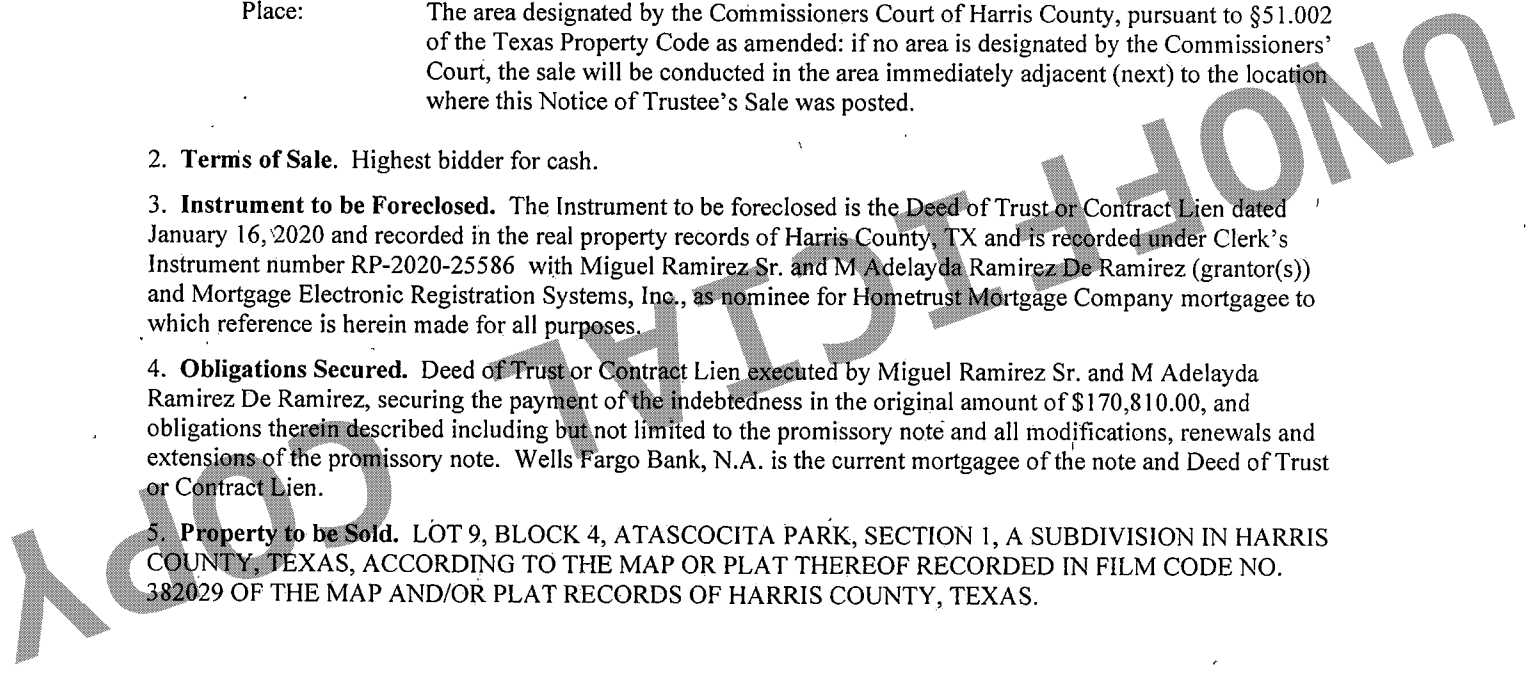
2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 16, 2020 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument number RP-2020-25586 with Miguel Ramirez Sr. and M Adelaida Ramirez De Ramirez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Hometrust Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Miguel Ramirez Sr. and M Adelaida Ramirez De Ramirez, securing the payment of the indebtedness in the original amount of \$170,810.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 9, BLOCK 4, ATASCOCITA PARK, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 382029 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5705
FILED 10/24/2024 10:37:44 AM



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

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. or AWEST OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , Substitute Trustee to act under and by virtue of said Deed of Trust.

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

October 22, 2024

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

October 24, 2024

Executed on

Patricia Poston

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Chris Poston, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on October 24, 2024 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

Declarants Name: Chris Poston
Date: 10/24/24

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5711
FILED 10/24/2024 10:37:50 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: August 9, 2022

Amount: \$70,000.00

Grantor(s): ROSIE PEREZ

Original Mortgagee: SHELL FEDERAL CREDIT UNION

Current Mortgagee: SHELL FEDERAL CREDIT UNION

Mortgagee Address: SHELL FEDERAL CREDIT UNION, P.O. BOX 578, DEER PARK, TX 77536

Recording Information: Document No. RP-2022-421275

Legal Description: SEE ATTACHED "SCHEDULE A"

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on October 15, 2024 under Cause No. 202446254 in the 113 Judicial District Court of HARRIS County, Texas

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

Earliest Time Sale Will Begin: 10:00 AM


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

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


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

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

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



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-001932



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

COPY

FILED 10/24/2024 10:37:50 AM FRCL-2024-5711 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

SCHEDULE "A"

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF HARRIS AND THE STATE OF TEXAS:

TRACT 3 - OUT OF A PART OF THE EAST 1/2 LOT 11

FIELD NOTE DESCRIPTION OF TRACT OR PARCEL OF LAND OUT OF A PART OF THE EAST 1/2 OF LOT 11, BLOCK 24, HIGHLAND FARMS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOL. 7 AT PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT OWNED BY WILL MYERS, SAID TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF LOT 11, BLOCK 24, HIGHLAND FARMS, SAID COMMENCING POINT SITUATED SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 11, A DISTANCE OF 165 FEET FROM THE NORTHWEST CORNER OF LOT 11;

THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF LOT 11, SAID LINE PARALLEL TO THE EAST BOUNDARY LINE OF LOT 11, A DISTANCE OF 557.0 FEET TO A 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER AND POINT OF BEGINNING OF TRACT DESCRIBED;

THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF LOT 11, SAID LINE PARALLEL TO THE EAST BOUNDARY OF LOT 11, A DISTANCE OF 100 FEET TO A 1/2 INCH STEEL ROD SET FOR THE SOUTHWEST CORNER OF TRACT DESCRIBED;

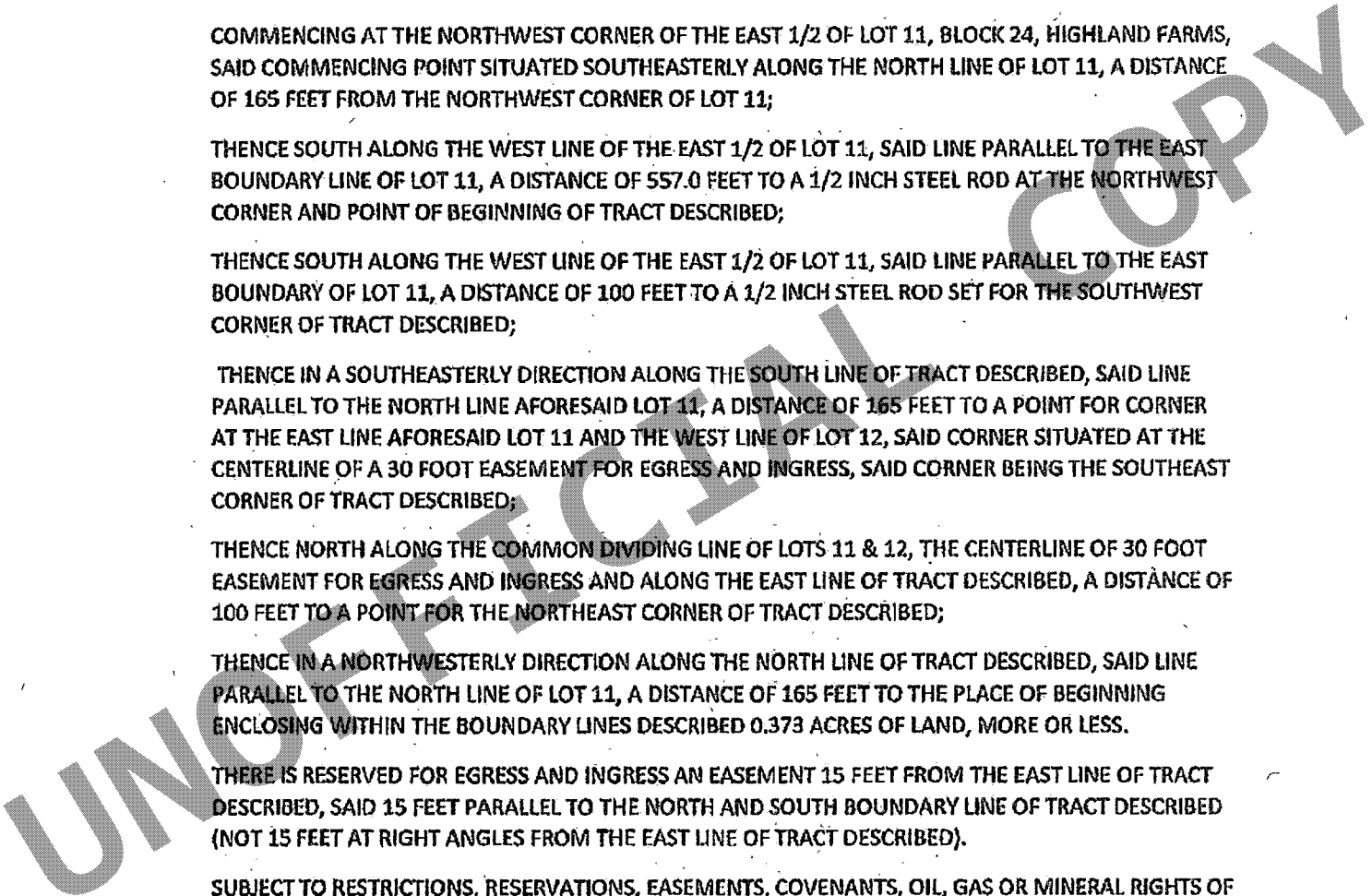
THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF TRACT DESCRIBED, SAID LINE PARALLEL TO THE NORTH LINE AFORESAID LOT 11, A DISTANCE OF 165 FEET TO A POINT FOR CORNER AT THE EAST LINE AFORESAID LOT 11 AND THE WEST LINE OF LOT 12, SAID CORNER SITUATED AT THE CENTERLINE OF A 30 FOOT EASEMENT FOR EGRESS AND INGRESS, SAID CORNER BEING THE SOUTHEAST CORNER OF TRACT DESCRIBED;

THENCE NORTH ALONG THE COMMON DIVIDING LINE OF LOTS 11 & 12, THE CENTERLINE OF 30 FOOT EASEMENT FOR EGRESS AND INGRESS AND ALONG THE EAST LINE OF TRACT DESCRIBED, A DISTANCE OF 100 FEET TO A POINT FOR THE NORTHEAST CORNER OF TRACT DESCRIBED;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH LINE OF TRACT DESCRIBED, SAID LINE PARALLEL TO THE NORTH LINE OF LOT 11, A DISTANCE OF 165 FEET TO THE PLACE OF BEGINNING ENCLOSING WITHIN THE BOUNDARY LINES DESCRIBED 0.373 ACRES OF LAND, MORE OR LESS.

THERE IS RESERVED FOR EGRESS AND INGRESS AN EASEMENT 15 FEET FROM THE EAST LINE OF TRACT DESCRIBED, SAID 15 FEET PARALLEL TO THE NORTH AND SOUTH BOUNDARY LINE OF TRACT DESCRIBED (NOT 15 FEET AT RIGHT ANGLES FROM THE EAST LINE OF TRACT DESCRIBED).

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: November 6, 2021

Amount: \$107,460.00

Grantor(s): AMAR S BIRING and BALJIT K BIRING

Original Mortgagee: WATERMARK CAPITAL, INC., A CALIFORNIA CORPORATION

Current Mortgagee: WATERMARK CAPITAL, INC.

Mortgagee Servicer and Address: c/o SERVBANK, SB, 3201 ORCHARD ROAD, OSWEGO, IL 60543

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. RP-2021-663421

Legal Description: LOT 35, IN BLOCK 1, OF VILLAGES OF CYPRESS LAKES, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 539173 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 10:00 AM


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


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

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

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

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


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-004773


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

ORIGINAL

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: 10/08/2003
Grantor(s): SHURLINE B. JONES
Original Mortgagee: ARGENT MORTGAGE COMPANY, LLC
Original Principal: \$67,500.00
Recording Information: Instrument X107235
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 6007 GLENHURST DR, HOUSTON, TX 77033

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-4
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-4
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 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

FILED 10/24/2024 10:37:53 AM FRCL-2024-5714 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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

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

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

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Oct. 24, 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.

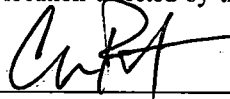
By: 

Exhibit "A"

LOT 28, IN BLOCK 29, OF EDGEWOOD, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 53 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

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

FILED 10/24/2024 10:37:53 AM FRCL-2024-5714 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: 09/07/2018
Grantor(s): RAY LARKIN, UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$219,942.00
Recording Information: Instrument RP-2018-415070
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 20714 QUARTZ CREEK LANE, HUMBLE, TX 77338

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 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 Oct. 24, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

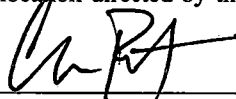
By: 

Exhibit "A"

LOT TWENTY-FIVE (25), IN BLOCK ONE (1), OF CYPRESSWOOD POINT, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 635130 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

FILED 10/24/2024 10:37:54 AM FRCL-2024-5715 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of December, 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: August 29, 2016
Grantor(s): NAZIM ANSARI, JOINED HEREIN PRO FORMA BY HIS SPOUSE, LATHEINA MONIQUE GONZALEZ
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Houstonian Mortgage Group, Inc., its successor or assigns
Original Principal: \$380,000.00
Recording Information: Deed Inst.# RP-2016-388054
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$380,000.00 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: 2701 Rosewood St, Houston, TX 77004
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.: 24-01593TX

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 Trout, 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 1725 Wakefield Dr. Houston, TX 77018. I declare

under penalty perjury that Amar Sood 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

ORIGINAL

COPY

EXHIBIT "A"

LOT SIXTEEN (16), IN BLOCK TWENTY-TWO (22), OF WASHINGTON TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 572, PAGE 499 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: June 2, 2004
Grantor(s): James A Dudley, Jr and Charlotte Lee Dudley, Husband & Wife
Original Mortgagee: Chase Manhattan Mortgage Corporation
Original Principal: \$213,830.00
Recording Information: X676477
Property County: Harris
Property: LOT THREE (3), IN BLOCK THREE (3), OF LAKESIDE PLACE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 190, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
Property Address: 1311 West Vistawood Drive
Houston, TX 77077

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2022-1
Mortgage Servicer: 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: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.
Substitute Trustee: Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

P Jones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: March 30, 2007	Original Mortgagor/Grantor: ROBERT E. WELCH AND SHERRY WELCH
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GMAC MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 20070207681	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 \$359,414.00, executed by ROBERT E. WELCH & SHERRY WELCH and payable to the order of Lender.

Property Address/Mailing Address: 11326 DAWNHEATH DRIVE, CYPRESS, TX 77433

Legal Description of Property to be Sold: LOT EIGHT (8) BLOCK THREE (3) OF CYPRESS CREEK LAKES, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 552010 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: December 03, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5669
FILED 10/24/2024 9:34:21 AM

CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

UNOFFICIAL

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: August 2, 2007	Original Mortgagor/Grantor: CLEMENT B GARY
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, 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: 20070480179	Property County: HARRIS
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500, Dallas, TX 75019

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

Secures: Note in the original principal amount of \$91,500.00, executed by CLEMENT B. GARY and payable to the order of Lender.

Property Address/Mailing Address: 7623 WOVENWOOD LN, HOUSTON, TX 77041

Legal Description of Property to be Sold: LOT THIRTY-EIGHT (38), IN BLOCK ONE (1), OF CHIMNEY HILL, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 260, PAGE 113 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: December 03, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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 TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Raul Gante Cruz and Angela Pineda	Deed of Trust Date	October 22, 2021
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$295,000.00
Recording Information	Instrument #: RP-2021-614663 in Harris County, Texas	Original Trustee	David Zalman
Property Address	1951 Woodvine Dr., Houston, TX 77055	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	12/03/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
THE NORTH 72.2 FEET OF LOT TWENTY-SIX (26), IN BLOCK SEVEN (7), OF LONG POINT OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 62, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00813

NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated October 23, 2024.

/s/ Selim H. Taherzadeh

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

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

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Laura Mae Rhodes	Deed of Trust Date	November 16, 2005
Original Mortgagee	Wells Fargo Bank, N.A.	Original Principal	\$172,632.00
Recording Information	Instrument #: Y935662 Book #: RP 014-79 Page #: 1884 in Harris County, Texas	Original Trustee	Robert K. Fowler
Property Address	8614 Citation Court, Houston, TX 77088	Property County	Harris

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	12/03/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT ONE HUNDRED FORTY-ONE (141), IN BLOCK NINETEEN (19), OF WILLOW RUN, SECTION SIX (6), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 158, PAGE 94, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

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

NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated October 18, 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)	Huel Saxton, Jr. and Stella Saxton	Deed of Trust Date	March 16, 2007
Original Mortgagee	Network Funding, L.P. DBA Funding Seniors	Original Principal	\$233,400.00
Recording Information	Instrument #: 20070184262 Book #: ER 001-89 Page #: 1923 in Harris County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsup
Property Address	3412 Charleston Street, Houston, TX 77021	Property County	Harris

MORTGAGE SERVICER INFORMATION:

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

SALE INFORMATION:

Date of Sale	12/03/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: THE EAST SIXTY-ONE FEET (E. 61') OF LOT THREE (3) AND THE ADJOINING WEST FOURTEEN FEET (W. 14') OF LOT FOUR (4), IN BLOCK SEVENTY-TWO (72), OF RIVERSIDE TERRACE, SECTION FOURTEEN (14), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 14, PAGE 9, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated October 17, 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

CENLAR FSB (CEN)
MENDOZA, HECTOR
3347 GREENBRANCH DRIVE, HUMBLE, TX 77338

CONVENTIONAL
Firm File Number: 23-039926

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 17, 2018, HECTOR EDUARDO MENDOZA AND OLIVIA K MENDOZA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to VERDUGO TRUSTEE SERVICE CORPORATION, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARRIS COUNTY, TX and is recorded under Clerk's File/Instrument Number RP-2018-494211, 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:

LOTS 15 AND 16, BLOCK 16, BELLEAU WOOD, SECTION 2, HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 155, PAGE 106, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS.

Property Address: 3347 GREENBRANCH DRIVE
HUMBLE, TX 77338
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618

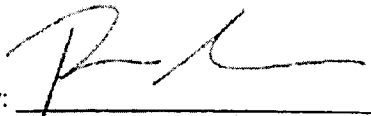
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 October 22, 2024.


By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5659

FILED 10/24/2024 9:33:46 AM

Facsimile No: (847) 879-4823
Attorneys for CitiMortgage, Inc.

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

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5659

FILED 10/24/2024 9:33:46 AM

SELECT PORTFOLIO SERVICING, INC. (SPS)
DEAN, SHAYLA
11802 TAYLOR LEIGH LN, HOUSTON, TX 77066

CONVENTIONAL
Firm File Number: 23-040681

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 17, 2005, SHAYLA S DEAN AND DERRICK KENT, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to GEORGE M. SHANKS, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, 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 Y353013, 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 THIRTY-FOUR (34), IN BLOCK (2), OF COPPER FALLS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 531, PAGE 164 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.


Property Address: 11802 TAYLOR LEIGH LN
HOUSTON, TX 77066
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2005-5, HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2005-5
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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

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


SUBSTITUTE TRUSTEE
Amar Sood, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
1725 Wakefield Drive
Houston, TX 77018

WITNESS MY HAND this day October 22, 2024.


By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5660

FILED 10/24/2024 9:33:46 AM

UNOFFICIAL COPY

Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for U.S. Bank National Association, as trustee,
on behalf of the holders of the Home Equity Asset Trust
2005-5, Home Equity Pass Through Certificates, Series
2005-5

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

NORTH AMERICAN SAVINGS BANK, FSB (NAS)
JOSEPH, LANITA
6718 BLUE HILL ROAD, HOUSTON, TX 77069

CONVENTIONAL
Firm File Number: 24-041416

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 30, 2021, LANITA JOSEPH, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to ORVAL LEE MARLOW, II, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NORTH AMERICAN SAVINGS BANK, FSB 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-2022-7418, 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 FOUR (4), IN BLOCK NINE (9), OF REPLAT OF CHAMPIONS PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 290. PAGE 101 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Property Address: 6718 BLUE HILL ROAD
HOUSTON, TX 77069
Mortgage Servicer: NORTH AMERICAN SAVINGS BANK, FSB
Mortgagee: NORTH AMERICAN SAVINGS BANK, F.S.B.
903 E. 104TH STREET
SUITE 400
KANSAS CITY, MO 64131

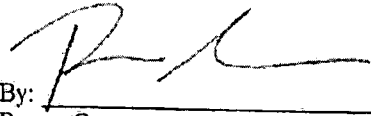
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 October 21, 2024.

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

FILED 10/24/2024 9:33:46 AM

FRCL-2024-5661

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Facsimile No: (847) 879-4823

Attorneys for North American Savings Bank, F.S.B.

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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5661

FILED 10/24/2024 9:33:46 AM

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 18, 2023, COLLECTIVE MINDS LLC DBA T & T CONSTRUCTION AND DEVELOPMENT, A TEXAS LIMITED LIABILITY COMPANY, as Grantor(s), executed a Deed of Trust conveying to LAW OFFICE OF BEN WILLIAMS, PLLC, as Trustee, the Real Estate hereinafter described, to ACCELERATED FUNDING LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARRIS COUNTY, TX and is recorded under Clerk's File/Instrument Number RP-2023-401297, 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 3, IN BLOCK 16, OF CENTRAL GARDENS, 2ND SECTION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 63, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 5405 GOLD STREET
HOUSTON, TX 77026
Mortgage Servicer: AERO MORTGAGE LOAN TRUST 2019-1
Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE OF PALISADES MORTGAGE LOAN TRUST 2021-RTL1
6001 BOLD RULER WAY, SUITE 110
AUSTIN, TX 78746

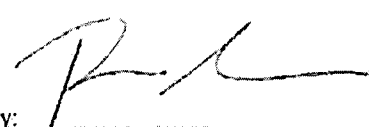
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 October 21, 2024.


By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Wilmington Savings Fund Society, FSB, not
in its individual capacity but solely as Owner Trustee of
Palisades Mortgage Loan Trust 2021-RTL1

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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5662

FILED 10/24/2024 9:33:46 AM

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
RAMOS, SANDRA
13423 CASTLE WAY DRIVE, HOUSTON, TX 77083

CONVENTIONAL

Firm File Number: 24-041705

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 30, 2002, SANDRA RAMOS, A SINGLE WOMAN AND MANUEL RAMOS, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to ABN AMRO MORTGAGE GROUP, INC. 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 W196404, 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 ELEVEN (11), IN BLOCK THREE (3) OF KINGSVILLE PARK, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO. 506063, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.


Property Address: 13423 CASTLE WAY DRIVE
HOUSTON, TX 77083
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST,
SERIES 2020-3
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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 Sond, Anna Stewart, David Barry, Byron Sewart, Keith Wolfshöhl, Helen Henderson or Patricia Poston
1725 Wakefield Drive
Houston, TX 77018

WITNESS MY HAND this day October 21, 2024.


By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com

13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Federal Home Loan Mortgage Corporation,
as Trustee for the benefit of the Freddie Mac Seasoned
Credit Risk Transfer Trust, Series 2020-3

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

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5663

FILED 10/24/2024 9:33:46 AM

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
RAMIREZ, ROBERTO
15141 SHEFFIELD TERRACE, CHANNELVIEW, TX 77530

CONVENTIONAL
Firm File Number: 24-041708

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 13, 2008, ROBERTO RAMIREZ, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY 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 20080331464, 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 ONE HUNDRED TWO (102), IN BLOCK ONE (1), OF STERLING GREEN SOUTH, SECTION THREE (3), A PARTIAL REPLAT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 304, PAGE 119 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

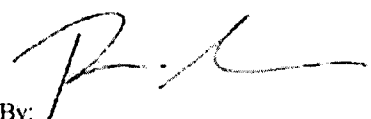
Property Address: 15141 SHEFFIELD TERRACE
CHANNELVIEW, TX 77530
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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 Sodg, 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 October 21, 2024.


By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960

Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Newrez LLC d/b/a Shellpoint Mortgage
Servicing

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

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
NORRIS, ANGELA
18402 KENMARK LANE, CYPRESS, TX 77433

CONVENTIONAL

Firm File Number: 24-041725

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 18, 2006, ANGELA NORRIS, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN 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 Z466454, 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 NINE (9), IN BLOCK TWO (2), OF WESTGATE, SECTION FOUR (4), AMENDING PLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS , ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 497076 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Property Address: 18402 KENMARK LANE
CYPRESS, TX 77433
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST
FRANKLIN MORTGAGE LOAN TRUST 2006-FF13, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-FF13
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

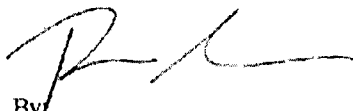
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 October 22, 2024.


By _____
Ronny George
Texas Bar # 24123104

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5665

FILED 10/24/2024 9:33:46 AM

rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Deutsche Bank National Trust Company, as
Trustee for First Franklin Mortgage Loan Trust 2006-FF13,
Mortgage Pass-Through Certificates, Series 2006-FF13

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

OFFICIAL COPY

Notice of Foreclosure Sale

October 23, 2024

Deed of Trust ("Deed of Trust"):

Dated: August 4, 2022

Grantor: Perla Gutierrez

Trustee: Steve D. Taylor

Lender: David Hashem

Recorded in: RP-2022-401615 of the real property records of Harris County, Texas

Legal Description: Lot 10 and Lot 11, Block 155, CENTRAL PARK, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 23, of the Map Records of Harris County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$179,000.00, executed by Perla Gutierrez ("Borrower") and payable to the order of Lender

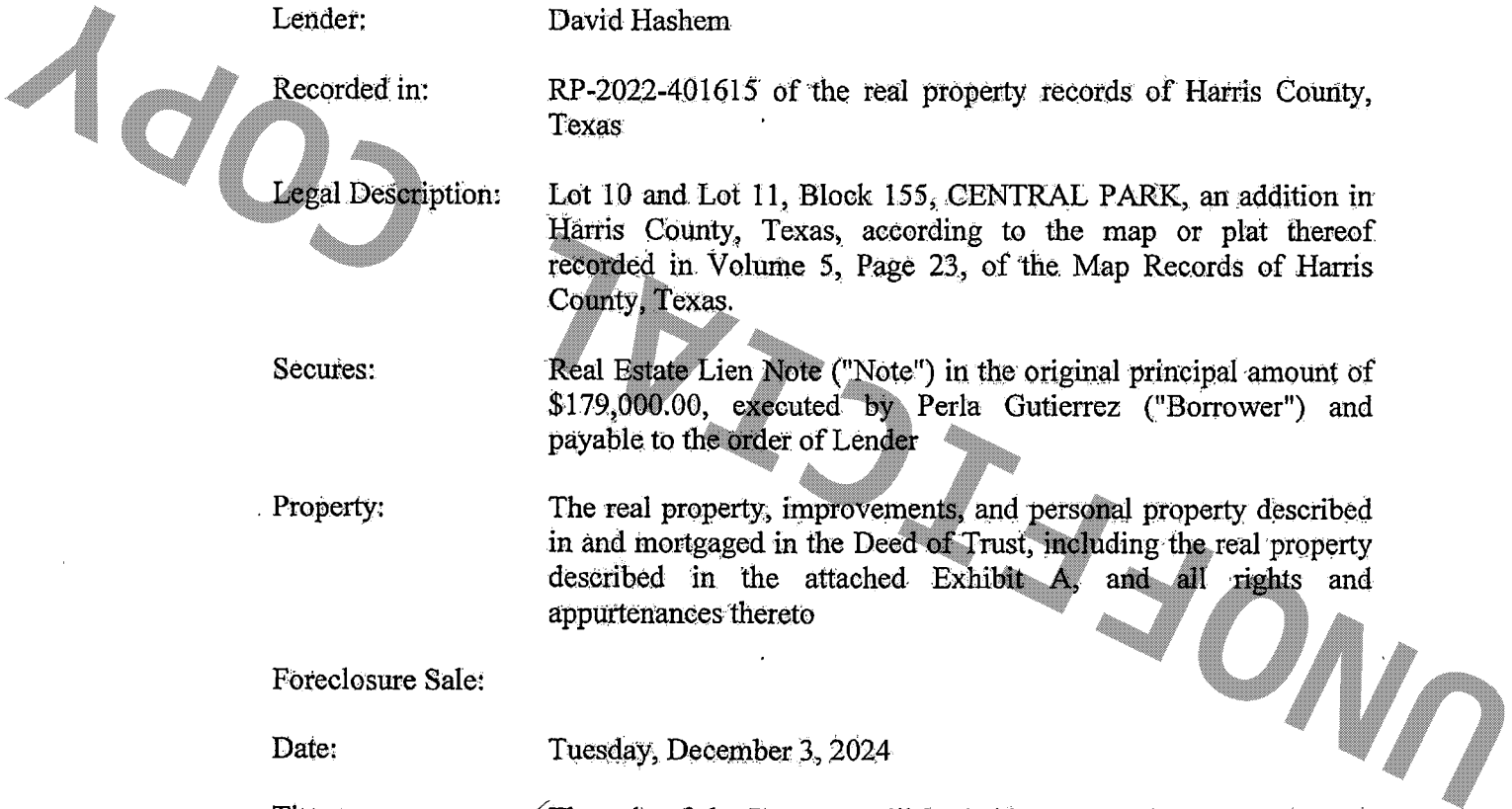
Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: THE BAYOU CITY EVENT CENTER PAVILION LOCATED AT 9401 KNIGHT RD., HOUSTON, TX 77045 in Harris County, TX, Or, if the proceeding area is no longer the area designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.



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

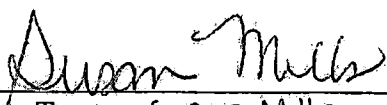
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and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



Substitute Trustee, SUSAN MILLS

UNOFFICIAL COPY

EXHIBIT A

Lot 10 and Lot 11, Block 155, Central Park, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, page 23, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-08391-TX

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

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

Date: 12/3/2024
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Harris County Courthouse, Texas, at the following location: 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Lot 24, Block 1, of CITY GATE SEC 3, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 693179 of the Map Records of Harris County, Texas.

Commonly known as: 12712 OXFORD GATE DRIVE HOUSTON, TX 77047

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 5/31/2022 and recorded in the office of the County Clerk of Harris County, Texas, recorded on 6/7/2022 under County Clerk's File No RP-2022-295525, in Book – and Page – of the Real Property Records of Harris County, Texas.

Grantor(s): Jackelyne Lorena Robayo, single woman
Original Trustee: F. Anthony Musgrave
Substitute Trustee: Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for America's Choice Home Loans LP, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation

T.S. #: 2024-08391-TX

Mortgage Servicer: **Freedom Mortgage Corporation**

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$315,119.00, executed by Jackelyne Lorena Robayo, single woman, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for America's Choice Home Loans LP, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-08391-TX

Dated: 10-24-24

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

COPY

UNRECORDED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-06581-TX

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

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

Date: 12/3/2024
Time: The earliest time the sale will begin is 10:00 AM, or within three (3) hours after that time.
Place: Harris County Courthouse, Texas, at the following location: 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Lot Twenty-Seven (27), in Block Forty-Five (45) of LAKEWOOD, SECTION "N", an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 99, Page 67 of the Map Records of Harris County, Texas.

Commonly known as: 122 RED BUD LN BAYTOWN, TX 77520-1233

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 3/27/2017 and recorded in the office of the County Clerk of Harris County, Texas, recorded on 3/28/2017 under County Clerk's File No RP-2017-129177, in Book – and Page – The subject Deed of Trust was modified by Loan Modification and recorded as Instrument No. RP-2021-477810 on 08/23/2021, of the Real Property Records of Harris County, Texas.

Grantor(s): MIGUEL QUINTANA AND GEORGINA QUINTANA, HUSBAND AND WIFE
Original Trustee: THOMAS E. BLACK, JR.
Substitute Trustee: Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CALIBER HOME LOANS, INC., its successors and assigns

T.S. #: 2023-06581-TX

Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$160,047.00, executed by MIGUEL QUINTANA AND GEORGINA QUINTANA, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CALIBER HOME LOANS, INC., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

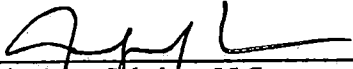
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-06581-TX

Dated: 10-28-24

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-09008-TX

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

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

Date: 12/3/2024
Time: The earliest time the sale will begin is 10:00 AM, or within three (3) hours after that time.
Place: Harris County Courthouse, Texas, at the following location: 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

LOT FORTY-TWO (42), IN BLOCK ONE (1), OF CROSBY VILLAGE SEC 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO 605092, OF THE MAP RECORDS OF HARRIS COUNTY TEXAS.

Commonly known as: 318 ANNATTO LN CROSBY, TX 77532

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 6/27/2016 and recorded in the office of the County Clerk of Harris County, Texas, recorded on 6/29/2016 under County Clerk's File No RP-2016-281057, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument RP-2018-513899 and recorded on 11/13/2018, and further recorded on 08/02/2021 in Instrument RP-2021-434838, and further recorded on 06/29/2023 as Instrument RP-2023-243038 of the Real Property Records of Harris County, Texas.

Grantor(s): BOBBY CHAMBERS and CHARLOTTE LONGO HUSBAND AND WIFE
Original Trustee: JIM DAY
Substitute Trustee: Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, LTD, its successors and assigns

T.S. #: 2024-09008-TX

Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$137,954.00, executed by BOBBY CHAMBERS and CHARLOTTE LONGO HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, LTD, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

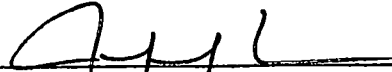
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-09008-TX

Dated: 10-28-24

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-09276-TX

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

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

Date: 12/3/2024
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Harris County Courthouse, Texas, at the following location: 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

LOT THREE (3), IN BLOCK TWO (2), SPRING CREEK OAKS PHASE TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 322, PAGE 100 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Commonly known as: 6039 SPRING CREEK LANE SPRING, TX 77379-8830

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 6/13/2016 and recorded in the office of the County Clerk of Harris County, Texas, recorded on 6/14/2016 under County Clerk's File No RP-2016-253032, in Book – and Page – Loan modification recorded as No. RP-2021-708975 and recorded on 12/13/2021; and further re-recorded as No. RP-2024-69029 and recorded 02/28/2024 of the Real Property Records of Harris County, Texas.

Grantor(s): MARICELLA ANA BENAVENTE AND ALAN ISMAEL PAGAN-PEREZ, UNMARRIED
Original Trustee: GREGORY S GRAHAM
Substitute Trustee: Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC

T.S. #: 2024-09276-TX

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for PLAZA HOME MORTGAGE INC., its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$250,381.00, executed by MARICELLA ANA BENAVENTE AND ALAN ISMAEL PAGAN-PEREZ, UNMARRIED, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for PLAZA HOME MORTGAGE INC., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

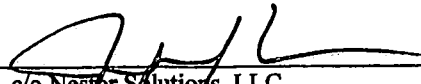
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: 855-690-5900

T.S. #: 2024-09276-TX

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: 10-28-24

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC



c/o Nestor Solutions, LLC
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Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-09225-TX

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

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

Date: 12/3/2024
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Harris County Courthouse, Texas, at the following location: 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045
 Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Lot Twenty-Four (24), in Block One (1), of Canyon Village at Park Lakes, Section Seven (7), an addition in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 599034 of the Map Records of Harris County, Texas.

Commonly known as: 9206 RED CASTLE LN HUMBLE, TX 77396

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 6/14/2016 and recorded in the office of the County Clerk of Harris County, Texas, recorded on 6/15/2016 under County Clerk's File No RP-2016-256584, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument RP-2022-389286 and recorded on 07/29/2022 of the Real Property Records of Harris County, Texas.

Grantor(s): Gerald Vaughn and Veronica Ann Vaughn husband and wife
Original Trustee: Jeff Trusheim
Substitute Trustee: Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, Ltd., its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation

T.S. #: 2024-09225-TX

Mortgage Servicer: **Freedom Mortgage Corporation**

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$156,619.00, executed by Gerald Vaughn and Veronica Ann Vaughn husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, Ltd., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

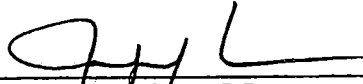
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-09225-TX

Dated: 10-28-24

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

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Huntington Beach, California 92648

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Our Case Number: 23-03494-FC-2

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 15, 2017, JONAL JOMEL ACOSTA AND REYNA D. SALMERON, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to MEWAEL GHEBREMICHAEL, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number RP-2017-412064 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARRIS COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 3, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bayou City Event Center 9401 Knight Road, Houston TX 77045 in **HARRIS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 1, IN BLOCK 10, OF IMPERIAL TRACE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 582232 OF MAP RECORDS OF HARRIS COUNTY, TEXAS.

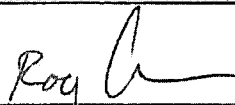
Property Address: 15807 REGAL TRACE LN, HOUSTON, TX 77073
Mortgage Servicer: BSI
Noteholder: SERVIS ONE, INC DBA BSI FINANCIAL SERVICES
7500 OLD GEORGETOWN ROAD, SUITE 1350, BETHESDA, MD 20814

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 28 day of Oct 2024



Carl Meyers, Leb Kemp, Traci Yeaman, Ismel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ranuro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosei Law Group PC

Substitute Trustee Address.

Marinosei Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-09625-TX

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

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

Date: 12/3/2024
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Harris County Courthouse, Texas, at the following location: 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

LOT 13, BLOCK 1, CYPRESS LANDING PARK SEC 4, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 667188 OF THE MAP AND PLAT RECORDS, HARRIS COUNTY, TEXAS.

Commonly known as: 15431 PATTINGTON CYPRESS DRIVE CYPRESS, TX 77433

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 3/30/2015 and recorded in the office of the County Clerk of Harris County, Texas, recorded on 4/2/2015 under County Clerk’s File No 20150133659, in Book – and Page – The subject Deed of Trust was modified by Loan Modification recorded as Instrument RP-2021-655884 and recorded on 11/15/2021 of the Real Property Records of Harris County, Texas.

Grantor(s): Arturo Rico and Nancy Limas, husband and wife
Original Trustee: Matt Haddock
Substitute Trustee: Nestor Solutions, LLC, Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Jeff Benton, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for LoanDepot.com, LLC DBA iMortgage, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2024-09625-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 referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$248,314.00, executed by Arturo Rico and Nancy Limas, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for LoanDepot.com, LLC DBA iMortgage, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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


Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2024-09625-TX

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: 10-29-24

Nestor Solutions, LLC, Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Jeff Benton, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett



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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: September 29, 2004
Grantor(s): Ignacio Alvarado and Maria Alvarado
Original Mortgagee: Argent Mortgage Company, LLC
Original Principal: \$71,250.00
Recording Information: X981569
Property County: Harris
Property: Lot Forty-three (43), in Block B, of Norview Terrace, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 31, Page 74, of the Map Records of Harris County, Texas.
Property Address: 229 Lena Drive
Houston, TX 77022

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WWF1, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee
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 10/29/2024 10:02:43 AM FRCL-2024-5730 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

P Jones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Jeff Lera, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 10-29-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

Jeff Lera
Declarant's Name: Jeff Lera

Date: 10-29-24

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 29th day of October, 2024.

Jeff Lera

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: January 14, 2019
Grantor(s): Fernando Reyes, Jr., a single person
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Alliance Mortgage Group, LLC
Original Principal: \$96,900.00
Recording Information: 2019-22029
Property County: Harris
Property: LOT THIRTY (30), IN BLOCK THREE (3), OF VILLAS AT NORTHPARK, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 527238 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
Property Address: 2835 Loganberry Park Lane Houston, TX 77014

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: 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.

P Jones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Jeff Leira, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 10-29-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

Jeff Leira

Declarant's Name: Jeff Leira

Date: 10-29-24

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 29th day of October, 2024

Jeff Leira

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: September 3, 2011
Grantor(s): Larry J. White and Jill M. White, husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans, Inc.
Original Principal: \$216,400.00
Recording Information: Book 026-47, Page 0654
Property County: Harris
Property: LOT ELEVEN (11), IN BLOCK ELEVEN (11), OF AMENDING PLAT OF GREENTREE VILLAGE, SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. T-393278 AT FILM CODE NO. 410041 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
Property Address: 3610 Forest Row Drive
Kingwood, TX 77345

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Mortgage Servicer: Selene Finance LP
Mortgage Servicer Address: 3501 Olympus Boulevard
5th Floor, Suite 500
Dallas, TX 75019

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 Trustee Address: **546 Silicon Dr., Suite 103 Southlake, TX 76092 TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired.

FILED 10/29/2024 10:02:43 AM FRCL-2024-5732 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

- 5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

P Jones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 10-29-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

Jeff Leva

Declarant's Name: Jeff Leva

Date: 10-29-24

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

UNOFFICIAL COPY

WITNESS MY HAND this 29th day of October, 2024.

Jeff Leva

Notice of Substitute Trustee Sale

T.S. #: 24-11893

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/3/2024
 Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM
 Place: Harris County Courthouse in Richmond, 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 EASTERLY 10.4 FEET OF LOT EIGHT (8), AN THE WESTERLY 48.61 FEET OF LOT NINE (9), BLOCK THREE (3), OF BRIARWICK, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 238, PAGE 144, MAP RECORDS, HARRIS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 8/25/2011 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No 20110369897, recorded on 9/1/2011, of the Real Property Records of Harris County, Texas.
Property Address: 5310 INGOMAR WAY HOUSTON TX 77053

Trustor(s):	ALFRED W THOMPSON AND JOHN N HARKLESS	Original Beneficiary:	SECRETARY OF HOUSING & URBAN DEVELOPMENT
Current Beneficiary:	GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1	Loan Servicer:	GITSIT Solutions, LLC
Current Substituted Trustees:	Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan L. Randle, Ebbie Murphy, Jack Palmer, Sabrina Palmer, Rick Snoko, Prestige Default Services, LLC		

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

T.S. #: 24-11893

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 ALFRED W THOMPSON, AN UNMARRIED MAN AND JOHN N HARKLESS, AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$142,500.00, executed by ALFRED W THOMPSON, AN UNMARRIED MAN AND JOHN N HARKLESS, AN UNMARRIED MAN, and payable to the order of SECRETARY OF HOUSING & URBAN DEVELOPMENT; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ALFRED W THOMPSON, AN UNMARRIED MAN AND JOHN N HARKLESS, AN UNMARRIED MAN to ALFRED W THOMPSON AND JOHN N HARKLESS. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1
c/o GITSIT Solutions, LLC
333 S. Anita Drive, Suite 400
Orange, CA 92868
888) 566-3287

T.S. #: 24-11893

Dated: 10-30-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan L. Randle, Ebbie Murphy, Jack Palmer, Sabrina Palmer, Rick Snoke, Prestige Default Services, LLC

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

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

UNOFFICIAL

Notice of Substitute Trustee Sale

T.S. #: 24-11090

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/3/2024

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM

Place: Harris County Courthouse in HOUSTON, Texas, at the following location: PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

LOT 62, IN BLOCK 1, NORTHWOOD MANOR, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 205, PAGE 98 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 7/3/2012 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No 100515487, recorded on 7/9/1997, of the Real Property Records of Harris County, Texas.
Property Address: 7026 HEATH STREET HOUSTON TEXAS 77016

Trustor(s): DAVE SHEPARD AND MARIE SHEPARD **Original Beneficiary:** FORD CONSUMER FINANCE CO., INC.

Current Beneficiary: U.S. Bank Trust National Association, as Trustee of Igloo Series V Trust **Loan Servicer:** SN Servicing Corporation

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

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

T.S. #: 24-11090

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 DAVE SHEPARD AND MARIE SHEPARD, HUSBAND AND WIFE. 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 \$35,415.69, executed by DAVE SHEPARD AND MARIE SHEPARD, HUSBAND AND WIFE, and payable to the order of FORD CONSUMER FINANCE CO., INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DAVE SHEPARD AND MARIE SHEPARD, HUSBAND AND WIFE to DAVE SHEPARD AND MARIE SHEPARD. U.S. Bank Trust National Association, as Trustee of Igloo Series V Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank Trust National Association, as Trustee of Igloo Series V Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

Dated: 10-30-24

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

COPY

T.S. #: 24-11090

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

UNOFFICIAL COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: **March 28, 2006**
Grantor(s): **Paul Taylor & Angela Zamora-Taylor, Husband and Wife**
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for WMC Mortgage Corp.**
Original Principal: **\$166,269.00**
Recording Information: **Z204501**
Property County: **Harris**
Property: **Lot 59, Block 2, Sheffield Estate Sec. 3, an addition in Harris County, Texas, according to the map/plat recorded in Clerk's File No. W-799727, Harris County, Texas, and Film Code No. 537014, Map/Plat Records, Harris County, Texas.**
Property Address: **7335 Slippery Elm Lane
Houston, TX 77095**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2, Mortgage Pass-Through Certificates, Series 2006-WMC2**
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**

FILED 10/30/2024 2:18:57 PM FRCL-2024-5736 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

Pjones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 10-30-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

JHL

Declarant's Name: Jeff Leva

Date: 10-30-24

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 30th day of October, 2024.

JHL

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

OCTOBER 30, 2024

DEED OF TRUST ("Deed of Trust"):

Dated:

Grantor: RODRIGUEZ AND RAMIREZ DEVELOPMENT CONSULTING AND
CONTSTRUCTION GROUP, LLC, *a Texas limited liability company*

Borrower: RODRIGUEZ AND RAMIREZ DEVELOPMNET CONSULTING AND
CONTSTRUCTION GROUP, LLC, *a Texas limited liability company*

Trustee: CHARLES H. MANSOUR

Lender: SECURITAS1031, LLC, *a Texas limited liability company*

Recorded in: **COUNTY CLERK FILE NUMBER RP-2023-285538** of the real
property records of **HARRIS COUNTY, TEXAS.**

Legal Description: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF.**

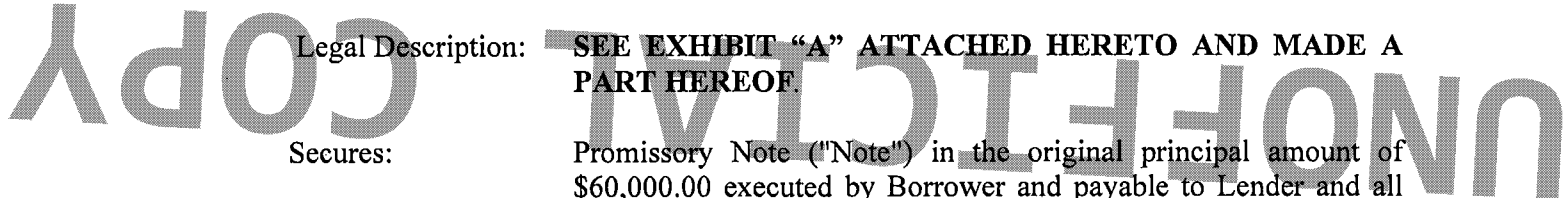
Secures: Promissory Note ("Note") in the original principal amount of
\$60,000.00 executed by Borrower and payable to Lender and all
other indebtedness of Borrower to Lender

FORECLOSURE SALE:

Date: *Tuesday, December 3, 2024*

Time: The sale of the Property will be held between the hours of 10:00
A.M. and 4:00 P.M. local time; the earliest time at which the
Foreclosure Sale will begin is 11:00 AM and not later than three
hours thereafter.

Place: At the place designated by the Harris County Courthouse for
foreclosure sales located at THE MAGNOLIA SOUTH
BALLROOM OF THE BAYOU CITY EVENT CENTER
LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045
or in the area designated by the County Commissioner's Court,
Pursuant to Section 51.002 of the Texas Property Code.



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Securitas1031, LLC, a Texas limited liability company'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, **Securitas1031, LLC, a Texas limited liability company**, 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 **Securitas1031, LLC, a Texas limited liability company's** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **Securitas1031, LLC, a Texas limited liability company'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 **Securitas1031, LLC, a Texas limited liability company** 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 **Securitas1031, LLC, a Texas limited liability company**. 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.

IF APPLICABLE, THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY 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.

Charles H. Mansour

CHARLES H. MANSOUR
Attorney for Securitas1031, LLC
440 LOUISIANA, STE. 1100
HOUSTON, TEXAS 77002
Telephone (713) 227-7500
charles@fidelity77.com

Charles H. Mansour

CHARLES H. MANSOUR
Trustee
440 LOUISIANA, STE. 1100
HOUSTON, TEXAS 77002
Telephone (713) 227-7500
charles@fidelity77.com

COPY UNOFFICIAL

EXHIBIT "A"

A 1.000 acre tract of land, being Tract No. 3 in Willow Estates, an unrecorded subdivision of 14.9660 acres in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, and being Tract One in that Partition deed recorded under Clerk's File No. E-748991, Deed Records Harris County, Texas (D.R.H.C.T.) and being the same tract recorded in the name of Ricky V. Clark under Clerk's File No. 20080615191 D.R.H.C.T., said 1.000 acre being more particularly described by metes and bounds as follows (Bearings based on Deed recorded under Clerk's File No. N149977 D.R.H.C.T.):

COMMENCING at the west corner of said called 14.9660-acre tract, being in the northeast right-of-way line of Kuykendahl Road (right-of-way varies);

Thence, North 44°52'53" East, with the northwest line of said called 14.9660-acre tract, a distance of 416.13 feet to a iron rod set for the west corner and PLACE OF BEGINNING of the herein described tract;

Thence, North 44°52'53" East, continuing with the northwest line of said called 14.9660-acre tract, being the southeast line of Restricted Reserve "A" of Augusta Pines Commercial Center as recorded under Film Code 609210 of the Harris County Map Records, a distance of 165.75 feet to a 60D nail set in an existing fence post for the north corner of the herein described tract;

Thence, South 45°00'00" East, with the southwest line of a tract recorded in the name of David R. Ethridge and Sandra K. Ethridge under Clerk's File No. 20090271350 D.R.H.C.T. (Lot 4), passing at a distance of 232.80 feet, a iron rod found for reference in the northwesterly right-of-way line of Hennessy Lane (60.00' wide Road Easement) continuing for a total distance of 262.80 feet to a point in the centerline of said Hennessy Lane for the east corner of the herein described tract;

Thence, South 44°52'53" West, with the centerline of said Hennessy Lane, being the northwest line of a tract recorded in the name of Craig Reddehase et ux under Clerk's File No. Y349498 D.R.H.C.T. (Lot 12), a distance of 165.75 feet a to the south corner of the herein described tract;

Thence, North 45°00'00" West, with the northeast line of a tract recorded in the name of Jose G. Comtreras under Clerk's File No. X589436 D.R.H.C.T. (Lot 2), passing at a distance of 30.00 feet, an iron rod found for reference in the northwest right-of-way line of said Hennessy Lane, continuing for a total distance of 262.80 feet to the PLACE OF BEGINNING and containing within these calls 1.000 acre or 43,559 square feet of land.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5739
FILED 10/31/2024 9:01:41 AM

2631 WOODRIDGE COVE DR
HOUSTON, TX 77087

00000010276251

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 25, 2005 and recorded in Document CLERK'S FILE NO. Y515586 real property records of HARRIS County, Texas, with JON C FOBERG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JON C FOBERG, securing the payment of the indebtednesses in the original principal amount of \$119,760.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



2631 WOODRIDGE COVE DR
HOUSTON, TX 77087

00000010276251

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

COPY

FRCL-2024-5739 FILED 10/31/2024 9:01:41 AM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

2631 WOODRIDGE COVE DR
HOUSTON, TX 77087

00000010276251

00000010276251

HARRIS

EXHIBIT "A"

LOT FIFTEEN (15) BLOCK FOUR (4) OF WOODRIDGE SQUARE, AN ADDITION TO THE CITY OF HOUSTON TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 551014 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

FILED 10/31/2024 9:01:41 AM FRCL-2024-5739 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/31/2024 9:01:41 AM
FRCL-2024-5740
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

15610 DEVIN LANE
CROSBY, TX 77532

00000010248607

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 07, 2006 and recorded in Document INSTRUMENT NO. Z084642; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO(S). 20060189089, RP-2019-287104 AND RP-2021-148908 real property records of HARRIS County, Texas, with TYRAN SINGLETON AND ALICIA BRYANT-SINGLETON HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TYRAN SINGLETON AND ALICIA BRYANT-SINGLETON HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$280,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605



15610 DEVIN LANE
CROSBY, TX 77532

0000010248607

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL COPY

FILED 10/31/2024 9:01:41 AM FRCL-2024-5740 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

15610 DEVIN LANE
CROSBY, TX 77532

00000010248607

00000010248607

HARRIS

EXHIBIT "A"

LOT TWENTY-SIX (26), IN BLOCK ONE (1), OF PARISH ROAD ESTATES, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 562050, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5740

FILED 10/31/2024 9:01:41 AM

11542 HIGHLAND MEADOW DR
HOUSTON, TX 77089

0000010274850

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: December 03, 2024

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 04, 2006 and recorded in Document CLERK'S FILE NO. Z515869 real property records of HARRIS County, Texas, with ROSALIA R LOPEZ AND SPOUSE NORBERTO LOPEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROSALIA R LOPEZ AND SPOUSE NORBERTO LOPEZ, securing the payment of the indebtednesses in the original principal amount of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5741
FILED 10/31/2024 9:01:41 AM

11542 HIGHLAND MEADOW DR
HOUSTON, TX 77089

00000010274850

00000010274850

HARRIS

EXHIBIT "A"

LOT FOURTY-FOUR (44), IN BLOCK TWO (2) OF HIGHLAND MEADOWS, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 315, PAGE 28 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 10/31/2024 9:01:41 AM
FRCL-2024-5741
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/10/2005	Grantor(s)/Mortgagor(s): LONATHAN D FRANKLIN AND RUBY L PETITT HUSBAND AND WIFE
Original Beneficiary/Mortgagee: FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN	Current Beneficiary/Mortgagee: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of First Franklin Mortgage Loan Trust 2005-FFH3, Asset-Backed Certificates, Series 2005-FFH3
Recorded in: Volume: RP-007-76 Page: 2281 Instrument No: Y581253	Property County: HARRIS
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: 12/3/2024	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 EIGHT (8), BLOCK ONE (1), OF INWOOD NORTH, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 270, PAGE 51 OF THE MAP RECORDED OF HARRIS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 10/30/2024

Dated: 10/31/2024



Thuy Frazier, Attorney
 McCarthy & Holthus, LLP
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for Select Portfolio Servicing, Inc.

SANDY DASIGENIS

Printed Name:



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

MH File Number: TX-19-70459-POS
 Loan Type: Conventional Residential

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5767
FILED 10/31/2024 9:48:44 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/6/2003	Grantor(s)/Mortgagor(s): SHERRYL S. COOK AND GREGORY O. COOK, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: HOUSEHOLD FINANCE CORPORATION III	Current Beneficiary/Mortgagee: U.S. Bank National Association, not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust XVIII
Recorded in: Volume: 561-65 Page: 0632 Instrument No: W350338	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: 12/3/2024	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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under 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

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

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

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

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

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

Dated: 10/29/2024

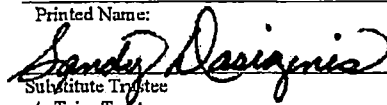


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Fay Servicing, LLC

Dated: 10/31/2024

SANDY DASIGENIS

Printed Name:



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

MH File Number: TX-19-72958-HE
Loan Type: Conventional Residential

UNOFFICIAL COPY

TX-19-72958-HE

5,125 SQUARE FEET OF LAND, BEING TRACT D-11, OUT OF RESERVE 'D', RAVENSWAY SECTION ONE AS RECORDED IN VOLUME 109, PAGE 13, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON EXHIBIT A-LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID RAVENSWAY SECTION ONE;
THENCE NORTH 44 DEGREES 23' 42" WEST, 430.67 FEET TO A POINT FOR CORNER;
THENCE SOUTH 89 DEGREES 48' 41" WEST, 772.60 FEET ALONG THE SOUTH LINE OF SAID RESERVE 'D' TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;
THENCE SOUTH 89 DEGREES 48' 41" WEST, 41.00 FEET ALONG THE SOUTH LINE OF SAID RESERVE 'D' TO A POINT FOR CORNER;
THENCE NORTH 00 DEGREES 11' 19" WEST, 126.00 FEET TO A POINT FOR CORNER, LYING ON THE SOUTH RIGHT OF WAY LINE OF RAVENSWAY DRIVE, A 60 FOOT RIGHT OF WAY;
THENCE NORTH 89 DEGREES 48' 41" EAST, 41.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF RAVENSWAY DRIVE, A 60 FOOT RIGHT OF WAY TO A POINT FOR CORNER;
THENCE SOUTH 00 DEGREES 11' 19" EAST, 129.00 FEET TO A POINT FOR CORNER, SAID POINT ALSO BEING THE POINT OF BEGINNING AND CONTAINING 5,125 SQUARE FEET OF LAND, MORE OR LESS. TAX MAP OR PARCEL ID NO.: 109-001-001-0011

UNOFFICIAL

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/31/2005	Grantor(s)/Mortgagor(s): BYRON K. PREADOM A MARRIED PERSON JOINED HEREIN BY CATHY PREADOM
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE1 Asset Backed Pass-Through Certificates
Recorded in: Volume: RP 013-98 Page: 2253 Instrument No: Y891508	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: 12/3/2024	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 THREE (3), IN BLOCK TWO (2), OF WOODFOREST NORTH, SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 384098 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 10/28/2024

Dated: 10/31/2024



SANDY DASIGENIS

Printed Name:



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

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

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

FILED 10/31/2024 9:48:44 AM
FRCL-2024-5768
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/18/2022	Grantor(s)/Mortgagor(s): PHILLIP AGUILAR, UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2022-INV1
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2022-264104	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: 12/3/2024	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 55, IN BLOCK 4, OF AFTON OAKS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 34, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 10/24/2024

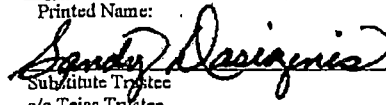


Cole Patton, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 10/31/2024

SANDY DASIGENIS

Printed Name:



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

MH File Number: TX-24-103992-POS
Loan Type: Business Purpose Loan

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County
Deed of Trust Dated: May 27, 2016
Amount: \$170,000.00
Grantor(s): MACIE D RIGSBY
Original Mortgagee: COMPASS BANK
Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION
Mortgage Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342
Recording Information: Document No. RP-2016-225998
Legal Description: LOT NINETEEN (19), IN BLOCK ONE (1), OF BRAEBURN VALLEY WEST, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 157, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 10:00 AM


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


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

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

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

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


Anthony Alon Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-004803


Printed Name: **Chris Poston**
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of December, 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 7, 2008
Grantor(s): JACQUELINE H. WILLIAMS, A SINGLE PERSON
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, its successors and assigns
Original Principal: \$161,000.00
Recording Information: Deed Inst.# 20080070404
Current Mortgagee/Beneficiary: U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-F, Mortgage-Backed Securities, Series 2021-F
Secures: The Promissory Note (the "Note") in the original principal amount of \$161,000.00 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: 3943 Cary Creek Drive, Baytown, TX 77521
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.: 24-01573TX

FILED 10/31/2024 10:37:32 AM
FRCL-2024-5845
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is McCalla Raymer Leibert Pierce, LLC I declare

under penalty perjury that Oct. 31, 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

File No.: 24-01573TX

UNOFFICIAL COPY

EXHIBIT "A"

LOT TWENTY-THREE (23), OF CARY CREEK ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 603079 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 02/28/2007
Grantor(s): BRENDA YISSET GARZA
Original Mortgagee: GRANDE VALLEY HOMES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
Original Principal: \$134,990.00
Recording Information: Instrument 20070165036
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 3803 WATER RIDGE, BAYTOWN, TX 77521

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

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

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

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

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

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

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

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

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

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

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

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Oct. 31, 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.

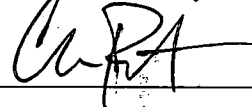
By: 

Exhibit "A"

LOT(S) 23, HUNTERS RIDGE SUBDIVISION, SECTION 1, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 579762295, FILE NO. X271090, MAP RECORDS OF HARRIS COUNTY, TEXAS, MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

FILED 10/31/2024 10:37:33 AM FRCL-2024-5846 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

SELECT PORTFOLIO SERVICING, INC. (SPS)
EDDIN, ESTATE OF JOHNNY LEE
8915 LAKEWORTH DRIVE, HOUSTON, TX 77088

CONVENTIONAL
Firm File Number: 19-034057

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 15, 2006, JOHNNY LEE EDDIN, A SINGLE PERSON, 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 RESMAE MORTGAGE CORPORATION 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 Z393575, 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 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in HARRIS COUNTY, TX to the highest bidder for cash. The sale will be conducted At the Bayou City Event Center Pavilion located at 9401 Knight Rd, Houston, TX 77045, specifically, the 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion; of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if the preceding area is no longer the designated area, the sale will be conducted at the area most recently designated by the County Commissioner's Court.


Said Real Estate is described as follows: In the County of Harris, State of Texas:

LOT THIRTY FOUR (34) IN BLOCK TEN (10) OF INWOOD FOREST VILLAGE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 299, PAGE 64 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

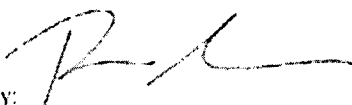
Property Address:	8915 LAKEWORTH DRIVE HOUSTON, TX 77088
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-RM1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RM1 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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

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


SUBSTITUTE TRUSTEE
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett,
Amar Sood
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day October 30, 2024.

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5747

FILED 10/31/2024 9:46:22 AM

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, on behalf of the holders of J.P. Morgan Mortgage Acquisition Trust 2006-RM1 Asset Backed Pass-Through Certificates, Series 2006-RM1

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

COPIES
FICTIAL
COPY

SELECT PORTFOLIO SERVICING, INC. (SPS)
BURNS, ESTATE OF LINDA
6210 COVENTRY FIELD LN, HOUSTON, TX 77084

CONVENTIONAL
Firm File Number: 19-032649

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 24, 2006, LINDA BURNS, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to EVERETT L ANSCHUTZ, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION 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 Z202823, 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 THIRTY-THREE 33, IN BLOCK ONE 1, OF COVENTRY MEADOWS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 493009 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 6210 COVENTRY FIELD LN
HOUSTON, TX 77084
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2006-5
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

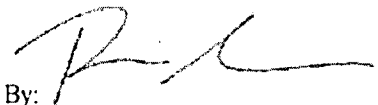
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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


SUBSTITUTE TRUSTEE

Amar Sood, 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 October 29, 2024.


By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5748

FILED 10/31/2024 9:46:22 AM

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-5

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 26, 2005, JERRY WATKINS, A MARRIED MAN IS JOINED PROFORMA BY HIS WIFE CATHERINE WATKINS, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to ELTON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to NEW CENTURY MORTGAGE CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of HARRIS COUNTY, TX and is recorded under Clerk's File/Instrument Number Y263783, to which reference is herein made for all purposes.

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, 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.

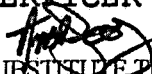
Said Real Estate is described as follows: In the County of Harris, State of Texas:

LOTS 31, IN BLOCK 1, OF ROANE OAKS, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address:	8318 HOMEWOOD LANE HOUSTON, TX 77028
Mortgage Servicer:	CARRINGTON MORTGAGE SERVICES, LLC
Mortgagee:	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-2 1600 SOUTH DOUGLASS ROAD SUITE 200-A ANAHEIM, CA 92806

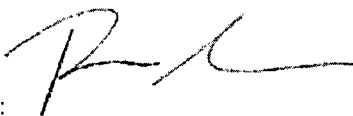
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 October 29, 2024.

By: 

Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5749
FILED 10/31/2024 9:46:22 AM

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home Equity Loan
Trust 2005-2

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

OFFICIAL

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS on September 27, 2010 a certain Fixed Rate Home Equity Conversion Deed of Trust ("Deed of Trust") was executed by ELIZA HURST, AN UNMARRIED WOMAN, as mortgagors to GARY J. SOMMERFELT, as Trustee, for the benefit of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION and was recorded on October 12, 2010 in the Official Public Records of Real Property of HARRIS County Texas under Document No. Document No. 20100438440; 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 September 17, 2018 recorded in the Official Public Records of Real Property of HARRIS County Texas under Document No. RP-2018-456037; 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 July 3, 2024 is \$75,397.51; 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 **December 3, 2024**, between the hours of 10:00 AM and 1:00 PM Central Standard Time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT FOUR HUNDRED THIRTY-FIVE (435), IN BLOCK SIXTEEN (16), OF FONTAINE PLACE, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 35, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Commonly known as 10450 BUCKNELL RD, HOUSTON, TX 77016

The sale will be held between the hours of 10:00 AM and 1:00 PM at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where this Notice of Default and Foreclosure Sale was posted.

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

The Secretary of Housing and Urban Development will bid \$46,736.67.

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 \$4,673.66 [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 \$4,673.66 must be presented before the bidding is closed.

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

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

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

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

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

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$75,397.51 as of July 3, 2024 plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

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

Date: October 24, 2024

Foreclosure Commissioner

Carolyn A. Taylor
Hughes, Watters & Askanase, LLP
1201 Louisiana Street, 28th Floor
Houston, Texas 77002
(P) (713) 590-4204
(F) (713) 590-4203

UNOFFICIAL

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS on March 12, 2008 a certain Fixed Rate Home Equity Conversion Deed of Trust (“Deed of Trust”) was executed by MACK A. SMITH, WIDOWED , as mortgagors to Alamo Title Company, as Trustee, for the benefit of GENEVA MORTGAGE CORPORATION and was recorded on March 26, 2008 in the Official Public Records of Real Property of HARRIS County Texas under Document No. Document No. 20080146989; 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 February 2, 2015 recorded in the Official Public Records of Real Property of HARRIS County Texas under Document No. 20150067885; and

WHEREAS a default has been made in the covenants and conditions of the Deed of Trust in that a Borrower is deceased and the Property is not the residence of at least one surviving borrower; and

WHEREAS the entire amount delinquent as of June 16, 2024, is \$389,235.80; 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 on March 28, 2023 in the Official Public Records of Real Property of Harris County, Texas under Document No. RP-2023-107743, on **December 3, 2024** between the hours of 10:00 a.m. and 1:00 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 EIGHTY-TWO (82) IN BLOCK TWO (2) OF SHEPHERD PARK TERRACE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 122, PAGE 37 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Commonly known as 1023 COTTAGE OAK LN, HOUSTON, TX 77091

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 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.

FILED 10/31/2024 9:46:55 AM FRCL-2024-5754 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

The Secretary of Housing and Urban Development will bid \$162,004.43.

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 \$16,200.44 [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 \$16,200.44 must be presented before the bidding is closed.

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

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

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

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

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

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$389,235.80 as of June 16, 2024, plus per diem interest from and after such date until paid in full, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

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

Date: October 24, 2024

Foreclosure Commissioner

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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5754

FILED 10/31/2024 9:46:55 AM

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NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS on October 19, 2009 a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Deed of Trust") was executed by QUESALOR HAYES, AN UNMARRIED WOMAN, as mortgagors to GARY J. SOMMERFELT, as Trustee, for the benefit of BANK OF AMERICA, N.A. and was recorded on October 30, 2009 in the Official Public Records of Real Property of HARRIS County Texas under Document No. Document No. 20090494393; 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 July 16, 2019, recorded in the Official Public Records of Real Property of HARRIS County Texas under Document No. RP-2019-558406 ; and

WHEREAS a default has been made in the covenants and conditions of the Deed of Trust in that a borrower is deceased and the Property is not the residence of at least one surviving borrower; and

WHEREAS the entire amount delinquent as of August 18, 2024, is \$78,630.78; 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 in the Official Public Records of HARRIS County, Texas under Document No. RP-2023-107743, on **December 3, 2024**, between the hours of 10:00 AM and 1:00 PM Central Standard Time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOTS FIFTY FIVE (55) AND FIFTY SIX (56), IN BLOCK FOUR (4), OF LINCOLN CITY, SECTION EIGHT (8), AN UNRECORDED SUBDIVISION SITUATED IN THE THOS. MENEFEY SURVEY, ABSTRACT NO. 565, IN HARRIS, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. F805541

Commonly known as 839 MARJORIE ST, HOUSTON, TX 77088

The sale will be held between the hours of 10:00 AM and 1:00 PM at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where this Notice of Default and Foreclosure Sale was posted.

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

The Secretary of Housing and Urban Development will bid \$42,842.16.

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 \$4,284.21 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 \$4,284.21 must be presented before the bidding is closed.

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

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

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

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

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

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$78,630.78 as of August 18, 2024 plus per diem interest from and after such date until paid in full, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

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

Date: October 24, 2024

Foreclosure Commissioner

Carolyn A. Taylor
Hughes, Watters & Askanase, LLP
1201 Louisiana Street, 28th Floor
Houston, Texas 77002
CTaylor@hwa.com
(713) 590-4200

COPY UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of December, 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: January 25, 2017
Grantor(s): ISAI LEIJA AND MARIANNE LEIJA, MARRIED
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bank of America, N.A., its successors and assigns
Original Principal: \$105,400.00
Recording Information: Deed Inst.# RP-2017-48972,
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$105,400.00 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: 15531 Liberty Cypress Ct, Houston, TX 77049
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

UNOFFICIAL COPY

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 1725 Wakefield Dr. Houston, TX 77018. I declare

under penalty perjury that on 10/31/24 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"

Lot 37 in Block 1, Liberty Lakes Section Six, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 600165 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5756

FILED 10/31/2024 9:46:55 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5757
FILED 10/31/2024 9:46:55 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of December, 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: July 12, 2019
Grantor(s): Hoai Duy Vo and Dieu Thi Do, husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Nation Mortgage, Inc., its successors and assigns
Original Principal: \$156,000.00
Recording Information: Deed Inst.# RP-2019-312343 ,
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$156,000.00 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: 14215 Beech Glen Drive, Houston, TX 77083
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 1725 Wakefield Dr. Houston, TX 77018. I declare

under penalty perjury that on 10/31/24 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

COPY UNOFFICIAL

EXHIBIT "A"

**LOT THIRTY (30), IN BLOCK TWO (2), OF BEECHNUT MEADOWS, A SUBDIVISION IN HARRIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 525059 OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS.**

UNOFFICIAL COPY

FILED 10/31/2024 9:46:55 AM
FRCL-2024-5757
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: August 5, 2002	Original Mortgagor/Grantor: FLORINDA GUZMAN, JACQUELINE COBO AND FREDDY A. SEPULVEDA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AEGIS MORTGAGE CORPORATION DBA NEW AMERICA FINANCIAL., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT
Recorded in: Volume: 554-95 Page: 2498 Instrument No: V993155	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 \$153,600.00, executed by FLORINDA GUZMAN & JACQUELINE COBO and payable to the order of Lender.

Property Address/Mailing Address: 2618 KIMBLETON CT, HOUSTON, TX 77082

Legal Description of Property to be Sold: LOT TWENTY-TWO (22), IN BLOCK ONE(1), OF GREENLEAF, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 376086 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: December 03, 2024	Earliest time Sale will begin: 10:00AM
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Place of sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045OR 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5758

FILED 10/31/2024 9:46:55 AM

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose , Trustee

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

FILED 10/31/2024 9:46:55 AM FRCL-2024-5758 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: April 12, 2021	Original Mortgagor/Grantor: ANTONIO LESTER HOLLEY AND JOYCE HOLLEY
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMETOWN LENDERS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2021-199638	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 \$548,250.00, executed by ANTONIO LESTER HOLLEY and payable to the order of Lender.

Property Address/Mailing Address: 63 N BACOPA DRIVE, SPRING, TX 77389

Legal Description of Property to be Sold: LOT 5, BLOCK 6, THE WOODLANDS VILLAGE OF CREEKSIDE PARK, SECTION 7, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 635164, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

A.P.N. 132-308-006-0005.

Date of Sale: December 03, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve



Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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


SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Steve Leva or Nicole Durrett, Trustee

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

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: August 24, 2004	Original Mortgagor/Grantor: JAMES R. BRIDGES AND DENISE M. BRIDGES
Original Beneficiary / Mortgagee: FIRST FRANKLIN FINANCIAL CORP., A SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR TO JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-FF10
Recorded in: Volume: N/A Page: N/A Instrument No: 200613783	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 \$146,650.00, executed by JAMES R. BRIDGES and payable to the order of Lender.

Property Address/Mailing Address: 17007 COUNTRY BRIDGE RD, HOUSTON, TX 77095

Legal Description of Property to be Sold: PREPAYMENT RIDER ATTACHED HERETO AND MADE A PART HEREOF LOT THIRTY-THREE (33), IN BLOCK ONE (1), OF COPPERFIELD SOUTHCREEK VILLAGE, SECTION TEN (10), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 344, PAGE 36, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: December 03, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR TO JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-FF10*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5760
FILED 10/31/2024 9:46:55 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5760
FILED 10/31/2024 9:46:55 AM

Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR TO JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-FF10* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Steve Leva or Nicole Durrett, Trustee

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

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: June 11, 2019	Original Mortgagor/Grantor: JOSUE ALVAREZ AND DIANA L. CAVAZOS DE ALVAREZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD DBA GOLD FINANCIAL SERVICES., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2019-251944	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 \$214,326.00, executed by JOSUE ALVAREZ and DIANA L. CAVAZOS DE ALVAREZ and payable to the order of Lender.

Property Address/Mailing Address: 6506 EARLY WINTER DR, HUMBLE, TX 77338

Legal Description of Property to be Sold: LOT EIGHTEEN (18), IN BLOCK FIVE (5), OF CYPRESSWOOD POINT, SEC EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 680723 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS..

Date of Sale: December 3, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

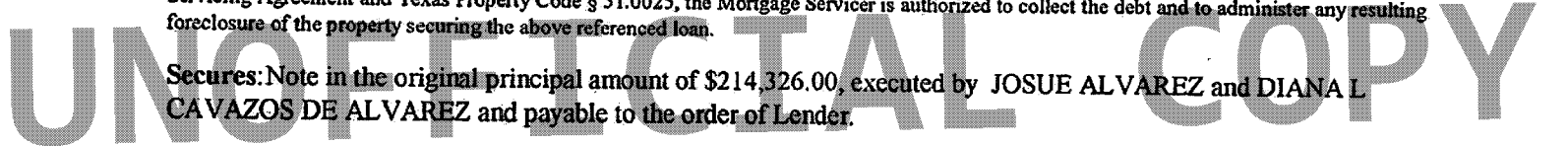
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5761

FILED 10/31/2024 9:46:55 AM



Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett , Trustee

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

Notice of Acceleration

Notice of Substitute Trustee's Sale

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

Table with 2 columns and 4 rows containing details: Deed of Trust Date: April 11, 2019; Original Mortgagee/Grantor: OROMENI BOLANLE OLAYIWOLE AND BABAFEMI PAM OLAYIWOLE; Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR 5TH STREET CAPITAL, ITS SUCCESSORS AND ASSIGNS; Current Beneficiary / Mortgagee: GREENE STREET FUNDING TRUST; Recorded in: Volume: N/A, Page: N/A, Instrument No: RP-2019-149147; 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 \$532,100.00, executed by OROMENI BOLANLE OLAYIWOLE and payable to the order of Lender.

Property Address/Mailing Address: 7714 S HUNTERS COURT DR, HOUSTON, TX 77055

Legal Description of Property to be Sold: THE WEST 61.00 FEET OF LOT TWO (2), IN BLOCK TWO (2), OF HUNTERS COURT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER, FILM CODE NO. 415017 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Table with 2 columns: Date of Sale: December 03, 2024; Earliest time Sale will begin: 10:00 AM

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

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

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




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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

UNOFFICIAL

NOTICE OF FORECLOSURE SALE

October 31, 2024

DEED OF TRUST ("DEED OF TRUST"):

Dated: January 19, 2023

Grantor: Logan-Leigh-Langford, Inc.

Trustee: Matt L. Janner

Lender: SCF Jake, LP

Recorded in: Document Number RP-2023-26203 of the real property records of Harris County, Texas

Legal Description: Lot 7, Block 6, of WESTLAKE, SECTION 1, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 197, Page 32, Map Records of Harris County, Texas (the "Property")

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$236,000.00, executed by Logan-Leigh-Lankford, Inc. ("Borrower") and payable to the order of the Lender

Guaranty: The Note is guaranteed by a Guaranty Agreement dated January 11, 2023, and executed by Jerry Basson and Eric Hombeck in favor of Lender

Substitute Trustees and Address: Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett c/o Stibbs & Co., P.C., 831 Crossbridge Drive, Spring, Texas 77373

FORECLOSURE SALE:

Date: December 3, 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.

FRCL-2024-5763 FILED 10/31/2024 9:46:55 AM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust and the amount on the Note was accelerated. Because of that default, Lender, the owner, and holder of the Note, has requested the Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.


If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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



SUBSTITUTE TRUSTEE
Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett c/o Stibbs & Co., P.C., 831 Crossbridge Drive, Spring, Texas 77373

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

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 10, 2014, executed by BENJAMIN F. KAGAY AND PABLO R. MARTINEZ, BOTH SINGLE PEOPLE, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 20140519435, Official Public Records of Harris County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on Tuesday, December 3, 2024, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Harris County Courthouse at the place designated by the Commissioner's Court for such sales in Harris County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2014 Southern Energy Manufactured Home, Serial No. SFW016706TXAB.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

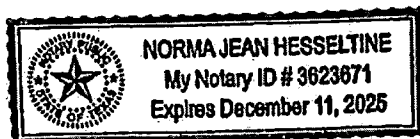
EXECUTED this 23 day of October, 2024.



K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 23 day of October, 2024, to certify which witness my hand and official seal.





NOTARY PUBLIC, STATE OF TEXAS

FRCL-2024-5764
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 10/31/2024 9:46:55 AM

EXHIBIT "A"

Lot 2, In Block 1, of Hacienda De Los Pinos, an addition in Harris County, Texas, according to the map or plat thereof recorded in/under Film Code No. 645010 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

RP-2024-393775
 # Pages 3
 10/23/2024 02:36 PM
 e-Filed & e-Recorded in the
 Official Public Records of
 HARRIS COUNTY
 TENESHIA HUDSPETH
 COUNTY CLERK
 Fees \$29.00

RECORDERS MEMORANDUM
 This instrument was received and recorded electronically
 and any blackouts, additions or changes were present
 at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
 use of the described real property because of color or
 race is invalid and unenforceable under federal law.
 THE STATE OF TEXAS
 COUNTY OF HARRIS
 I hereby certify that this instrument was FILED in
 File Number Sequence on the date and at the time stamped
 hereon by me; and was duly RECORDED in the Official
 Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
 COUNTY CLERK
 HARRIS COUNTY, TEXAS

OFFICIAL COPY
 UNO

NOTICE OF FORECLOSURE SALE

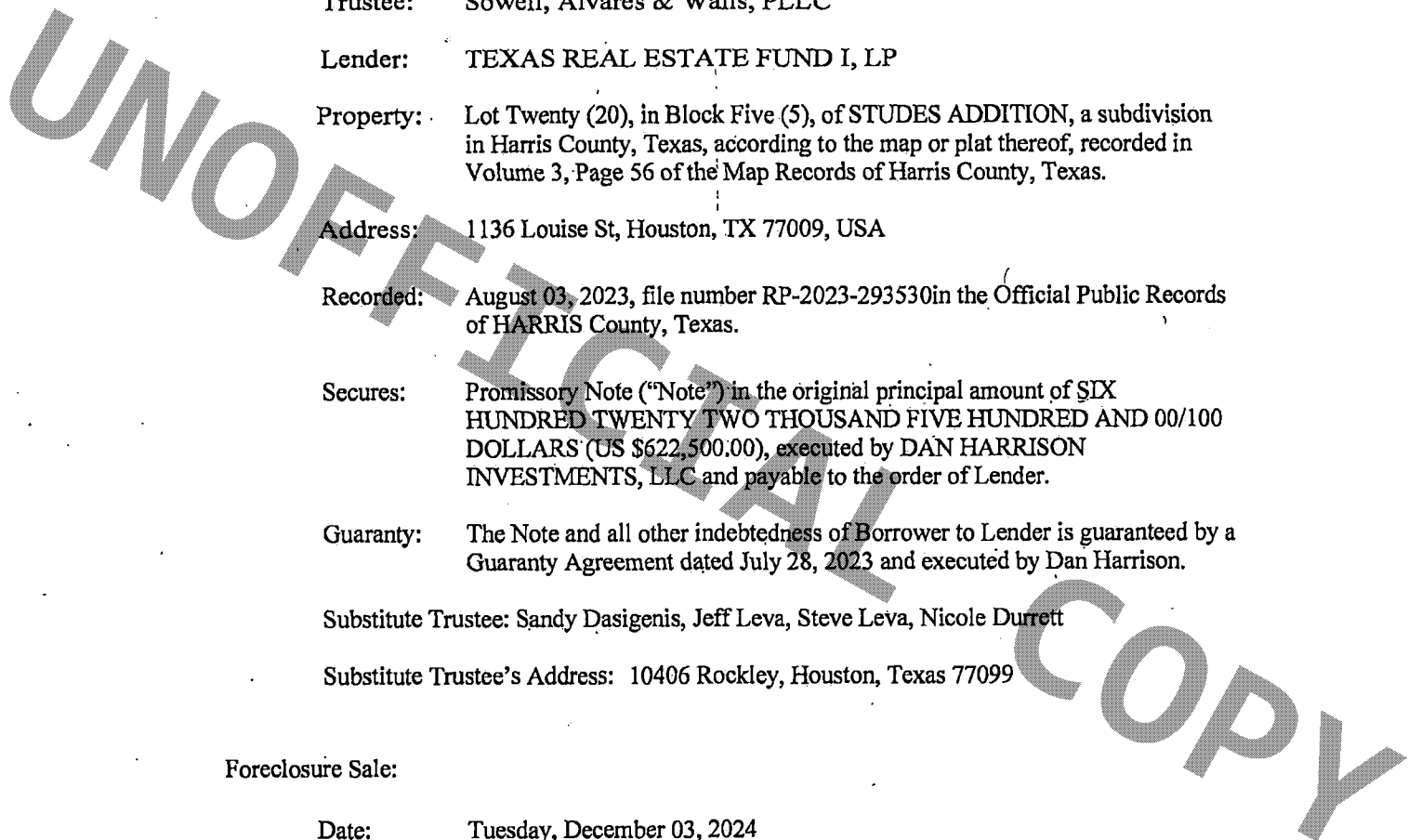
October 25, 2024

Deed of Trust ("Deed of Trust"):

- Dated:** July 28, 2023
- Grantor:** DAN HARRISON INVESTMENTS, LLC
- Trustee:** Sowell, Alvares & Walls, PLLC
- Lender:** TEXAS REAL ESTATE FUND I, LP
- Property:** Lot Twenty (20), in Block Five (5), of STUDES ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 56 of the Map Records of Harris County, Texas.
- Address:** 1136 Louise St, Houston, TX 77009, USA
- Recorded:** August 03, 2023, file number RP-2023-293530 in the Official Public Records of HARRIS County, Texas.
- Secures:** Promissory Note ("Note") in the original principal amount of SIX HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (US \$622,500.00), executed by DAN HARRISON INVESTMENTS, LLC and payable to the order of Lender.
- Guaranty:** The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated July 28, 2023 and executed by Dan Harrison.
- Substitute Trustee:** Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett
- Substitute Trustee's Address:** 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

- Date:** Tuesday, December 03, 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.

COPY

**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

TS No.: 2024-00209-TX
24-000179-673

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: 12/03/2024

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

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

Property Address: 1216 GARY AVENUE, PASADENA, TX 77502

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 08/09/2006 and recorded 08/11/2006 in Book RP 026-10 Page 0701 Document Z521952, real property records of Harris County, Texas, with **ADAN MONTFORT AND CLAUDIA CASTILLO, HUSBAND AND WIFE** 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 **ADAN MONTFORT AND CLAUDIA CASTILLO, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$86,900.00**, 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 **HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-E** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00209-TX
24-000179-673

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 FIFTEEN (15), IN BLOCK FIFTEEN (15), OF FRONTIER EAST, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGE 33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTHERLY TWENTY-SIX (26) FEET THEREOF CONVEYED TO THE CITY OF PASADENA BY THAT RIGHT- OF-WAY EASEMENT RECORDED IN VOLUME 7493, PAGE 7 OF THE DEED 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.: 2024-00209-TX
24-000179-673

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: 10/25/2024



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

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

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

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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, 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.: 2024-00835-TX
24-000772-673

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: 12/03/2024

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

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

Property Address: 19315 WESTFIELD PARKWAY, 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 03/31/2006 and recorded 04/04/2006 in Book RP 019-99 Page 2025 Document Z204189, real property records of Harris County, Texas, with **SANTOS G REYES AND JENNIFER REYES** 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-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 **SANTOS G REYES AND JENNIFER REYES**, securing the payment of the indebtedness in the original principal amount of \$143,910.00, 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-W5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00835-TX
24-000772-673

Notice of [Substitute] Trustee Sale

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

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

LOT SEVEN (7), BLOCK TWO (2), OF WESTFIELD, SECTION TWELVE (12), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE 526018, 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.: 2024-00835-TX
24-000772-673

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: 10/25/2024



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

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

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

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

Certificate of Posting

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

COPY UNOFFICIAL

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: 12/03/2024

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

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

Property Address: 903 OWL LANDING DRIVE, KATY, TX 77494

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 06/02/2006 and recorded 06/08/2006 in Book RP 023-03 Page 1344 Document Z360962, real property records of Harris County, Texas, with **Adam Lee, a Single Person** grantor(s) and SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Adam Lee, a Single Person**, securing the payment of the indebtedness in the original principal amount of **\$132,132.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS7** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01121-TX
20-000387-673

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 EIGHTY-ONE (81), IN BLOCK ONE (1), OF FALCON ROCK SEC. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 565014 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.: 2024-01121-TX
20-000387-673

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: 10/25/2024



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

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

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

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

Certificate of Posting

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

COPY

UNOFFICIAL

TS No.: 2024-01148-TX
24-000944-673

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: 12/03/2024

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

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

Property Address: 6429 CREEKBEND DRIVE #95, HOUSTON, TX 77096

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 07/08/2005 and recorded 07/14/2005 in Book RP 008-41 Page 0863 Document Y613414, real property records of Harris County, Texas, with **PHINA WEARY, SOLE OWNER** 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 **PHINA WEARY, SOLE OWNER**, securing the payment of the indebtedness in the original principal amount of **\$65,600.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association**, as trustee, as successor-in-interest to **U.S. Bank National Association**, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC4 is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01148-TX
24-000944-673

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 NINETY FIVE (95), BUILDING SITE NINE (9), PHASE ONE (1), NORTHBROOK VILLAGE PLANNED UNIT DEVELOPMENT, SECTION ONE, FONDREN SOUTHWEST, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 184, PAGE 117 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH RIGHTS IN AND TO THE COMMON AREA AS SET OUT IN THE INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. D689283 AND RECORDED UNDER FILM CODE NO. 150-27-1522 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, SAID LOT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING LOCATED SOUTH 05° 32' 46" EAST, A DISTANCE OF 70.00 FEET, SOUTH 84° 27' 14" WEST, A DISTANCE OF 12.00 FEET AND SOUTH 05° 32' 46" EAST, A DISTANCE OF 32.57 FEET FROM THE NORTHEAST CORNER OF BUILDING SITE NO. 9; THENCE SOUTH 05° 32' 46" EAST, A DISTANCE OF 22.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 84° 27' 14" WEST, A DISTANCE OF 54.50 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 05° 32' 46" WEST, A DISTANCE OF 22.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 84° 27' 14" EAST, A DISTANCE OF 54.50 FEET TO THE POINT OF BEGINNING.

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

TS No.: 2024-01148-TX
24-000944-673

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: 10/25/2024

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.: 2024-01380-TX
24-000946-673

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: 12/03/2024

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

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

Property Address: 6334 CRESTERRACE DRIVE, PASADENA, TX 77505

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/07/2006 and recorded 12/13/2006 in Book RP 035-85 Page 0770 Document 20060261665, real property records of Harris County, Texas, with **GUILLERMO A GARZA AND BELINDA GARZA** 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 **GUILLERMO A GARZA AND BELINDA GARZA**, securing the payment of the indebtedness in the original principal amount of \$21,770.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01380-TX
24-000946-673

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:

LOTS TEN (10) AND ELEVEN (11), IN BLOCK EIGHT (8), OF CREST HAVEN ESTATES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 33 OF THE MAPRECORDS 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.: 2024-01380-TX
24-000946-673

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: 10/25/2024



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

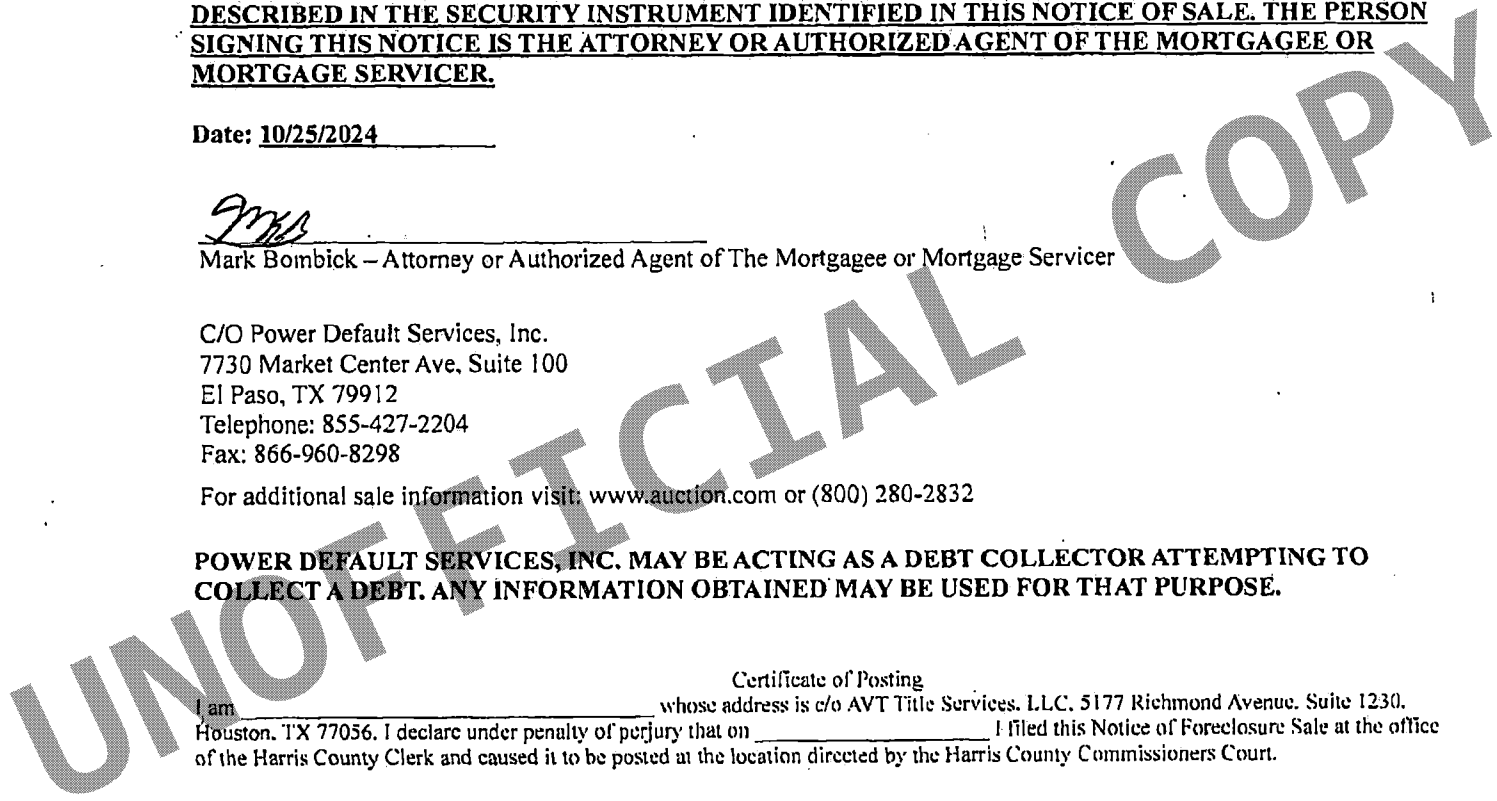
C/O Power Default Services, Inc.
7730 Market Center Ave. Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

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

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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, 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.: 2024-01388-TX
18-000615-673

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: 12/03/2024

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

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

Property Address: 2707 Blue Jay Circle, Humble, TX 77396

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/01/2001 and recorded 03/06/2001 in Book 537-93 Page 0001 Document U913564, real property records of Harris County, Texas, with **Harry Smith and wife Barbara Ann Smith** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B** 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 **Harry Smith and wife Barbara Ann Smith**, securing the payment of the indebtedness in the original principal amount of **\$118,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-B, ASSET-BACKED CERTIFICATES, SERIES 2001-B** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01388-TX
18-000615-673

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-FOUR (24), IN BLOCK SEVEN (7), OF TIMBERWOOD SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 291, PAGE 144 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.: 2024-01388-TX
18-000615-673

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: 10/25/2024



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

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

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

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

Certificate of Posting

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

TS No.: 2024-01423-TX
18-000761-673

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: 12/03/2024

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

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

Property Address: 13830 Fair Park Drive, Houston, TX 77014

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/26/2006 and recorded 06/28/2006 in Book RP 023-90 Page 0025 Document Z410962, real property records of Harris County, Texas, with **Thomas M. Bean, Jr., a married man & Tianna M. Bean, his Spouse, signing pro forma to perfect lien only grantor(s)** and WMC MORTGAGE CORP. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Thomas M. Bean, Jr., a married man & Tianna M. Bean, his Spouse, signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of **\$113,506.00**, 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 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01423-TX
18-000761-673

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 107, IN BLOCK 11, OF CRANBROOK, SECTION 2, REPLAT, 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.: 2024-01423-TX
18-000761-673

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: 10/28/2024


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, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 13, IN BLOCK 4 OF PAMELA HEIGHTS, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 50, PAGE 74 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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

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

Date: 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 CANDELARIO S. ZAPATA AND BENIGNA B. ZAPATA, provides that it secures the payment of the indebtedness in the original principal amount of \$80,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R5 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R5 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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



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

For additional sale information visit: www.auction.com 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: CONDOMINIUM UNIT NUMBER 240 AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, TOGETHER WITH ALL APPURTENANCES THERETO AND THE EXTERIOR SURFACE OF THE ASSOCIATED BALCONY AND/OR PATIO AND PARKING SPACES, IN ANY LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL ELEMENTS LOCATED IN AND BEING PART OF THE VALENICA CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AND AS MORE FULLY DESCRIBED, DEFINED AND DELINEATED IN THE CONDOMINIUM DECLARATION FOR THE VALENICA CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS, EXHIBITS AND AMENDMENTS THERETO RECORDED IN FILM CODE NO. 195059 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/17/2006 and recorded in Document 20060249148 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 NEIL TOPRANI, provides that it secures the payment of the indebtedness in the original principal amount of \$144,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 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.


Mackle 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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
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.: 128363-TX

Date: October 24, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: HUGH WALLACE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR SIRVA MORTGAGE INC, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR
CITIGROUP MORTGAGE LOAN TRUST 2023-A

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 4/26/2013, RECORDING INFORMATION: Recorded on 4/30/2013, as Instrument No.
20130206190 in Book RP 086-87 Page 2406

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THREE (3) IN BLOCK ONE (1), OF FALL
CREEK SEC. 14 REPLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 587288 OF THE MAP
RECORDS HARRIS COUNTY TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/3/2024, the foreclosure sale will be conducted in
Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

FAY SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP
MORTGAGE LOAN TRUST 2023-A 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
OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234



Matter No.: 128363-TX

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

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

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

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

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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 17, 2020 and recorded under Clerk's File No. RP-2020-567620; in the real property records of HARRIS County Texas, with Cedomil Slokar and Chrisna Slokar, husband and wife, as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DAS Acquisition Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Cedomil Slokar and Chrisna Slokar, husband and wife, securing payment of the indebtedness in the original principal amount of \$201,400.00 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 Cedomil Slokar, Chrisna Slokar. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Freedom Mortgage is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage, is representing the Mortgagee, whose address is: 951 Yamato Road, Suite 175, Boca Raton, FL 33431.

Legal Description:

LOT 11, BLOCK 4, OF INWOOD FOREST, SECTION TWELVE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 175, PAGE 13 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5784
FILED 10/31/2024 9:49:08 AM

FILED 10/31/2024 9:49:08 AM
FRCL-2024-5784
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 10/25/2024.

/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. 44-24-01046

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 January 15, 2021 and recorded under Clerk's File No. RP-2021-29531, in the real property records of HARRIS County Texas, with Eddie Jones, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Eddie Jones, a single man securing payment of the indebtedness in the original principal amount of \$362,425.00 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 Eddie Jones. 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 5, BLOCK 1, OF PARK FOREST, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 384038, MAP RECORDS, HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



FRCL-2024-5785
FILED 10/31/2024 9:49:08 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5785
FILED 10/31/2024 9:49:08 AM

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

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

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

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

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

Executed on 10/25/2024.

/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. 44-24-02601

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 31, 2014 and recorded under Vol. ER 059-55, Page 0592, or Clerk's File No. 20140339610, in the real property records of HARRIS County Texas, with Cynthia M. Frederick and Roland Martinez, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Republic State Mortgage Co. its successors and assigns as Original Mortgagee.

Deed of Trust executed by Cynthia M. Frederick and Roland Martinez, wife and husband securing payment of the indebtedness in the original principal amount of \$354,350.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Cynthia M. Frederick. 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 SEVEN (7), IN BLOCK SEVENTY-EIGHT (78), OF WESTBURY, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 50, PAGE 14A OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5786
FILED 10/31/2024 9:49:08 AM

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

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

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

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

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

Executed on 10/25/2024.

/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. 44-24-02802

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 11, 2003 and recorded under Clerk's File No. W439679 or Volume No. 563-29, Page 1777, in the real property records of HARRIS County Texas, with Fatia M Thacker, a married person, and Elpressely Thacker as Grantor(s) and Household Finance Corporation III as Original Mortgagee.

Deed of Trust executed by Fatia M Thacker, a married person, and Elpressely Thacker securing payment of the indebtedness in the original principal amount of \$106,400.00 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 Fatia M. Thacker. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

Legal Description:

LOT TWENTY (20), IN BLOCK SIXTY (60) OF WOODFOREST, SECTION 16, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 159, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5787
FILED 10/31/2024 9:49:08 AM

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

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

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

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

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

Executed on October 25, 2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-02815

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 09, 2020 and recorded under Clerk's File No. RP-2020-607160, in the real property records of HARRIS County Texas, with Adrian Brett Grace, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for InterLinc Mortgage Services, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Adrian Brett Grace, an unmarried man securing payment of the indebtedness in the original principal amount of \$280,250.00 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 Adrian Brett Grace. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Freedom Mortgage is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage, is representing the Mortgagee, whose address is: 951 Yamato Road, Suite 175, Boca Raton, FL 33431.

Legal Description:

LOT 11, BLOCK 1, MCKENZIE PARK SEC. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 672162, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



FILED 10/31/2024 9:49:08 AM
FRCL-2024-5788
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 October 25, 2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-02871

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 30, 2005 and recorded under Clerk's File No. Y592027, in the real property records of HARRIS County Texas, with Denon Muhammad and wife, Angela Muhammad as Grantor(s) and Long Beach Mortgage Company, a corporation as Original Mortgagee.

Deed of Trust executed by Denon Muhammad and wife, Angela Muhammad securing payment of the indebtedness in the original principal amount of \$145,360.00 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 Denon Muhammad. 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 (2), BLOCK THREE (3), OF PARK AT NORTHGATE CROSSING, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 469120, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5789
FILED 10/31/2024 9:49:08 AM

FILED 10/31/2024 9:49:08 AM FRCL-2024-5789 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

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

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Will Morphis as Attorney for the Mortgagee and/or Mortgage Servicer known to me or, proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 28th day of October, 2024.



Notary Public Signature

ZOEY LAKE
Notary ID #133442620
My Commission Expires
November 10, 2025

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-02935

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 02, 2018 and recorded under Clerk's File No. RP-2018-94121, in the real property records of HARRIS County Texas, with Rodney S Sprawling, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Encompass Lending Group, LP, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Rodney S Sprawling, a single person securing payment of the indebtedness in the original principal amount of \$185,500.00 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 Rodney S Sprawling, Andrei G Dunca. 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 TWO (2), IN BLOCK SIX (6) OF HUNTWICK FOREST, SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 203, PAGE 59 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5790
FILED 10/31/2024 9:49:08 AM

FRCL-2024-5790
FILED 10/31/2024 9:49:08 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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

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

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

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

Executed on October 29, 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. 44-24-01827

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 27, 2007 and recorded under Vol. RP 048-08, Page 2138, or Clerk's File No. 20070478322, in the real property records of HARRIS County Texas, with Javier Yan, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Beazer Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Javier Yan, a single man securing payment of the indebtedness in the original principal amount of \$94,200.00 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 Javier Yan. 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 TWENTY (20), IN BLOCK TWO (2) OF REMINGTON GROVE, SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO. 601229 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



FRCL-2024-5791
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 10/31/2024 9:49:08 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 October 29, 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. 44-24-02796

FRCL-2024-5791
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 10/31/2024 9:49:08 AM

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 September 01, 2011 and recorded under Vol. ER 026-33, Page 2335, or Clerk's File No. 20110371834, in the real property records of HARRIS County Texas, with Carlos J. Balza and Rosa Gerardino, Husband and Wife as Grantor(s) and Compass Bank as Original Mortgagee.

Deed of Trust executed by Carlos J. Balza and Rosa Gerardino, Husband and Wife securing payment of the indebtedness in the original principal amount of \$875,000.00 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 Carlos J. Balza and Rosa Gerardino. 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 THIRTEEN (13), IN BLOCK THIRTY (30) OF TANGLEWOOD SECTION SEVEN (7), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 36, PAGE 13 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

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

TERMS OF SALE

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

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



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5792
FILED 10/31/2024 9:49:08 AM

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

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

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

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

Executed on 10/29/2024.

/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. 44-24-02839

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5841
FILED 10/31/2024 10:36:37 AM

Notice of Substitute Trustee Sale

T.S. #: 24-12292

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/3/2024
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Harris County Courthouse in Houston, Texas, at the following location: PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Lot Forty (40), in Block "H", of Sunnyside Gardens Replat, a Subdivision in Harris County, Texas, According to the Map or Plat thereof Recorded in Volume 28, Page 48 of the Map Records of Harris County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 12/22/2004 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No Y149602, recorded on 12/27/2004, of the Real Property Records of Harris County, Texas.
Property Address: 5021 PAULA STREET HOUSTON, TX 77033

Trustor(s): KENNETH NELSON AND SHIRLEY BUTLER-NELSON
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SEBRING CAPITAL PARTNERS, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: U.S. Bank Trust National Association, as Trustee of the SCIG Series III Trust
Loan Servicer: SN Servicing Corporation

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

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

T.S. #: 24-12292

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 KENNETH NELSON AND SPOUSE, SHIRLEY BUTLER-NELSON. 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 \$98,100.00, executed by KENNETH NELSON AND SPOUSE, SHIRLEY BUTLER-NELSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SEBRING CAPITAL PARTNERS, ITS SUCCESSORS AND ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of KENNETH NELSON AND SPOUSE, SHIRLEY BUTLER-NELSON to KENNETH NELSON AND SHIRLEY BUTLER-NELSON. U.S. Bank Trust National Association, as Trustee of the SCIG Series III Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

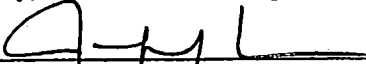
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

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

Dated: 10-31-24

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. #: 24-12292

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

COPY UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 10/29/2024

NOTE: Real Estate Lien Note described as follows:

Date: 10/06/2023

Maker: AMOS COLIN ALVAREZ

Payee: TURBO FINANCE, LLC

Original Principal Amount: \$750,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: 10/06/2023

Grantor: AMOS COLIN ALVAREZ, joined pro-forma by spouse, Gloria Alvarez

Trustee: Steve Raney

Beneficiary: TURBO FINANCE, LLC

Recorded: Document No. RP-2023-389702 in the real property records of Harris County, Texas

LENDER: TURBO FINANCE, LLC

BORROWER: AMOS COLIN ALVAREZ

PROPERTY: The real property described as follows:

LOT 76, BLOCK 2, of corrective plat of Memorial Thicket Section 1, a subdivision in Harris County, Texas according to the Map or Plat thereof recorded in Volume 285, Page 107 of the Map and/or Plat Records of Harris County, Texas.

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

SUBSTITUTE TRUSTEES:

Aldo R. Lopez
Rebecca Alvarez
5822 Cromo Dr.
El Paso, Texas 79912

Jayden Cool
9601 McAllister Freeway, Suite 901
San Antonio, Texas 78216

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

12/03/2024, 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:

Magnolia South Ballroom of Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, or as otherwise designated by the Commissioner's Court.

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).

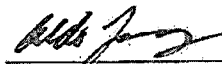
UNOFFICIAL COPY

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, 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.

NOTICE

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

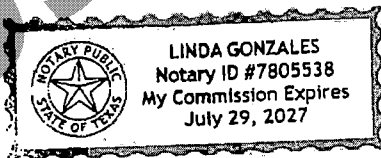
EXECUTED as of October 29, 2024.



Aldo R. Lopez
Rebecca Alvarez
Jayden Cool
Substitute Trustee
For Turbo Finance, LLC

State of Texas
County of El Paso

Subscribed and sworn to before me, the undersigned authority on this 29th day of October 2024 by Aldo Lopez, substitute trustee, who personally appeared.


Linda Gonzales

COPY

UNOFFICIAL

After Recording Return this document to:

Sheila Jackson, Trustee

16118 Sandy Path Lane

Houston, Texas 77084

NOTICE OF TRUSTEE FORECLOSURE SALE

Dated: November 1, 2024

Grantor/Trustor: ANDRE LYLES, A SINGLE INDIVIDUAL

Trustee: Sheila Jackson

Beneficiary: SYKES EQUITY, LLC, a Texas limited liability company

Recorded in: File No. RP-2021-542002 of the real property records of Harris County, Texas.

Deed of Trust: Deed of Trust dated September 21, 2021, and executed by Andre Lyles, a single individual as Grantor/Borrower to Sykes Equity LLC, as Lender/Beneficiary, to Sheila Jackson as the Trustee.

Trustee: Sheila Jackson, 16118 Sandy Path Lane, Houston, Texas 77084

Property: The real property and improvements described in the Deed of Trust, including the real property described below, and all rights and appurtenances thereto:

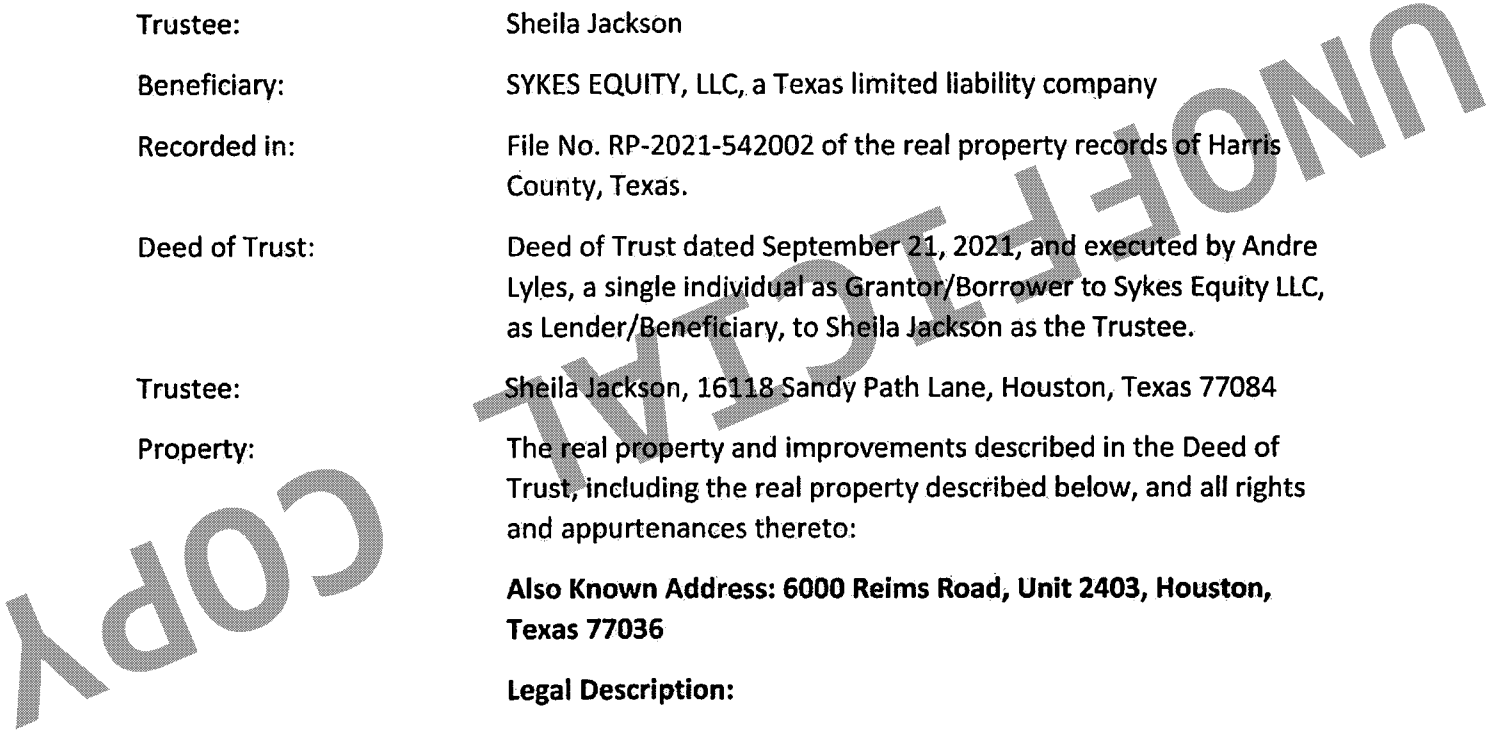
Also Known Address: 6000 Reims Road, Unit 2403, Houston, Texas 77036

Legal Description:

Unit 2403, Building E, of GALLERIA DIPLOMAT T/H CONDO, a Condominium Project situated in Harris County, Texas, according to the Declaration of Condominium and Plats and Exhibits attached thereto of Record in Volume 148, Page 8, 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.

Notice of Foreclosure Sale-6000 Reims #2403

FILED 11/1/2024 8:36:15 AM FRCL-2024-5853 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



Foreclosure Sale Date: Tuesday, December 3, 2024

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

Place: Bayou City Event Center, 9401 Knight Road, Houston, TX 77045 or as otherwise designated by County Commissioner.

Terms of Sale: The Foreclosure 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 there under 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.

Default has occurred in the payment of the underlying Note and in the performance of the obligations of the Deed of Trust and Security Agreement. because of that default, the Beneficiary has requested the Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust and Security Agreement, and applicable Texas law.


If Beneficiary passes the Foreclosure Sale, notice of the date of any reschedule sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and Security Agreement and the Texas Property Code.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust and Security Agreement. 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.

Notice of Foreclosure Sale-6000 Reims #2403

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.


Sheila Jackson, Trustee

UNOFFICIAL COPY

Notice of Foreclosure Sale-6000 Reims #2403

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis,
John Sisk, Clay Golden, Stephen Mayers, Colette
Mayers, Wayne Wheat, Dana Dennen, Kinney Lester,
Thomas Lester, Joshua Sanders, Wesley Fowler-
Williams, Ramiro Cuevas, Matthew Hansen, Evan Press,
Anna Sewart, David Barry, Byron Sewart, Patricia
Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva,
John Burger, Martin Beltran
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX0800015-22-9S

APN 1330150010007

TO No TX24463602FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 12, 2013, ALEXANDER WHITELAW, JR. AND DOLORES L. WHITELAW, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CALVIN C. MANN, JR as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HIGH POINT MORTGAGE CORP., 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 \$246,900.00, payable to the order of U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for VRMTG Asset Trust as current Beneficiary, which Deed of Trust recorded on March 15, 2013 as Document No. 20130122230 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 1330150010007

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for VRMTG Asset Trust, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX08000015-22-9S

APN 1330150010007

TO No TX24463602FC

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 3, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 or If the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for VRMTG Asset Trust'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 U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for VRMTG Asset Trust'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 1st day of Nov, 2024
Patricia Poston

By: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran
Substitute Trustee(s)

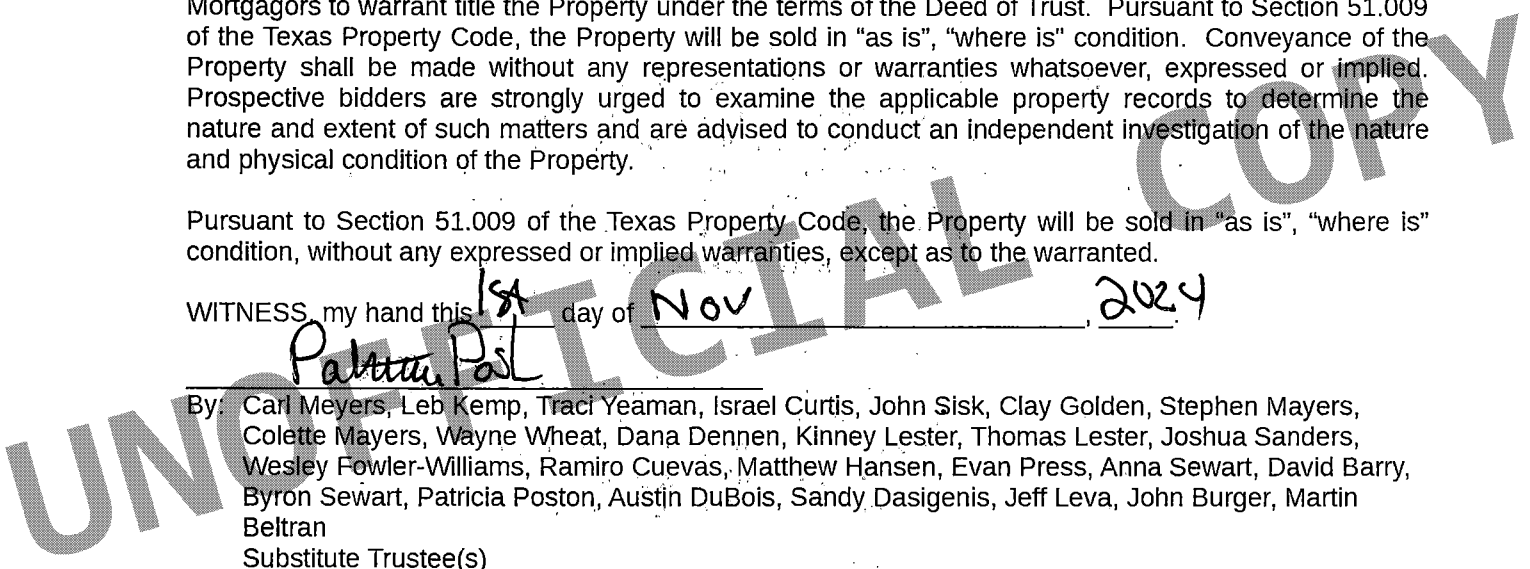
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
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-2024-5854
FILED 11/1/2024 1:22:55 PM



TS No TX08000015-22-9S

APN 1330150010007

TO No TX24463602FC

EXHIBIT "A"

LOT SEVEN (7), IN BLOCK ONE (1), OF THE WOODLANDS VILLAGE OF CREEKSIDE PARK SEC. 27, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. 20110341094, RECORDED AT FILM CODE NO. 642020, OF MAP RECORDS OF HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5854

FILED 11/1/2024 1:22:55 PM

FILED 11/4/2024 8:26:23 AM FRCL-2024-5855 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 31, 2024

NOTE: Note described as follows:

Date: JANUARY 31, 2024
Maker: DYNAMIC REAL ESTATE SERVICES, A CALIFORNIA CORPORATION
Payee: TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE successor to original lender
Original Principal Amount: \$544,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: JANUARY 31, 2024
Grantor: DYNAMIC REAL ESTATE SERVICES, A CALIFORNIA CORPORATION
Trustee: TEMPLE VIEW CAPITAL FUNDING, L.P.
Beneficiary: TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE successor to original beneficiary
Recorded: INSTRUMENT NO. RP-2024-45423, WHICH WAS RECORDED IN THE OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS.

LENDER: TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS

FILED 11/4/2024 8:26:23 AM FRCL-2024-5855 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

OWNER TRUSTEE

MORTGAGE SERVICER: SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES

Servis One, Inc. d/b/a BSI Financial Services, having an address of 314 S. Franklin Street, Titusville, PA 16354, is the mortgage servicer for the mortgagee of the Deed of Trust and the parties have entered into an agreement granting Servis One, Inc. d/b/a BSI Financial Services, authority to service the mortgage and represent the mortgagee (the "Servicing Agreement"). Pursuant to the Servicing Agreement, Servis One, Inc. d/b/a BSI Financial Services is granted authority to collect and service debt associated with the Deed of Trust. Under §51.0025 of the Texas Property Code, Servis One, Inc. d/b/a BSI Financial Services, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the mortgagee.

BORROWER: DYNAMIC REAL ESTATE SERVICES, A CALIFORNIA CORPORATION

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 6206 San Felipe Street, Houston, Texas 77057)

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

Substitute Trustee's Mailing Address:

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

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

DECEMBER 3, 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 PAVILION LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

FILED 11/4/2024 8:26:23 AM FRCL-2024-5855 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: JANUARY 31, 2024
Grantor: DYNAMIC REAL ESTATE SERVICES, A CALIFORNIA CORPORATION
Trustee: TEMPLE VIEW CAPITAL FUNDING, L.P.
Beneficiary: TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE successor to original beneficiary
Recorded: INSTRUMENT NO. RP-2024-45423, WHICH WAS RECORDED IN THE OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS.

FILED 11/4/2024 8:26:23 AM FRCL-2024-5855 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 6206 San Felipe Street, Houston, Texas 77057)


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

Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed effective as of October 31, 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:

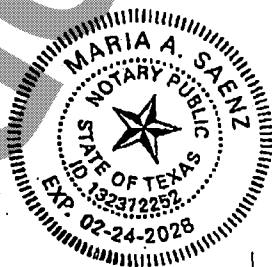
By: 

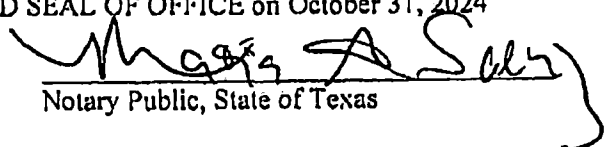
Name: William Jennings, Attorney for TVC MORTGAGE TRUST 2023-RTLI BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE and SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 31, 2024




Notary Public, State of Texas

Notice of Sale executed by:

Name: Sandy Dasigenis

Sandy Dasigenis

Substitute Trustee

COPY UNOFFICIAL

EXHIBIT A

Lot Three Hundred Seventy-six (376), in Block Eighteen (18) of SECTION 3 of BRIARGROVE, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 48, Page 51 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.

TS# TX 5834-24

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 17, 2024

NOTE: Promissory Lien Note described as follows:

Date: November 2, 2001
Debtor: Isaias Garza Jr.
Original Creditor: Countrywide Home Loans, Inc.
Original Principal Amount: \$54,850.00
Current Holder: U.S. Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust

DEED OF TRUST: Deed of Trust described as follows:

Date: November 2, 2001
Grantor: Isaias Garza and Evangelina Garza
Trustee: Debra Riopelle
Current Beneficiary: U.S. Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust
Recorded: Instrument No. V407576 of the Public Records of Harris County, State of TX.

LENDER: Selene Finance LP

BORROWER: Isaias Garza Jr.

PROPERTY: The real property described as follows:

LOT FOUR (4), IN BLOCK THREE HUNDRED EIGHT (308) OF SOUTH HOUSTON, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF

TX 5834-24
Page 1 of 3

COPY

RECORDED IN VOLUME 2, PAGE 42 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SUBSTITUTE TRUSTEE: Brent W. Martinelli, Kelley Church, Brandi Wilson, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

Quintairos, Prieto, Wood & Boyer, P.A.
Attn: Original Document Department
255 South Orange Avenue, Suite 900
Orlando, FL 32801

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

December 03, 2024, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

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

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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

the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

Notice of Sale executed by:

Brandi Wilson
Trustee

UNRECORDED

EXHIBIT A

Real Property Legal Description

Lots 3 through 12, in Block 96 of Clover Leaf Addition, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 12, Page 83 of the Map Records of Harris County, Texas.

COPY UNOFFICIAL

NOTICE OF POSTPONEMENT OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF HARRIS §

Public notice is hereby given that the foreclosure sale previously scheduled to be announced by Mark Patterson, Cameron J. Asby, Kristi Bracey, Corey Weideman, P.C., James Billingsley, Sandy Dasigenis, Jeff Leva, and Steve Leva, each of whom is an individual and may act alone or together (each a "Substitute Trustee"), pursuant to that certain Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing executed by Redford Square, LLC, a Texas limited liability company, as borrower and grantor, for the benefit of CBRE Capital Markets, Inc., a Texas corporation, as original lender, dated May 14, 2021, and recorded May 14, 2021, as Instrument No. RP-2021-267932, in the Official Public Records of Harris County, Texas, for November 5, 2024, for the real property described on Exhibit A, attached hereto, has been postponed.

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

Dated: November 5, 2024.

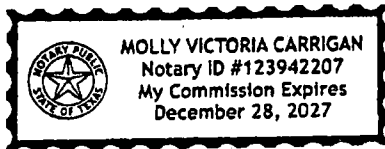
Mark Patterson

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 5th day of November, 2024.



Molly Victoria Carrigan
Notary Public, State of Texas
Print Name: Molly Victoria Carrigan
My Commission Expires: 12/28/27

[AFFIX NOTARY STAMP ABOVE]

AFTER FILING RETURN TO:
DUANE MORRIS LLP
100 Crescent Court, Suite 1200
Dallas, TX 75201
Attn: Mark L. Patterson, Esq.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5862
FILED 11/5/2024 10:20:33 AM

UNOFFICIAL COPY

EXHIBIT A

Real Property Legal Description

A TRACT OF LAND CONTAINING 1.8558 ACRES (80,838 SQUARE FEET), BEING A PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 194 OF FAIRLEIGH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 855, PAGE 12 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SITUATED IN THE T. TOBY SURVEY, ABSTRACT NO. 815, IN HARRIS COUNTY, TEXAS. SAID 1.8558 ACRE TRACT ALSO BEING THAT SAME TRACT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) 20080446803 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS ARE BASED IN H.C.C.F. NO. 20080446803):

BEGINNING at the intersection of the south right-of-way (R.O.W.) line of Redford Street (60 feet R.O.W.) with the east R.O.W. line of Easthaven Boulevard (60 feet R.O.W.) for the northwest corner of the herein described tract from which a 5/8 inch iron rod found at North 58°13' East, a distance of 1.78 feet, said corner also being in the west line of said Lot 1, Block 194;

THENCE, EAST, along the south right-of-way line of said Redford Street, a distance of 299.40 feet to a 5/8 inch iron rod found in the common line of the east line of said Lot 4 with the west line of Lot 5, Block 194 marking the northeast corner of the herein described tract and the northwest corner of a certain called 2.0234 acre tract recorded in H.C.C.F. No. 0197166;

THENCE, South 00°06'58" West, along the common line of the east line of said Lot 4 and the herein described tract with the west line of said Lot 5 and 2.0234 acre tract, a distance of 270.00 feet to a 5/8 inch iron rod found marking the southeast corner of said Lot 4 and the herein described tract and the southwest corner of said Lot 5 and 2.0234 acre tract;

THENCE, West, along the south line of said Lots 1, 2, 3, 4 and the herein described tract, a distance of 299.40 feet to a 1 inch iron pipe found in the east right-of-way line of aforementioned Easthaven Boulevard marking the southwest corner of said Lot 1 and the herein described tract;

THENCE, North 00°06'58" East, along the east right-of-way line of said Easthaven Boulevard and the west line of said Lot 1 and the herein described tract, a distance of 270.00 feet to the POINT OF BEGINNING containing 1.8558 acres of land.

NOTICE OF POSTPONEMENT OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Public notice is hereby given that the foreclosure sale previously scheduled to be announced by Mark Patterson, Cameron J. Asby, Kristi Bracey, Corey Weideman, P.C., James Billingsley, Sandy Dasigenis, Jeff Leva, and Steve Leva, each of whom is an individual and may act alone or together (each a "Substitute Trustee"), pursuant to that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement executed by Riverway Holdings, L.P., South Post Oak Holdings, L.P. and Overland Riverway, L.P., each a Texas limited partnership, as tenants-in-common, as original grantor (with Riverway Holdings, L.P. and South Post Oak Holdings, L.P., each a Texas limited partnership, as tenants-in-common, the current grantor), for the benefit of German American Capital Corporation, a Maryland corporation, as original lender, dated February 20, 2015, and recorded February 23, 2015, as Instrument No. 20150071706, in the Official Public Records of Harris County, Texas, for November 5, 2024, for the real property described on Exhibit A, attached hereto, has been postponed.

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

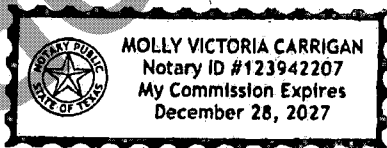
Dated: November 5, 2024.

Mark Patterson
MARK PATTERSON,
As Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, Molly Victoria 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 5th day of November, 2024.



Molly Victoria Carrigan
Notary Public, State of Texas
Print Name: Molly Victoria Carrigan
My Commission Expires: 12/28/27

[AFFIX NOTARY STAMP ABOVE]

AFTER FILING RETURN TO:
DUANE MORRIS LLP
100 Crescent Court, Suite 1200
Dallas, TX 75201
Attn: Mark L. Patterson, Esq.

EXHIBIT A**Real Property Legal Description****Tract I**

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

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

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

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

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

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

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

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

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

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

Tract II:

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

Tract III:

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

Tract IV:

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

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

Tract V:

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

Tract VI:

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

Tract VII:

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

TRACT VIII:

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **November 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-TWO THOUSAND FIVE HUNDRED AND NO/100THS
DOLLARS (\$62,500.00)**

Deed of Trust

Date: **December 21, 2023**
Grantor: **LUIS ENRRIQUE MURILLO HERNANDEZ**
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated December 21, 2023, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership LUIS ENRRIQUE MURILLO HERNANDEZ recorded under Clerk's Document No. RP-2024-45078 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith LUIS ENRRIQUE MURILLO HERNANDEZ, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP-2024-45079 Official Records, Harris County, Texas.

Property: (including any improvements), All of Lot 25, 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): **December 3, 2024**
Time of Sale: **10:00 a.m.**
Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

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

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



DIEGO COVARRUBIAS, Substitute Trustee

NOTICE OF TRUSTEE'S SALE

Date: **November 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-THREE THOUSAND FIVE HUNDRED AND NO/100THS
DOLLARS (\$63,500.00)**

Deed of Trust

Date: **May 2, 2024**

Grantor: **MARCOS EMMANUEL JIMENEZ**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 2, 2024 executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership MARCOS EMMANUEL JIMENEZ, recorded under Clerk's Document No. RP- 2024-184117 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith MARCOS EMMANUEL JIMENEZ, to DIEGO COVARRUBIAS, Trustee, recorded under Clerk's Document No. RP-2024-184118 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 09, 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): **December 3, 2024**

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

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

DIEGO COVARRUBIAS, 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 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, Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **November 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: **December 8, 2023**
Grantor: **HECTOR ANTONIO HERNANDEZ INGLES AND MIRIAN SUYAPA
TROCHEZ SIMEON**
Lender: **LOS PINOS INVESTORS, L.P., a Texas limited partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated December 8, 2023 executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership HECTOR ANTONIO HERNANDEZ INGLES AND MIRIAN SUYAPA TROCHEZ SIMEON, recorded under Clerk's Document No. RP-2024-7274 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith HECTOR ANTONIO HERNANDEZ INGLES AND MIRIAN SUYAPA TROCHEZ SIMEON, to PRISCILIA CAMPOS, Trustee, recorded under Clerk's Document No. RP- 2024-7275 Official Records, Harris County, Texas.

Property: (including any improvements), All of Lot 38, 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.

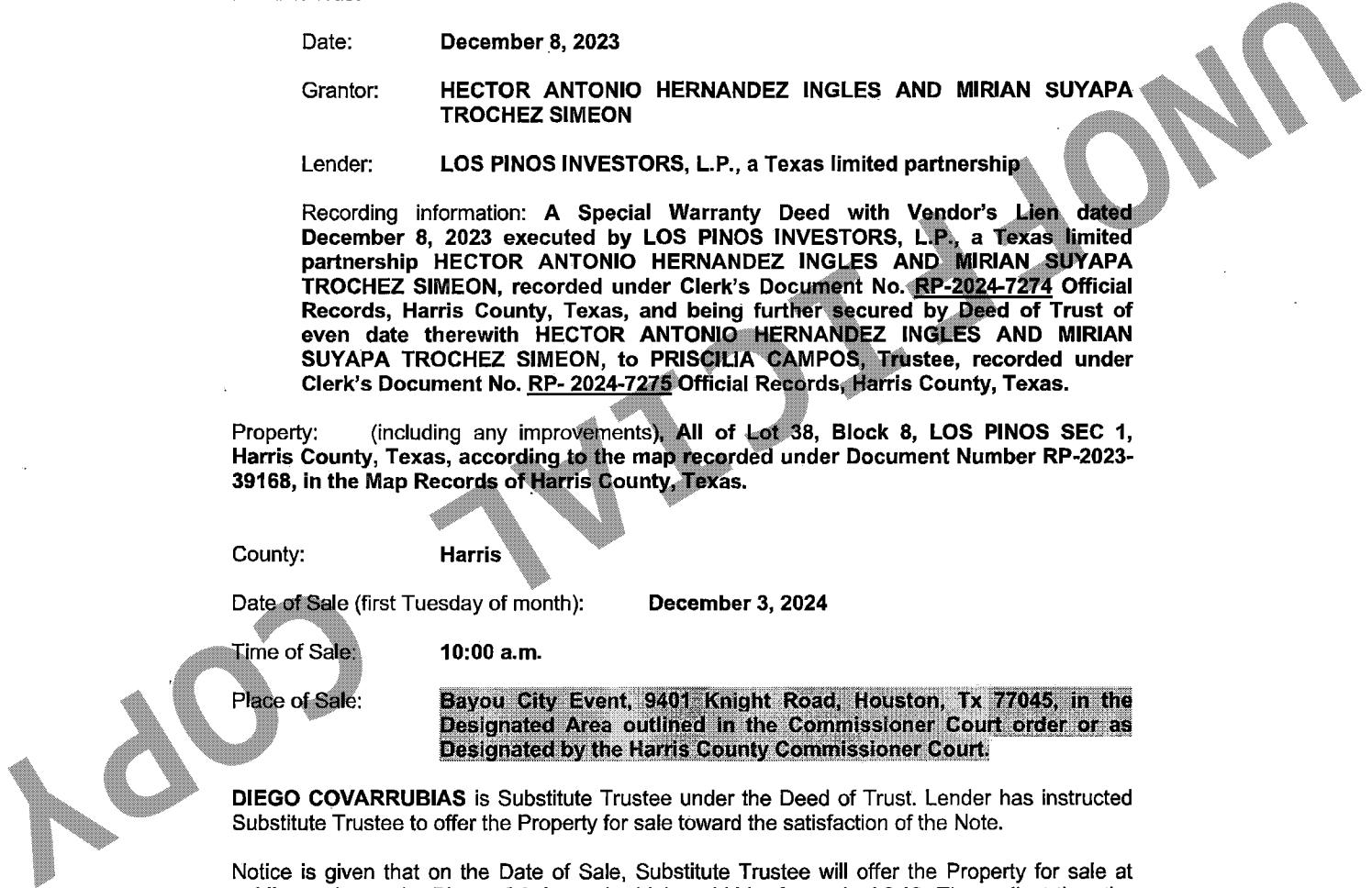
County: **Harris**
Date of Sale (first Tuesday of month): **December 3, 2024**
Time of Sale: **10:00 a.m.**
Place of Sale: **Bayou City Event, 9401 Knight Road, Houston, Tx 77045, in the Designated Area outlined in the Commissioner Court order or as Designated by the Harris County Commissioner Court.**

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

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


DIEGO COVARRUBIAS, Substitute Trustee

FILED 11/5/2024 11:11:31 AM FRCL-2024-5866 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



NOTICE OF TRUSTEE'S SALE

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

Deed of Trust

Date: **April 12, 2024**

Grantor: **JORGE ANTONIO PLEITEZ ROBLES AND KATHERINE DANIELA
GUZMAN ORTEGA**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated April 12, 2024, executed by LOS PINOS INVESTORS, L.P., a Texas limited partnership JORGE ANTONIO PLEITEZ ROBLES & KATHERINE DANIELA GUZMAN ORTEGA, recorded under Clerk's Document No. RP-2024-146332 Official Records, Harris County, Texas, and being further secured by Deed of Trust of even date therewith JORGE ANTONIO PLEITEZ ROBLES & KATHERINE DANIELA GUZMAN ORTEGA to, DIEGO COVARRUBIAS, Trustee, recorded under Clerk's Document No. RP-2024-146333 Official Records, Harris County, Texas.**

Property: (including any improvements), **All of Lot 10, 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): **December 3, 2024**

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

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

DIEGO COVARRUBIAS, 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 FORECLOSURE SALE

November 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: **(7952 Blue Street, Houston, Texas 77028)**

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

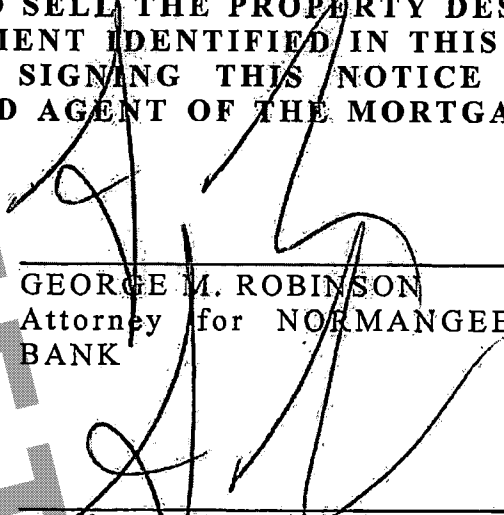
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

COPY

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



GEORGE M. ROBINSON
Attorney for NORMANGEE STATE
BANK

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

UNOFFICIAL COPY

EX. A

COMMENCING at the northwest corner of said Lot 22;

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

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

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

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

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

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

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NOTICE OF FORECLOSURE SALE

November 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-2022-503383 of the real property records of Harris County, Texas

Legal Description: (8120 Safeway, Houston, Texas 77028)

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

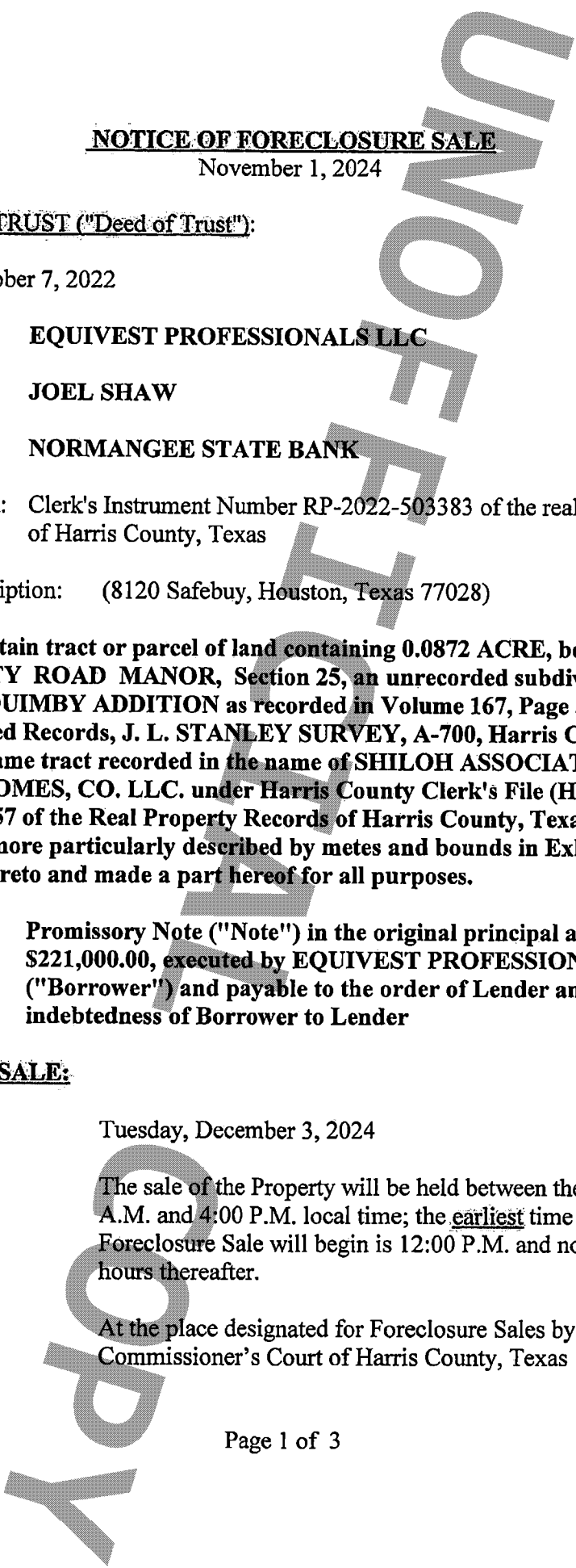
Secures: **Promissory Note ("Note") in the original principal amount of \$221,000.00, executed by EQUIVEST PROFESSIONALS LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender**

FORECLOSURE SALE:

Date: Tuesday, December 3, 2024

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



FILED 11/5/2024 11:35:07 AM
FRCL-2024-5869
TENESHIA HUDSPETH, COUNTY CLERK, 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

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129 South Mount
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EX. A

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

(Bearings based on Document No. 03-057165 of the O.R.B.C.T.)

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

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

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

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

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

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

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FILED 11/5/2024 11:35:07 AM
FRCL-2024-5870
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

November 1, 2024

DEED OF TRUST ("Deed of Trust"):

Dated: May 9, 2023

Grantor: **EQUIVEST PROFESSIONALS LLC**

Trustee: **JOEL SHAW**

Lender: **NORMANGEE STATE BANK**

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

Legal Description:

TRACT ONE: (7958 Bonaire Street, Houston, Texas 77028)

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

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

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

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

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

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

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

TRACT TWO: (8034 Crestview Street, Houston, Texas 77028)

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

TRACT THREE: (7937 Richland Drive, Houston, Texas 77028)

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

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

FORECLOSURE SALE:

Date: **Tuesday, December 3, 2024**

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

UNOFFICIAL

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GEORGE M. ROBINSON
Attorney for NORMANGEE STATE BANK

GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
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securing, or otherwise relating to the Note, including without limitation the Multifamily Loan and Security Agreement, dated as of April 5, 2022, executed by Borrower, as modified, amended or assigned, and the Deed of Trust, the "**Loan Documents**"), and which Deed of Trust and other Loan Documents were assigned to RESERVE 63, LLC, a Delaware limited liability company ("**Lender**"), has been postponed.

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

Dated: November 5, 2024.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, on January 17, 2023, **Exquisite Designs by Castlerock & CO., Inc.**, ("Maker" or "Borrower"), executed and delivered that certain **Promissory Note** in the original principal amount of **THREE HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$365,000.00)**, payable and bearing interest as stated therein (the "Note"), said Note being secured by that certain **Security Agreement** dated January 17, 2023, executed by **Exquisite Designs by Castlerock & Co., Inc.**, a Texas corporation, dba **Castlerock Investment Group** as "Debtor" in favor of Stellar Bank covering the Collateral described therein and referenced above whereby Borrower assigned, transferred and granted 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; being further secured by that certain **Deed of Trust and Security Agreement (with Collateral Assignment of Rents and Financing Statement)** dated January 17, 2023, executed by **Exquisite Designs by Castlerock & Co., Inc.**, a Texas corporation, dba **Castlerock Investment Group** as "Grantor" in favor of Ramon A. Vitulli, III, as Trustee, filed for record on January 25, 2023 in the Official Public Records of Harris County, Texas, under Instrument No. RP-2023-25979 (the "Deed of Trust") covering and describing the "Mortgaged Property", as such term is defined in the Deed of Trust; and being further secured by that certain **UCC Financing**

Statement filed in the Office of the Texas Secretary of State on January 25, 2023 under File No. 23-0003688303.

Reference is further made to that certain **Collateral Assignment of Rents and Leases** dated January 17, 2023, executed by **Exquisite Designs by Castlerock & Co., Inc.**, a Texas corporation, dba **Castlerock Investment Group** as "Assignor" covering and describing the Premises, and filed for record on January 25, 2023 in the Official Public Records of Harris County, Texas, under Instrument No. RP-2023-25980, 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.

Reference is further made to that certain **Modification and Extension Agreement** dated effective January 17, 2024 and recorded on March 11, 2024 in the Official Public Records of Harris County, Texas, under Instrument No. RP-2024-84016, whereby terms of the Note were modified.

Reference is further made to that certain **Modification and Extension Agreement** dated effective April 17, 2024 and recorded on May 21, 2024 in the Official Public Records of Harris County, Texas, under Instrument No. RP-2024-184292, whereby terms of the Note were modified.

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, formerly known as Allegiance Bank (the "Mortgagee"), the owner and holder of all the Note, has requested the undersigned to sell the Mortgaged Property 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 Mortgaged Property 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: December 3, 2024

Time: 1:00 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 Mortgaged Property that has been released from the liens of the Deed of Trust. The Mortgaged Property that will be sold at the foreclosure sale is described as follows:

Mortgaged Property: (a) Land: Lot Fifty-one (51), in Block Four (4), of CHAMPION FOREST, SECTION TEN (10), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 306, Page 64, of the Map Records of Harris County, Texas; together with (b) Improvements. All buildings, structures and other improvements now or hereafter located, situated or constructed on the Land (the "Improvements"); (c) Related Interests. All rights, titles, interest, estates, reversions and remainders now owned or hereafter acquired by Grantor in and to the Land and any strips or gores between or among the Land and abutting or adjacent properties; all water and water rights, timber, crops and mineral interests, including

without limitation, all oil, gas and other hydrocarbons and other minerals located on, pertaining to, produced from or allocated to the Land; all river, stream and creek beds and other waterways; all permits, licenses, certificates, development rights and utility commitments and/or connections; and all easements, roads, streets, alleys and rights-of-way, rights of ingress and egress, licenses, vehicle parking rights, existing or proposed, adjoining, abutting, adjacent to, serving, appertaining or otherwise benefitting the Land, and all appurtenances, tenements, hereditaments, servitudes, rights, ways, privileges and prescriptions thereto; (d) Fixtures. All fixtures, equipment, systems, including lighting, ventilating, incinerating, water heating, air conditioning, heating, plumbing, refrigerating and air cooling systems, machinery, furniture, furnishings, appliances, and building materials, now owned or hereafter acquired by Grantor and now or hereafter attached to, affixed to, located on or situated within, or served from the Land or the Improvements, and all replacements thereof, substitutions therefor, additions thereto, and proceeds and products thereof, including without limitation, all rights, titles and interests of Grantor now owned or hereafter acquired in and to any of such personal property that may be subject to any title retention or security agreement superior in lien or security interest to the lien or security interest of this Deed of Trust (the "Fixtures"); (e) Proceeds. All rights and interests of Grantor now owned or hereafter acquired in and to (i) all proceeds and proceeds of proceeds arising from or by virtue of the sale, leasing, or other disposition of any of the real or personal property covered hereby; (ii) all proceeds and proceeds of proceeds (including premium refunds) payable or to be payable under each policy of insurance relating to the Land, the Improvements or the Fixtures; (iii) all proceeds and proceeds of proceeds arising from the taking of all or any part of the Land, the Improvements, the Fixtures, or any rights appurtenant thereto, including but not limited to, change of grade of streets, curb cuts or other rights of access, for any public or quasi-public use under any law, or by right of eminent domain, or by private or other purchase in lieu thereof; (iv) all reimbursements, revenues, monies, proceeds, benefits and payments from any utility district or other special district related to the development of any portion of the Land; (v) all proceeds, rents, revenues, income and profits arising from the lease or sublease of the real or personal property covered hereby; and (vi) rents, revenues, bonus money, royalties, rights and benefits accruing to Grantor under all present and future oil, gas and mineral leases covering any portion of the Land, also known as: 8110 Landau Park Lane

Collateral: All proceeds and products thereof, including all personal and fixture property of every kind and nature including without limitation all goods (including inventory, equipment and any accessions thereto), instruments (including promissory notes), documents, accounts (including health-care-insurance receivables), chattel paper (whether tangible or electronic), deposit accounts, letter-of-credit rights (whether or not the letter of credit is evidenced by a writing), any social media or intellectual property rights, commercial tort claims, securities and all other investment property, supporting obligations, any other contract rights or rights to the payment of money, insurance claims and proceeds, and all general intangibles (including all payment intangibles).

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 MORTGAGED PROPERTY 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 MORTGAGED PROPERTY AND COLLATERAL, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO DETERMINE
INCREMENTS IN WHICH BIDS WILL BE ACCEPTED AND TO ANNOUNCE
SAME AT THE SALE.**

Dated: October 30, 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\62-67 Exquisite Designs\Foreclosure\2024-10-29 NotSubTRSale.HarrisCo.wpd

COPY

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5875
FILED 11/6/2024 2:49:26 PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, on September 15, 2020, **Bernardo Torres Ramirez** ("Maker" or "Borrower"), executed and delivered that certain **Promissory Note** dated September 15, 2020 in the original principal amount of ONE HUNDRED FORTY THOUSAND SIX HUNDRED FIFTY AND NO/000 (\$140,650.00), payable and bearing interest as stated therein; being secured by that certain **Deed of Trust, Security Agreement and Financing Statement** dated September 15, 2020, executed by **Bernardo Torres Ramirez** as "Grantor" and filed for record on September 16, 2020 in the Official Public Records of Harris County, Texas, under Instrument No. RP-2020-435399 covering and describing the Mortgaged Premises described below and as more-fully described in the Deed of Trust.

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 Mortgaged 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 Mortgaged 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: December 3, 2024

Time: 1:00 p.m. C.S.T. or anytime thereafter prior to 4:00 p.m.

Place: Bayou City Event Center 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 Property that has been released from the liens of the Deed of Trust. The Mortgaged Premises that will be sold at the foreclosure sale is described as follows:

Property: Lot 102, Block 4, of CHATWOOD PLACE, a subdivision in Harris County, Texas according to the Map recorded in Volume 31, Page 46 of the Map Records of Harris County, Texas, together with all heating, plumbing, refrigeration, lighting fixtures, equipment, appliances and/or other personal property used in connection therewith whether or not now or hereafter attached thereto so as to become fixtures, and all accessions and additions thereto, and all buildings and improvements thereon and hereafter placed thereon (however should the Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, the personal property secured by the Deed of Trust/Security Agreement/Financing Statement shall be limited to those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended)); appurtenances, servitudes, rights, ways, privileges, prescriptions and advantages thereunto belonging or appertaining, all bonuses, rents and royalties accrued or to accrue under all oil, gas or mineral leases, now existing; and "Rents and Profits" and all of leases, contracts, licenses and permits, and any agreement for the use or occupancy of all or any part of said Property, including any and all extensions, renewals, and modifications of the foregoing and guaranties of the performance or obligations thereunder, and all other arrangements of any sort resulting in the payment of money to

Grantor or in Grantor becoming entitled to the payment of money for the use of the Property or any part thereof herein called the "Mortgaged Premises"

ACTIVE MILITARY SERVICE NOTICE

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

THE SALE OF THE MORTGAGED 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 MORTGAGED PREMISES, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO DETERMINE
INCREMENTS IN WHICH BIDS WILL BE ACCEPTED AND TO ANNOUNCE
SAME AT THE SALE.**

Dated: November 1, 2024

/s/ Ted L. Walker
Ted L. Walker, Substitute Trustee
PO Box 62
Jasper, Texas 75951
Phone (409) 384-8899
Facsimile (409) 384-9899
Email twalker@walker-firm.com

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COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5875
FILED 11/6/2024 2:49:26 PM

FILED 11/7/2024 8:20:49 AM FRCL-2024-5876 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: YANG LI

Association: The Braeswood Condominium Association, a Texas non-profit corporation

Declaration: "Condominium Declaration for **THE BRAESWOOD**" recorded in Volume 121, Page 32 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Unit No. Forty-three (43-J), in Building "A" of **THE BRAESWOOD**, a Condominium Regime according to the Declaration recorded in Volume 121, Page 32, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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


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

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

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

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

EXECUTED in multiple originals this 7th day of November, 2024.


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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5877

FILED 11/7/2024 8:20:49 AM

NOTICE OF TRUSTEE'S SALE

Owner: BARBARA W. BRANDT

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

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

Trustee: Richard C. Llievens or Kristi A. Slaughter

Property: Unit 1309, Building "M" of **CAMBRIDGE COURT**, a Condominium Regime according to the Declaration recorded in Volume 135, Page 59, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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

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

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

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

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

EXECUTED in multiple originals this 7th day of November, 2024.


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

FILED 11/7/2024 8:20:49 AM FRCL-2024-5878 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: JENNIFER TICAR, IVANA TICAR and BAI TICAR (as the heirs of The Estate of Eva Adil Ticar, Deceased, pursuant to that certain "Affidavit of Heirship" recorded under Harris County Clerk's File No. RP-2022-577402)

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

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

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit No. 2005, in Building "T" of **CAMBRIDGE COURT**, a Condominium Regime according to the Declaration recorded in Volume 135, Page 59, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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

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

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

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

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

EXECUTED in multiple originals this 7th day of November, 2024.


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

FILED 11/7/2024 8:20:49 AM FRCL-2024-5879 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: NARENDRA JIVA

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

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

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit No. 2200, in Building "V" of **CAMBRIDGE COURT**, a Condominium Regime according to the Declaration recorded in Volume 135, Page 59, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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

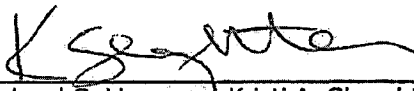
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are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

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

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

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

EXECUTED in multiple originals this 11th day of November, 2024.


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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5880
FILED 11/7/2024 8:20:49 AM

NOTICE OF TRUSTEE'S SALE

Owner: GIUSEPPA CAMARDA

Association: The Creekmont Forest Apartment Home Condominium Association, a Texas non-profit corporation

Declaration: "Condominium Declaration for **CREEKMONT FOREST APARTMENT HOMES**" recorded in Volume 14, Page 45 and "Condominium Declaration for **CREEKMONT FOREST APARTMENT HOMES, SECTION TWO**" recorded in Volume 51, Page 3 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Apartment Number C, Building 24 of **CREEKMONT FOREST APARTMENT HOMES**, a Condominium Regime according to the Declaration recorded in Volume 14, Page 45, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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

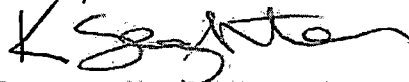
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are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

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

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

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

EXECUTED in multiple originals this TH day of November, 2024.



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

FILED 11/7/2024 8:20:49 AM FRCL-2024-5881 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: JEFF MUGAMBI WACHIRA

Association: The Fondren Crossing Council of Co-Owners, a Texas non-profit corporation

Declaration: "FONDREN CROSSING Declaration of Condominium" recorded in Volume 118, Page 123 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Unit 1203, in Building "L" in FONDREN CROSSING PHASE I AND FONDREN CROSSING PHASE II, a Condominium Regime according to the Declaration recorded in Volume 118, Page 123, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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

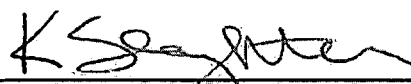
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are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

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

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

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

EXECUTED in multiple originals this 7th day of November, 2024.


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

FILED 11/7/2024 8:20:49 AM FRCL-2024-5882 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: GUARDIAN BRIDGE GROUP, LLC

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

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

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Unit Number 112, in Building "E" of **LAKECREST TOWNHOMES, PHASE II**, a Condominium Regime according to the Declaration recorded in Volume 59, Page 46, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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

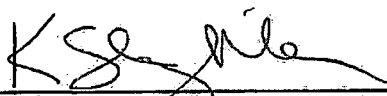
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are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

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

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

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

EXECUTED in multiple originals this 7th day of November, 2024.


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

FILED 11/7/2024 8:20:49 AM FRCL-2024-5883 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: LOYCE D. JOHNSON

Association: River Oaks Townhomes Owners' Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **RIVER OAKS TOWNHOMES**" recorded in Volume 28, Page 20 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit 138, in Building "H" of **RIVER OAKS TOWNHOMES**, a Condominium Regime according to the Declaration recorded in Volume 28, Page 20, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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

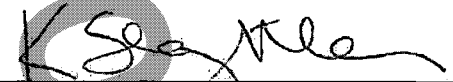
Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are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

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

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

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EXECUTED in multiple originals this 7th day of November, 2024.


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

FILED 11/7/2024 8:20:49 AM FRCL-2024-5884 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: CARLOS PIERSON

Association: Tanglewilde South, Section II, Owners Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **TANGLEWILDE SOUTH, SECTION II, A CONDOMINIUM COMMUNITY**" recorded in Volume 91, Page 1 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Unit 3662, Building "N" of **TANGLEWILDE SOUTH, SECTION II**, a Condominium Regime according to the Declaration recorded in Volume 91, Page 1, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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

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

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

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

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

EXECUTED in multiple originals this 7th day of November, 2024.


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

FILED 11/7/2024 8:20:49 AM FRCL-2024-5885 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: REAL AMERICAN REAL ESTATE, LLC

Association: Whisper Walk Townhomes Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **WHISPER WALK TOWNHOMES**" recorded in Volume 72, Page 45 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit No. 901, in Building Lettered "I" of **WHISPER WALK TOWNHOMES**, a Condominium Regime according to the Declaration recorded in Volume 72, Page 45, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

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

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


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

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

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

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

EXECUTED in multiple originals this 7th day of November, 2024.


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

210 EAST HELMS ROAD
HOUSTON, TX 77037

00000010018323

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 29, 2007 and recorded in Document CLERK'S FILE NO. 20080023210; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. RP-2023-180900 real property records of HARRIS County, Texas, with JOSE D. SORTO AND ANA M. CACERES, HUSBAND AND WIFE, grantor(s) and WACHOVIA BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE D. SORTO AND ANA M. CACERES, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$138,193.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 11/7/2024 9:59:58 AM FRCL-2024-5931 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNRECORDED

210 EAST HELMS ROAD
HOUSTON, TX 77037

00000010018323

00000010018323

HARRIS

EXHIBIT "A"

BEING A TRACT OR PARCEL CONTAINING 0.5583 ACRE OF LAND OUT OF LOT 2 OF THE MARTIN K. SNELL SURVEY A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 4 OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, OUT OF THAT CERTAIN CALLED 1.32 ACRE TRACT OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) V545971

, SAID 0.5583 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS REFERENCED TO SAID 1.32 ACRE TRACT: COMMENCING FOR REFERENCE TO AN IRON PIPE FOUND FOR THE COMMON NORTHWEST CORNER TO SAID 1.32 ACRE TRACT, THE NORTH EAST CORNER TO THAT CERTAIN CALLED 3.010 ACRE TRACT OF RECORD UNDER H.C.C.F. NO. F310812, IN THE SOUTH RIGHT-OF-WAY LINE OF EAST HELMS ROAD (50 FEET WIDE) ; THENCE, EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 126.75 FEET TO AN IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREINDESCRIBED TRACT; THENCE, EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, 93.00 FEET TO A FENCE CORNER FOUND FOR THE COMMON NORTHEAST CORNER OF SAID 1.32 ACRE TRACT, THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER TO THAT CERTAIN TRACT OF RECORD UNDER H.C.C.F. NO. N66975

7; THENCE, SOUTH 00DEG 35' 16" EAST, 261.53 FEET TO AN IRON ROD SET FOR THE COMMON SOUTHEAST CORNER OF SAID 1.32 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER TO SAID TRACT OF RECORD UNDER H.C.C.F. NO. N669757, IN THE NORTH LINE OF THAT CERTAIN CALLED 4.00 ACRE TRACT OF RECORD UNDER H.C.C.F. NO. U3423

59; THENCE, WEST, ALONG SAID NORTH LINE, 93.00 FEET TO AN IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 00DEG 35' 16" WEST, 261.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5583 ACRE OF LAND.

FILED 11/7/2024 9:59:58 AM
FRCL-2024-5931
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5932
FILED 11/7/2024 9:59:58 AM

11811 MIRAMAR SHORES DR
HOUSTON, TX 77065

0000009627191

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 18, 2002 and recorded in Document CLERK'S FILE NO. W274582; AS AFFECTED BY CLERK'S FILE NO. RP-2019-274317 real property records of HARRIS County, Texas, with LINDA M BAUCUM, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LINDA M BAUCUM, securing the payment of the indebtednesses in the original principal amount of \$162,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



11811 MIRAMAR SHORES DR
HOUSTON, TX 77065

00000009627191

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

FILED FOR RECORD

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5932
FILED 11/7/2024 9:59:58 AM

11811 MIRAMAR SHORES DR
HOUSTON, TX 77065

00000009627191

00000009627191

HARRIS

EXHIBIT "A"

LOT ELEVEN (11), IN BLOCK SEVEN (7) OF WINDERMERE LAKES, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 400071 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FILED 11/7/2024 9:59:58 AM FRCL-2024-5932 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY
UNOFFICIAL

FILED 11/7/2024 9:59:58 AM FRCL-2024-5933 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

8006 SUNNYVALE FOREST DRIVE
HOUSTON, TX 77088

0000009854688

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 13, 1998 and recorded in Document INSTRUMENT NO. T393421 real property records of HARRIS County, Texas, with CLYDE A JONES AND WIFE HELEN M JONES, grantor(s) and SUMMIT MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLYDE A JONES AND WIFE HELEN M JONES, securing the payment of the indebtednesses in the original principal amount of \$77,971.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

COPY



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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5933
FILED 11/7/2024 9:59:58 AM

COPY

8006 SUNNYVALE FOREST DRIVE
HOUSTON, TX 77088

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HARRIS

EXHIBIT "A"

LOT 16, IN BLOCK 1, OF INWOOD NORTH, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 270, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 11/7/2024 9:59:58 AM FRCL-2024-5933 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 11/7/2024 9:59:58 AM FRCL-2024-5934 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

11014 RIPPLING FIELDS CT
HOUSTON, TX 77064

0000010186799

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: December 03, 2024

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 09, 2018 and recorded in Document CLERK'S FILE NO. RP-2018-13071 real property records of HARRIS County, Texas, with MATTHEW L BADER A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MATTHEW L BADER A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$158,110.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5934
FILED 11/7/2024 9:59:58 AM

11014 RIPPLING FIELDS CT
HOUSTON, TX 77064

00000010186799

00000010186799

HARRIS

EXHIBIT "A"

LOT ONE (1), IN BLOCK SEVEN (7), OF A PARTIAL REPLAT OF HARVEST BEND, THE VILLAGE, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 338, PAGE 71, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 11/7/2024 9:59:58 AM FRCL-2024-5934 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5935
FILED 11/7/2024 9:59:58 AM

9018 WEYBURN GROVE DR
HOUSTON, TX 77088

0000010277572

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 23, 2007 and recorded in Document CLERK'S FILE NO. 20070142879; AS AFFECTED BY CLERK'S FILE NO. 20090206092 real property records of HARRIS County, Texas, with JOHNNIE E JONES, A MARRIED MAN, WIFE REGINA L JONES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHNNIE E JONES, A MARRIED MAN, WIFE REGINA L JONES, securing the payment of the indebtednesses in the original principal amount of \$133,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE MASTR ASSET BACKED SECURITIES TRUST 2007-NCW MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-NCW 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



9018 WEYBURN GROVE DR
HOUSTON, TX 77088

00000010277572

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL COPY

FILED 11/7/2024 9:59:58 AM FRCL-2024-5935 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

9018 WEYBURN GROVE DR
HOUSTON, TX 77088

00000010277572

00000010277572

HARRIS

EXHIBIT "A"

LOT ONE (1), IN BLOCK EIGHT (8), OF INWOOD NORTHWEST, SECTION TWO (2), A SECOND PARTIAL REPLAT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 344, PAGE 139 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 11/7/2024 9:59:58 AM FRCL-2024-5935 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5935
FILED 11/7/2024 9:59:58 AM

9018 WEYBURN GROVE DR
HOUSTON, TX 77088

0000010277572

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 23, 2007 and recorded in Document CLERK'S FILE NO. 20070142879; AS AFFECTED BY CLERK'S FILE NO. 20090206092 real property records of HARRIS County, Texas, with JOHNNIE E JONES, A MARRIED MAN, WIFE REGINA L JONES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHNNIE E JONES, A MARRIED MAN, WIFE REGINA L JONES, securing the payment of the indebtednesses in the original principal amount of \$133,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE MASTR ASSET BACKED SECURITIES TRUST 2007-NCW MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-NCW 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



9018 WEYBURN GROVE DR
HOUSTON, TX 77088

00000010277572

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL COPY

FILED 11/7/2024 9:59:58 AM FRCL-2024-5935 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

9018 WEYBURN GROVE DR
HOUSTON, TX 77088

00000010277572

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HARRIS

EXHIBIT "A"

LOT ONE (1), IN BLOCK EIGHT (8), OF INWOOD NORTHWEST, SECTION TWO (2), A SECOND PARTIAL REPLAT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 344, PAGE 139 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 11/7/2024 9:59:58 AM
FRCL-2024-5935
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5936
FILED 11/7/2024 9:59:58 AM

12610 RAVEN SOUTH DRIVE
CYPRESS, TX 77429

0000010279495

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: December 03, 2024

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 29, 2016 and recorded in Document INSTRUMENT NO. RP-2016-390269; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. RP-2018-187797 real property records of HARRIS County, Texas, with DAVID LEON LITTLEJOHN AND BRITTANY LEE LITTLEJOHN HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAVID LEON LITTLEJOHN AND BRITTANY LEE LITTLEJOHN HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$219,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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

DUPLICATE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5936
FILED 11/7/2024 9:59:58 AM

EXHIBIT "A"

A FIELD NOTE DESCRIPTION OF A TRACT OF LAND LOCATED IN HARRIS COUNTY, TEXAS, BEING LOT 1, BLOCK 8 OF RAVENSWAY SOUTH AS RECORDED IN VOLUME 285, PAGE 24 OF THE SAID COUNTY MAP RECORDS, SAVE & EXCEPT THAT CERTAIN CALLED 1080 SQ. FT. TRACT OF LAND, SAID REMAINDER TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SHAFT DRIVE (60-FOOT R.O.W.) AND THE EAST RIGHT-OF-WAY LINE OF RAVEN SOUTH DRIVE (60-FOOT R.O.W.), SAID POINT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE, SOUTH 89° 16' 52" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 84.10 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR CORNER;

THENCE, SOUTH 00° 32' 10" WEST, ALONG THE WEST LINE OF SAID SAVE & EXCEPT TRACT, A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR CORNER;

THENCE, SOUTH 89° 16' 52" EAST, ALONG THE SOUTH LINE OF SAID SAVE & EXCEPT TRACT, A DISTANCE OF 36.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 00° 32' 10" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR CORNER;

THENCE, NORTH 89° 16' 52" WEST, ALONG THE COMMON LINE OF LOT 2 AND SAID LOT 1, A DISTANCE OF 120.38 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER ON THE SAID EAST LINE OF RAVEN SOUTH DRIVE;

THENCE, NORTH 00° 43' 08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AS SHOWN IN FILE NO. 07-6097 IN THE OFFICE OF U.S. SURVEYING COMPANY, INC., HOUSTON, TEXAS.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5936
FILED 11/7/2024 9:59:58 AM

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5937
FILED 11/7/2024 9:59:58 AM

6039 DOWNWOOD FOREST DR
HOUSTON, TX 77088

00000010277911

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 16, 2021 and recorded in Document CLERK'S FILE NO. RP-2021-350832 real property records of HARRIS County, Texas, with WADDELL JEFFRIES, A MARRIED MAN AND CATHERINE JEFFRIES, HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WADDELL JEFFRIES, A MARRIED MAN AND CATHERINE JEFFRIES, HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$93,605.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



6039 DOWNWOOD FOREST DR
HOUSTON, TX 77088

0000010277911

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



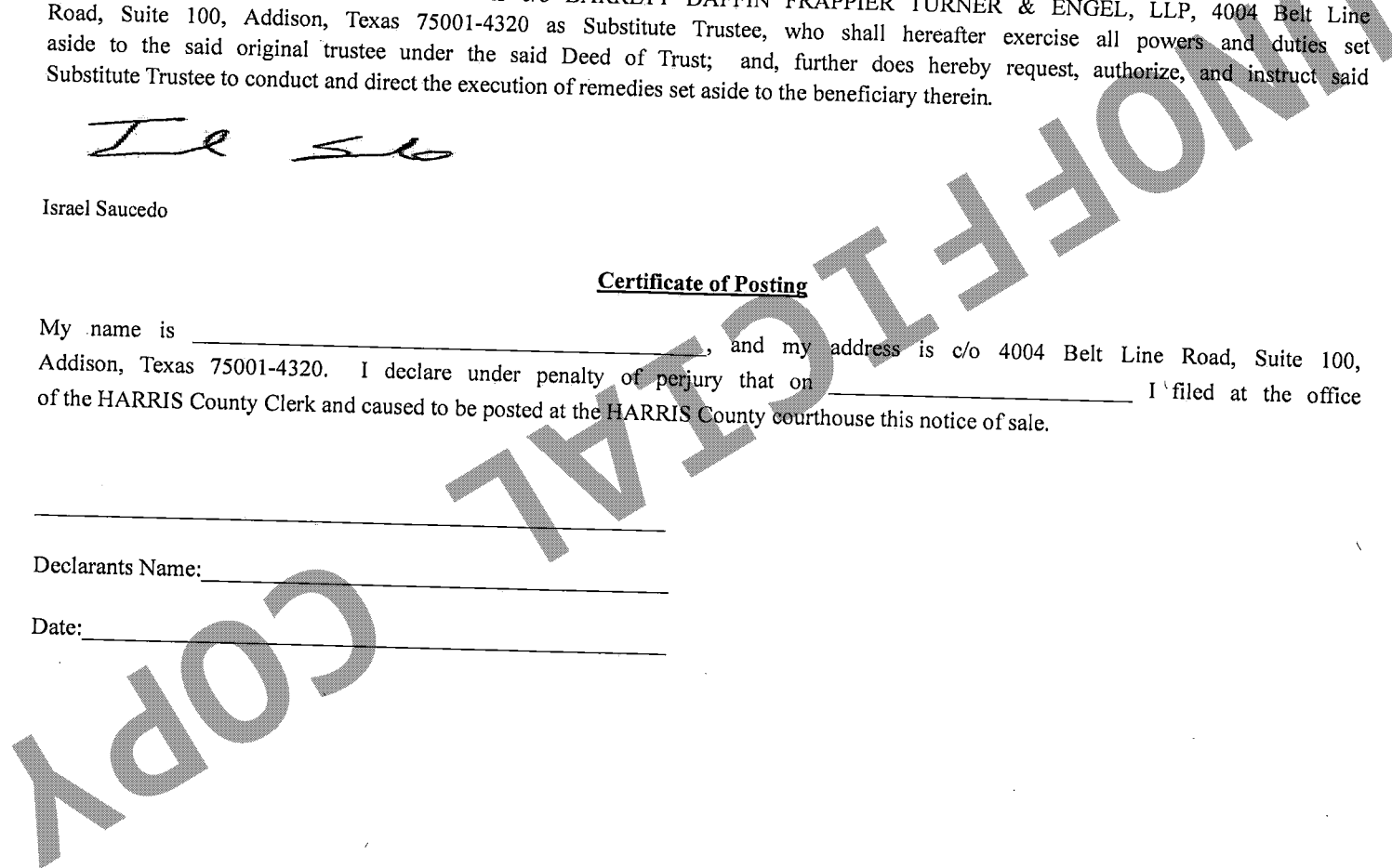
Israel Saucedo

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-2024-5937
FILED 11/7/2024 9:59:58 AM

6039 DOWNWOOD FOREST DR
HOUSTON, TX 77088

00000010277911

00000010277911

HARRIS

EXHIBIT "A"

LAND SITUATED IN THE CITY OF HOUSTON IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT SEVEN (7), LESS THE EASTERLY ONE (1) FOOT, IN BLOCK FOUR (4), OF INWOOD NORTH, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 273, PAGE 52 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

FILED 11/7/2024 9:59:58 AM FRCL-2024-5937 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5938
FILED 11/7/2024 9:59:58 AM

3706 ROBERTS BLVD
BAYTOWN, TX 77521

0000009937905

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 29, 2022 and recorded in Document CLERK'S FILE NO. RP-2022-337928 real property records of HARRIS County, Texas, with GREGORY GRIFFIN, A MARRIED MAN SOLE AND SEPERATE PROPERTY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GREGORY GRIFFIN, A MARRIED MAN SOLE AND SEPERATE PROPERTY, securing the payment of the indebtednesses in the original principal amount of \$297,507.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Citibank, N.A. as Trustee for EFMT 2022-4 Mortgage Pass Through Certificates, Series 2022-4 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



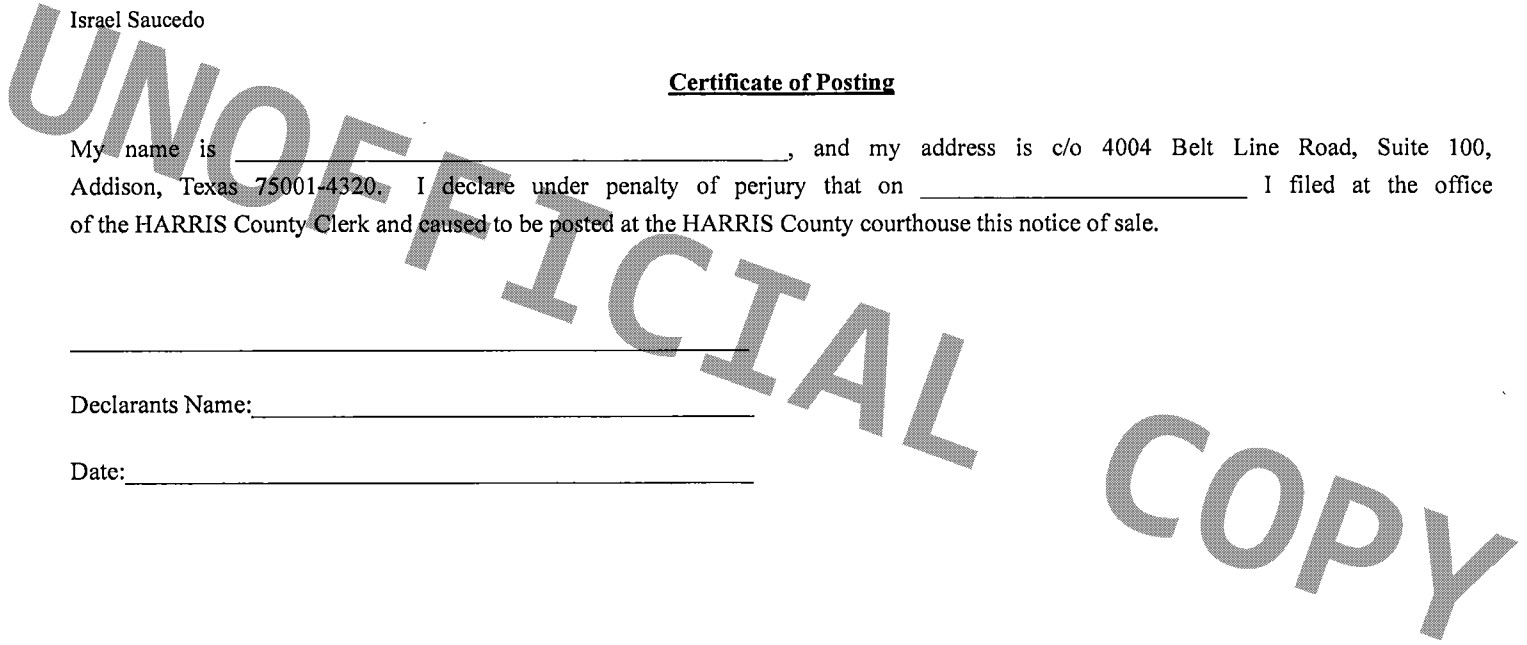
Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5938
FILED 11/7/2024 9:59:58 AM

3706 ROBERTS BLVD
BAYTOWN, TX 77521

00000009937905

00000009937905

HARRIS

EXHIBIT "A"

LOT FIVE (5) BLOCK TWO (2), OF THE RE-SUBDIVISION OF BLOCK SEVEN (7) AND LOT NINETEEN (19), IN BLOCK TWO (2) CEDAR BAYOU ESTATES, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGE 39 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY
UNOFFICIAL

FILED 11/7/2024 9:59:58 AM
FRCL-2024-5938
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FILED 11/7/2024 9:59:58 AM FRCL-2024-5939 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

20419 APACHE LAKE DRIVE
KATY, TX 77449

00000010113603

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: December 03, 2024

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 24, 2007 and recorded in Document INSTRUMENT NO. 20070261491 real property records of HARRIS County, Texas, with ROBERTO C SIGARAN, A MARRIED PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERTO C SIGARAN, A MARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$108,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE, FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

UNMORTGAGED
CERTIFICATE
COPY



20419 APACHE LAKE DRIVE
KATY, TX 77449

00000010113603

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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-2024-5939
FILED 11/7/2024 9:59:58 AM

COPY

20419 APACHE LAKE DRIVE
KATY, TX 77449

00000010113603

00000010113603

HARRIS

EXHIBIT "A"

LOT TWENTY (20), IN BLOCK TWO (2), OF SUNDOWN GLEN, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO(S). 356117 OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

FILED 11/7/2024 9:59:58 AM FRCL-2024-5939 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5940
FILED 11/7/2024 9:59:58 AM

8222 FOREST POINT DRIVE
HUMBLE, TX 77338

0000010280956

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: December 03, 2024

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 13, 2012 and recorded in Document CLERK'S FILE NO. 20120580662 real property records of HARRIS County, Texas, with STEVEN SUTTON A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STEVEN SUTTON A SINGLE MAN, securing the payment of the indebtednesses 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. TRUIST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



8222 FOREST POINT DRIVE
HUMBLE, TX 77338

00000010280956

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

Is Saucedo

Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

COPY

FRCL-2024-5940 FILED 11/7/2024 9:59:58 AM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

8222 FOREST POINT DRIVE
HUMBLE, TX 77338

00000010280956

00000010280956

HARRIS

EXHIBIT "A"

LOT SIX (6) IN BLOCK SEVEN (7), OF KENSWICK, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 275, PAGE 135 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

COPY
UNOFFICIAL

FILED 11/7/2024 9:59:58 AM
FRCL-2024-5940
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5941
FILED 11/7/2024 9:59:58 AM

12942 PALM LEAF COURT
HOUSTON, TX 77044

0000007472442

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 24, 2006 and recorded in Document CLERK'S FILE NO. 20060163583 real property records of HARRIS County, Texas, with VIRGINIA VASQUEZ, UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VIRGINIA VASQUEZ, UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$101,520.00, 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., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC5 ASSET-BACKED PASS-THROUGH CERTIFICATES, 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



12942 PALM LEAF COURT
HOUSTON, TX 77044

00000007472442

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 11/7/2024 9:59:58 AM FRCL-2024-5941 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

12942 PALM LEAF COURT
HOUSTON, TX 77044

00000007472442

00000007472442

HARRIS

EXHIBIT "A"

LOT TWENTY-SIX (26) BLOCK SEVEN (7) OF LAKESHORE SEC. 5, AN ADDITION IN HARRIS COUNTY, TEXAS
ACCORDING TO THE MAP THEREOF, RECORDED IN FILM CODE NO. 596229, MAP RECORDS OF HARRIS COUNTY,
TEXAS.

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5941

FILED 11/7/2024 9:59:58 AM

FILED 11/7/2024 9:59:58 AM FRCL-2024-5942 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

3525 SAGE RD CONDO 304
HOUSTON, TX 77056

00000010080158

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 12, 2021 and recorded in Document CLERK'S FILE NO. RP-2021-394310 real property records of HARRIS County, Texas, with PHYLLIS ELAINE KELLY, 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 PHYLLIS ELAINE KELLY, SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$197,125.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

COPY



3525 SAGE RD CONDO 304
HOUSTON, TX 77056

00000010080158

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

UNOFFICIAL COPY

FILED 11/7/2024 9:59:58 AM FRCL-2024-5942 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

3525 SAGE RD CONDO 304
HOUSTON, TX 77056

00000010080158

00000010080158

HARRIS

EXHIBIT "A"

CONDOMINIUM UNIT NUMBER 304, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF 3525 SAGE STREET CONDOMINIUM, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR 3525 SAGE STREET CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 154, PAGE 114 AND FILM CODE NO(S)S. 194175, 205122, 209214 AND 212010, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 11/7/2024 9:59:58 AM FRCL-2024-5942 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5943
FILED 11/7/2024 9:59:58 AM

19002 VILLAGE MAPLE CT
HOUSTON, TX 77084

00000008719650

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 03, 2015 and recorded in Document CLERK'S FILE NO. 20150426357 real property records of HARRIS County, Texas, with PATRICIA J CASEBEER, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PATRICIA J CASEBEER, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$108,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



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

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

Il sb

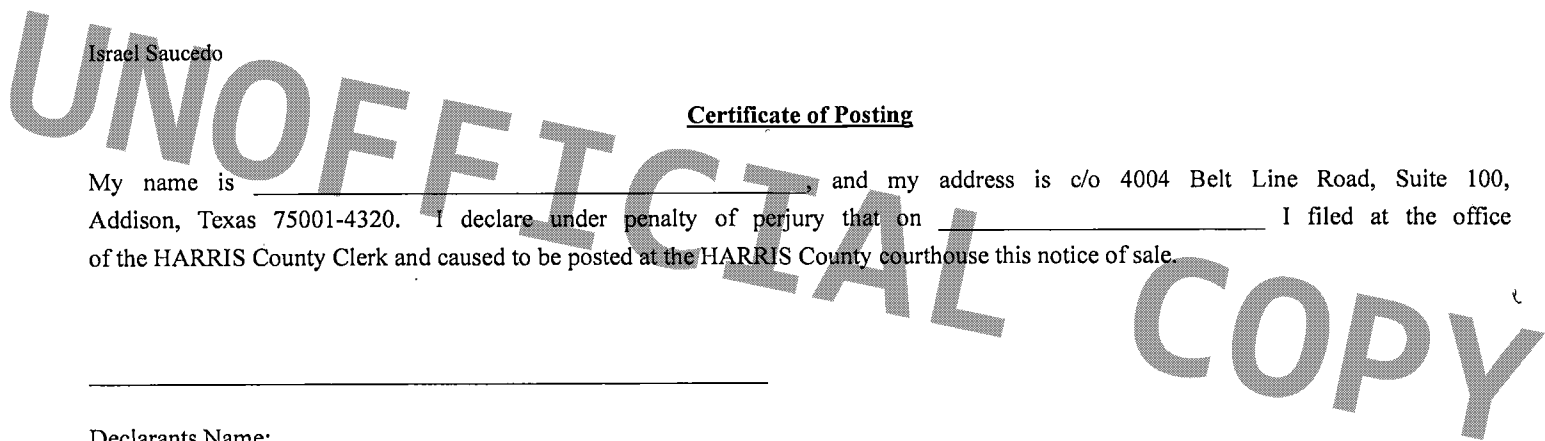
Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5943
FILED 11/7/2024 9:59:58 AM

19002 VILLAGE MAPLE CT
HOUSTON, TX 77084

00000008719650

00000008719650

HARRIS

EXHIBIT "A"

LAND SITUATED IN THE COUNTY OF HARRIS IN THE STATE OF TX

LOT 30, IN BLOCK 3, OF OAK RIDGE PLACE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 480050 OF THE MAP RECORDS OF HARRIS
COUNTY, TEXAS.

FILED 11/7/2024 9:59:58 AM FRCL-2024-5943 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

DUPLICATE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5944
FILED 11/7/2024 9:59:58 AM

1110 CASTLEDALE DR
HOUSTON, TX 77037

0000009745688

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 11, 2017 and recorded in Document CLERK'S FILE NO. RP-2017-329470 real property records of HARRIS County, Texas, with JESSE M GUTIERREZ AND ESTHER GUTIERREZ, grantor(s) and BANK OF AMERICA, NA, NATIONAL BANKING ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JESSE M GUTIERREZ AND ESTHER GUTIERREZ, securing the payment of the indebtednesses in the original principal amount of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5944
FILED 11/7/2024 9:59:58 AM

1110 CASTLEDALE DR
HOUSTON, TX 77037

00000009745688

00000009745688

HARRIS

EXHIBIT "A"

LOT FIFTEEN (15), IN BLOCK THREE (3), OF MELROSE PARK, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 176, PAGE 129 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SUBJECT TO ANY AND ALL VALID SUBSISTING, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, RESERVATIONS, MAINTENANCE CHARGES TOGETHER WITH ANY LIEN SECURING SAID MAINTENANCE CHARGES, ZONING LAWS, ORDINANCES OF MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITIES, CONDITIONS AND COVENANTS, IF ANY, APPLICABLE TO AND ENFORCEABLE AGAINST THE ABOVE-DESCRIBED PROPERTY AS SHOWN BY THE RECORDS OF THE COUNTY CLERK OF SAID COUNTY.

TAX ID: 104151000015

THIS BEING THE SAME PROPERTY CONVEYED TO JESSE M. GUTIERREZ AND WIFE, ESTHER GUTIERREZ, BY DEED FROM FELIX RODRIGUEZ AND WIFE, ORALIA RODRIGUEZ, DATED 10/31/1997 AND RECORDED 11/10/1997 IN INSTRUMENT NUMBER S725924 OF THE HARRIS COUNTY, TX RECORDER'S OFFICE.

FILED 11/7/2024 9:59:58 AM
FRCL-2024-5944
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

ORIGINAL INSTRUMENT COPY

STATE OF TEXAS
COUNTY OF HARRIS

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NOTICE OF FORECLOSURE SALE

Deed Of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement
("Deed of Trust")

Dated: 10/10/2019

Grantor(s): Restauracion Vida Cristiana, a Texas Non-Profit Corporation

Trustee: Superior Loan Servicing

Lender: Ryan Little & Monica Little, Husband and Wife as Joint Tenants

Recorded in: 2019-496695 of the Real Property Records of Harris County, Texas

Secures: Promissory Note Secured By Deed Of Trust ("Note") in the original principal amount of \$162,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Modified by: On or about October 21, 2021, Ryan Little and Monica Little entered into a Loan Extension/Modification Agreement with Restauracion Vida Cristiana extending the Maturity Date from November 1, 2021 to November 1, 2022. On or about February 7, 2023, Ryan Little and Monica Little entered into a Loan Extension/Modification Agreement with Restauracion Vida Cristiana extending the Maturity Date from November 1, 2021 to April 1, 2023. (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed and/or extended)

Property: The real property and improvements described in the attached Exhibit A

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

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.
5900 Balcones Drive, Suite 100
Austin, TX 78731

Mortgage Servicer: Superior Loan Servicing

Mortgage Servicer's Address: 1801 W. Olympic Blvd. Pasadena, CA 91199

Foreclosure Sale:

Date: Tuesday, 12/03/2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

Place: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Ryan Little & Monica Little, Husband and Wife as Joint Tenants's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Ryan Little & Monica Little, Husband and Wife as Joint Tenants, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Ryan Little & Monica Little, Husband and Wife as Joint Tenants's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Superior Loan Servicing is representing Ryan Little & Monica Little, Husband and Wife as Joint Tenants in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Ryan

Little & Monica Little, Husband and Wife as Joint Tenants and Superior Loan Servicing are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

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


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

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

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

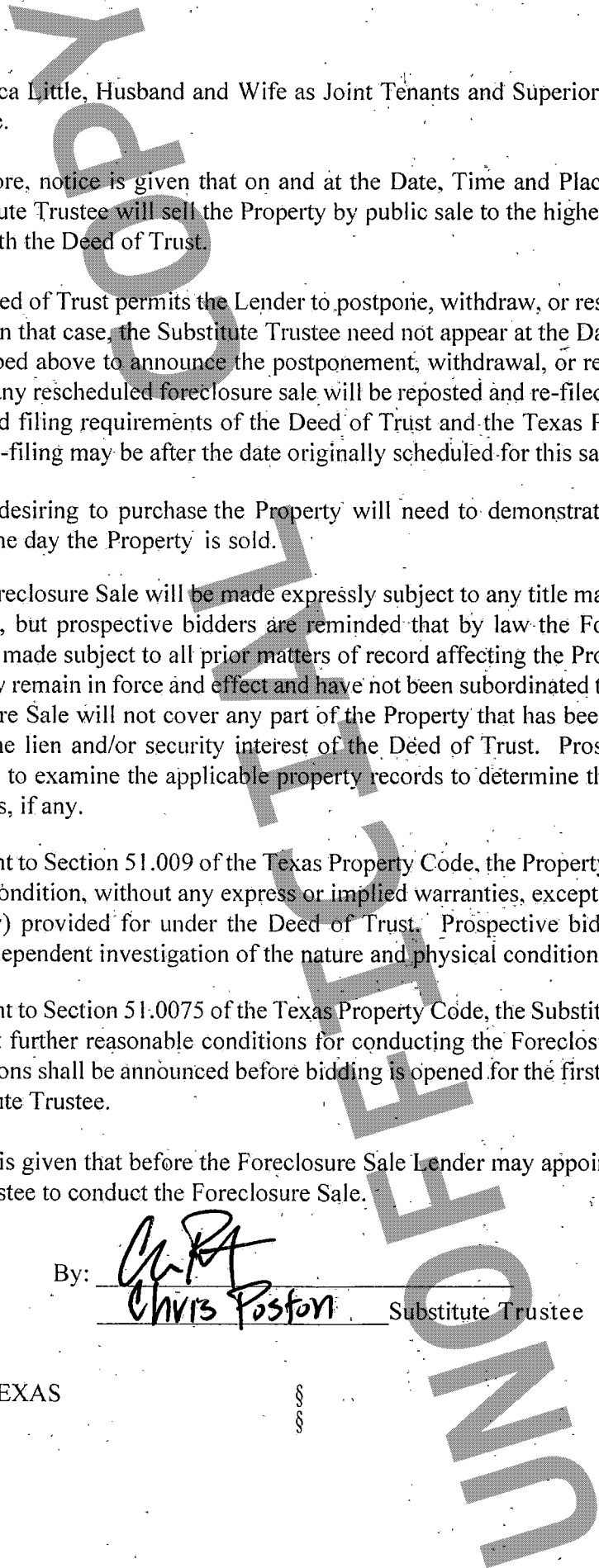
Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

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

By: 
CHRIS POSTON Substitute Trustee

STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me by CHRIS POSTON on NOV 7, 2024

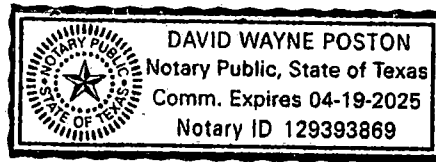
David W. Poston

Notary Public, State of Texas

Commission Expires: 4/19/2025

Printed Name:

DAVID W. POSTON



UNOFFICIAL COPY

Exhibit A: Property Description

LOT 1, IN BLOCK 35 OF THE SUBDIVISION OF THE SOUTH PART OF THE GAGNE HOMESTEAD, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 89, PAGE 240 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

STATE OF TEXAS
COUNTY OF HARRIS

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NOTICE OF FORECLOSURE SALE

Commercial Deed of Trust, Security Agreement, Fixture Filing and Assignment of Leases and Rents ("Deed of Trust")

Dated: 06/27/2023

Grantor(s): Peachmeadow Property & Investments, LLC

Trustee: Michael J. Schroeder

Lender: Malve TF LLC

Recorded in: RP-2023-243232 of the Real Property Records of Harris County, Texas

Secures: Commercial Promissory Note ("Note") in the original principal amount of \$161,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Unitas Funding LLC ("Beneficiary") by an instrument dated 07/11/2023, and recorded in of the Real Property Records of Harris County, Texas

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

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.
5900 Balcones Drive, Suite 100
Austin, TX 78731

Mortgage Servicer: FCI Lender Services, Inc

COPY

UNOFFICIAL

Mortgage Servicer's
Address:

8180 E Kaiser Blvd., Anaheim, CA 92808

Foreclosure Sale:

Date:

Tuesday, 12/03/2024

Time:

The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

Place:

The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 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

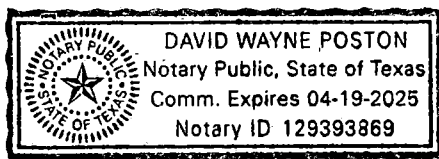
STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me by CHRIS POSTON on Nov. 7, 2024

David W. Poston
Notary Public, State of Texas
Commission Expires: 4/19/2025
Printed Name:
DAVID W. POSTON



COPY

Exhibit A: Property Description

LOT FIFTEEN (15), IN BLOCK SEVEN (7), OF STERLING GREEN, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 291, PAGE 92 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY ADDRESS COMMONLY KNOWN AS; 15114 PEACHMEADOW LANE, CHANNELVIEW, TX 77530

UNOFFICIAL COPY

FILED 11/7/2024 11:54:10 AM FRCL-2024-5991 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: December 17, 2004

Amount: \$81,000.00

Grantor(s): DENNIS FERRELL and SARAH FERRELL

Original Mortgagee: HOUSTON HABITAT FOR HUMANITY, INC.

Current Mortgagee: HOUSTON HABITAT FOR HUMANITY

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

Recording Information: Document No. Y167360

Legal Description: LOT EIGHTY-FOUR (84), BLOCK EIGHT (8), WOOD GLEN SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 296, PAGE 76, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (THE "PROPERTY"), WHICH HAS THE ADDRESS OF 9827 SHIVE DRIVE, HOUSTON, TEXAS 77078, ("PROPERTY ADDRESS")

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

Earliest Time Sale Will Begin: 10:00 AM


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

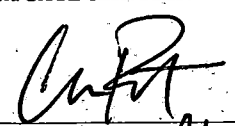
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT, STEVE LEVA, AMAR SOOD, OR DAVID POSTON 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 Alon Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-002775


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

FILED 11/7/2024 11:54:13 AM FRCL-2024-5994 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 3rd day of December, 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 24, 2019
Grantor(s): TRACY TRANG SPICER AND SPOUSE, VETTELLA JAMAIL SPICER
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage
Original Principal: \$138,000.00
Recording Information: Deed Inst.# RP-2019-424229
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$138,000.00 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: 21631 Park Villa Dr, Katy, TX 77450
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.: 24-01641TX

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 Liebert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 10 McCalla Raymer Liebert Pierce, LLC I declare

under penalty perjury that Nov. 7, 2024 I filed and/or recorded this Notice of Foreclosure Sale at the office-of the Harris

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

Return to: McCalla Raymer Liebert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

COPY UNOFFICIAL

EXHIBIT "A"

LOT 58, IN BLOCK 4, MEMORIAL PARKWAY, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 238, PAGE 102, MAP AND/OR PLAT RECORDS
OF HARRIS COUNTY, TEXAS.

COPY

UNOFFICIAL

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 10/19/2006
Grantor(s): FRANCISCO FEBRES AND CARMEN FEBRES, HUSBAND AND WIFE
Original Mortgagee: BANK OF AMERICA, N.A.
Original Principal: \$110,570.00
Recording Information: Book RP 031-89 Page 0568 Instrument 20060144691
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 5022 CANYON BLANCO DRIVE, HOUSTON, TX 77045

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-5
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-5
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

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

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

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

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

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

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

FILED 11/7/2024 11:54:14 AM FRCL-2024-5995 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, 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 Nov. 7, 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 19, IN BLOCK 1, OF SAN PABLO, SEC. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. Y-606647, RECORDED AT FILM CODE 585161, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

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: 02/23/2021
Grantor(s): ZIYA KIRMAN, A MARRIED MAN, WHO IS JOINED HEREIN PRO FORMA BY SPOUSE, INCI KIRMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$444,780.00
Recording Information: Instrument RP-2021-181761
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 19215 KESSINGTON LN, HOUSTON, TX 77094-3451

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: FLAGSTAR BANK, N.A.
Mortgage Servicer: Flagstar Bank
Current Beneficiary: FLAGSTAR BANK, N.A.
Mortgage Servicer Address: 5151 Corporate Dr., Troy, MI 48098

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Nov. 7, 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 TWELVE (12), IN BLOCK TWO (2), OF WINDSOR PARK ESTATES, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 348004 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6000

FILED 11/7/2024 11:54:19 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF HARRIS § KNOW ALL MEN BY THESE PRESENTS:
§

WHEREAS, Eddie Lindsey, an individual, ("**Grantor**"), executed a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated August 29, 2019, and recorded September 4, 2019 in the Official Public Records of Real Property of Harris County, Texas (the "**Records**") under Clerk's File No. RP-2019-390360 (together with all extensions, modification, and renewals, if any, collectively referred to hereinafter as the "**Deed of Trust**");

WHEREAS, Grantor, pursuant to the Deed of Trust, conveyed to Jason Klam. (the "**Trustee**") for the benefit of First Bank of the Lake and its successors and assigns ("**Beneficiary**") all of the real and personal property described and referred to in the Deed of Trust (collectively, the "**Mortgaged Property**"), including the following described real properties located at 3903 Treaschwig Road, Humble, Texas 77338 in Harris County, Texas set forth on Exhibit "A".

WHEREAS, the Deed of Trust secures payment of that certain Note and Loan Agreement dated August 29, 2019, executed by Air Transport Network LLC, as Maker/Borrower, and payable to the order of Beneficiary, as Payee, in the original stated amount of FOUR MILLION AND 00/100 DOLLARS (\$4,000,000.00) (together with all extensions, modification, and renewals, if any, collectively referred to hereinafter as the "**Note**");

WHEREAS, Beneficiary is the current legal owner and holder of the indebtedness secured by the Deed of Trust (the "**Indebtedness**") and may with or without cause replace the Trustee under the Deed Trust and name, constitute and appoint a substitute trustee (or another one) to act instead of the Trustee, succeeding to all rights and responsibilities of Trustee in the Deed of Trust and by applicable law.

WHEREAS, Beneficiary has named, constituted and appointed in writing **SANDY DASIGENIS, JEFF LEVA** and **STEVE LEVA**, as Substitute Trustees, each with the power to act independently (and without the joinder of the others) under and by virtue of the Deed of Trust and to hold possess and execute

all the estate, rights, powers and duties conferred upon the Original Trustee in the Deed of Trust and by applicable law;

WHEREAS, Borrower defaulted under the foregoing Note and Loan Agreement and the Borrower and Beneficiary entered into that certain Confidential Settlement Agreement and Release of Claims executed on June 16, 2023 ("*Settlement Agreement*");

WHEREAS, Borrower failed to perform certain conditions required under the Settlement Agreement and by the terms of the Settlement Agreement, Beneficiary is authorized to proceed to foreclose and Grantor has agreed to not contest this Substitute Trustee's Sale;

WHEREAS, Beneficiary has called upon and requested either or any of SANDY DASIGENIS, JEFF LEVA and STEVE LEVA, as Substitute Trustees, to perform the Original Trustee's duties under the Deed of Trust and to post, mail and file, or have posted, mailed, and filed, notice and to sell the Mortgaged Property without prejudice and without creating an election not to proceed against any other collateral securing the obligations of Grantor to Beneficiary, and without waiving any rights or remedies which Beneficiary has against Grantor or any other parties obligated for payment of the Indebtedness;

NOW, THEREFORE, the undersigned Substitute Trustee, at the request of Beneficiary, hereby gives notice that after due posting of this Notice as required by the Deed of Trust and law, a Substitute Trustee will sell on **December 3, 2024** (that being the first Tuesday of said month, as provided for in Texas Property Code Sec. 51.002) at public auction to the highest bidder for cash at the 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 Commission's Court of Harris County, Texas and is being filed in the Office of the County Clerk of Harris County, Texas, the sale to begin no earlier than 10:00 o'clock a.m. and no later than three (3) hours after such time, the Mortgaged Property, including without limitation, all personal property described in the Deed of Trust, owned by Grantor, Grantor's heirs, legal representatives, successors and assigns, and originally covered by the Deed of Trust, whether or not herein specifically described.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S) OR BENEFICIARIES OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR THE ORIGINAL TRUSTEE OR SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).

THE NEXT PAGE IS THE SIGNATURE PAGE

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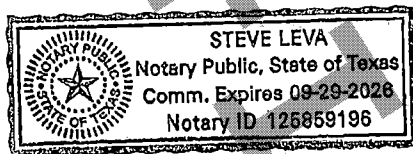
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WITNESS BY HAND this 7th day of November, 2024.

By: *Sandy Dasigenis*
Name: SANDY DASIGENIS
Substitute Trustee

COUNTY OF HARRIS §
 §
STATE OF TEXAS §

This document was acknowledged before me on this, the 7th day of November, 2024, by SANDY DASIGENIS, Substitute Trustee.



Steve Leva
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name and Address of Substitute Trustees:

Sandy Dasigenis Foreclosure Network of Texas 10406 Rockley Road Houston, TX 77099	Jeff Leva Foreclosure Network of Texas 10406 Rockley Road Houston, TX 77099
Steve Leva Foreclosure Network of Texas 10406 Rockley Road Houston, TX 77099	

Exhibit "A"
Legal Description

Being a tract or parcel containing 43.471 shares of land situated in the Ambrose Mays Survey Abstract Number 543, Harris County, Texas, being that same called 43.417 acre tract of record under Harris County Clerk's File Number (H.C.C.F. No.) F793425, said 43.371 acre tract being more particularly described as follows with bearings referenced to said 43.417 acre tract:

Beginning at an iron pipe found for the common most southerly corner in said 43.417 acre tract, the most easterly corner to that certain called 24 acre tract of record in Volume 3023, Page 736 of the Harris County Deed Records (H.C.D.R.), in the northerly right-of-way line of Treaschwig Road (width varies);

Thence, North 33°53'30" West, 1123.49 feet to an iron pipe found for the common most westerly corner to said 43.417 acre tract, the herein described tract; the most northerly corner to said 24 acre tract, in the southerly line of the remainder of that certain called 157 acre tract of record under H.C.C.F. No. L139615;

Thence, North 56°19'59" East, at 25.15 feet passing an iron rod found for the common most easterly corner to the remainder of said 157 acres tract and the most southerly corner to that certain called 15.6760 acre tract of record under F.C.C.F. No. H197354, at 1413.20 feet passing an iron rod found for the common most easterly corner to the remainder of that certain called 109.4 acres tract of record in Volume 998, Page 589, H.C.D.R. and the most southerly corner to that certain called 2.067 acre tract, in the centerline of Cypress Creek, a 250 foot wide Harris County Flood Content Easement of record in Volume 1834, Page 67 H.C.D.R. (K. 100-00-00), in the westerly line of that certain called 43 acre tract of record in Volume 1049, Page 398, H.C.D.R.;

Thence, South 40°14'46" East, along said centerline, 604.73 feet to a point for corner;

Thence, South 25°53'13" East, continuing along said centerline, 495.27 feet to the common most easterly corner to said 43.417 acre tract, the herein described tract, the most southerly corner to said 43 acre tract, in the northerly right-of-way line of the mentioned Treaschwig Road;

Thence, South 56°15'18" West, along said northerly right-of-way line, 433.70 feet to a point for corner; from which an iron rod was found to bear South 82°21" West, 1.87 feet;

Thence, South 33°44'42" East, continuing along said northerly right-of-way line, 30.00 feet to an iron rod set for corner;

Thence, South 56°15'18" West, continuing along said northerly right-of-way line, 300.00 feet to an iron rod set for corner;

Thence, South 56°22'14" West, continuing along said northerly right-of-way line, 579.41 feet to an iron rod set for corner;

Thence, South 56°06'09" West, continuing along said northerly right-of-way line, 347.77 feet to the Point Of Beginning and containing 43.371 acres of land.

SAVE AND EXCEPT that called 33.449 acres of land conveyed to the Harris County Flood District in County Clerk's File No. RP-2016-587233, of the Official Public Records of Harris County, Texas.

SAVE AND EXCEPT that called 0.8672 acre tract conveyed to the County of Hanis in County Clerk's File No. RP-2016-587253, of the Official Public Records of Harris County, Texas.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE, AND APPOINTMENT OF SUBSTITUTE TRUSTEES

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: NOVEMBER 4, 2024

NOTE: Closed-End Fixed Rate Note (Home Equity Conversion) described as follows:

Date: JUNE 25, 2010
Maker: DONALD L. PARNELL
Payee: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS successor to the original lender.

Original Principal Amount: Up to a maximum principal amount of \$270,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: JUNE 25, 2010
Grantor: DONALD L. PARNELL, UNMARRIED
Trustee: ROBERT K. FOWLER
Beneficiary: GREENSPRING CAPITAL MANAGEMENT I.L.C, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS, successor to the original beneficiary.

Recorded: Instrument No. 20100281538 Real Property Records of HARRIS COUNTY, TEXAS on July 1, 2010

LENDER: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, IT'S SUCCESSOR AND ASSIGNS

BORROWER: DONALD L. PARNELL

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST* (street address: 1105 E. Purdue Lane, Deer Park, Texas 77536)

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

**THE BAYOU CITY EVENT CENTER 9401 KNIGHT ROAD, HOUSTON TX 77045
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due the death of the borrower and/or a default in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property

FILED 11/7/2024 10:19:02 AM
FRCL-2024-5967
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: JUNE 25, 2010
Grantor: DONALD L. PARNELL, UNMARRIED
Trustee: ROBERT K. FOWLER
Beneficiary: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS, successor to the original beneficiary.
Recorded: Instrument No. 20100281538 Real Property Records of HARRIS COUNTY, TEXAS on July 1, 2010

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 1105 E. Purdue Lane, Deer Park, Texas 77536)

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 November 4, 2024, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: [Signature]

Name: William Jennings, Attorney for
GREENSPRING CAPITAL
MANAGEMENT LLC, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY
AS ADMINISTRATOR OF THE RMH 2023-
3 TRUST, ITS SUCCESSOR AND
ASSIGNS and SERVIS ONE, INC. D/B/A
BSI FINANCIAL SERVICES

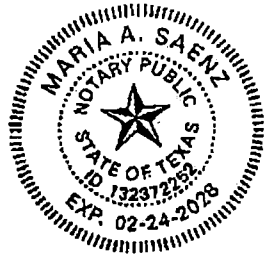
THE STATE OF TEXAS

COUNTY OF DALLAS

§
§
§

BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 4, 2024



[Signature]
Notary Public, State of Texas

Notice of Sale executed by:

[Signature]

Name: Sandy Dasigenis Substitute Trustee

EXHIBIT A

The West 10 feet of Lot Twenty Two (22) and all of Lot Twenty Three (23) Block Twenty One (21), of College Park, Section Seven (7) an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 150 Page 83 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

92328.567.00

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: NOVEMBER 8, 2024

NOTE: Adjustable Rate Note, as renewed, modified, or extended, described as follows:

Date: July 30, 2021
Maker: Premium Acquisition Holdings LLC, Series 1
Payee: Civic Financial Services, LLC
Original Principal Amount: \$217,000.00

DEED OF TRUST: Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, described as follows:

Date: July 30, 2021
Grantor: Premium Acquisition Holdings LLC, Series 1
Trustee: Don Harris
Beneficiary: Civic Financial Services, LLC
Recorded: Document No. RP-2021-442332 Real Property Records, HARRIS County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A

BORROWER: Premium Acquisition Holdings LLC, Series 1

PROPERTY: The real property described as follows:

Commonly known as: 2302 SUMPTER ST., HOUSTON, TX 77026

Legally described as: LOT FIVE (5) AND THE ADJOINING 25 FEET BY 100 FEET OF LOT FOUR (4), IN BLOCK SEVEN (7), OF GREGG'S SECOND ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 465 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, together with all buildings, structures, fixtures and

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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 8080 Park Ln., Ste. 700
Dallas, Texas 75231

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 10:00 AM or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES. PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED effective as of NOVEMBER ⁷ 8, 2024

SUBSTITUTE TRUSTEE

Sign: *Sandy Dasigenis*

Print: Sandy Dasigenis

COPY UNOFFICIAL

92328.565.00

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: NOVEMBER 8, 2024

NOTE: Note, as renewed, modified, or extended, described as follows:

Date: June 17, 2008
Maker: Salvador Garcia
Payee: Bank of America, N.A.
Original Principal Amount: \$161,637.00

DEED OF TRUST: Deed of Trust, described as follows:

Date: June 17, 2008
Grantor: Salvador Garcia
Trustee: PRLAP, Inc.
Beneficiary: Bank of America, N.A.
Recorded: Document No. 20080358419 Real Property Records, HARRIS County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A

BORROWER: Salvador Garcia

PROPERTY: The real property described as follows:

Commonly known as: 1914 LENORA COURT, KATY, TEXAS 77493

Legally described as: LOT FIVE (5), IN BLOCK FOUR (4), IN LAKECREST SEC. 11, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. 20060082916, RECORDED AT FILM CODE NO. 604268, OF THE 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*

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**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:

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 10:00 AM or
within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, in the area designated by the Commissioners Court of such
County, pursuant to Section 51.002 of the Texas Property Code (if no such place is
designated, then the sale will take place in the area where this Notice of Substitute
Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations
under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and
holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has
requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust
and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property
described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of
Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property
and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other
substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder
for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The
sale and conveyance of the Property will be subject to all matters of record applicable to the
Property that are superior to the Deed of Trust and to any permitted exceptions to title described
in the Deed of Trust. Substitute Trustee has not made and will not make any covenants,
representations, or warranties about the Property other than providing the successful bidder at
the sale with a deed to the Property containing any warranties of title required by the Deed of
Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF
THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE**

92328.565.00

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.

7
EXECUTED effective as of NOVEMBER 8, 2024

SUBSTITUTE TRUSTEE

Sign: *Sandy Dasigenis*

Print: Sandy Dasigenis

COPY UNOFFICIAL

FILED 11/7/2024 10:19:02 AM FRCL-2024-5969 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

23-160301

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: August 15, 2017	Original Mortgagor/Grantor: FRED C GUTH AND KAREN J WILLIS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUONTIC BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: FINANCE OF AMERICA REVERSE LLC
Recorded in: Volume: N/A. Page: N/A. Instrument No: RP-2017-379579	Property County: HARRIS
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$205,500.00, executed by FRED C. GUTH and KAREN J. WILLIS and payable to the order of Lender.

Property Address/Mailing Address: 1106 GARNER ROAD, PASADENA, TX 77502

Legal Description of Property to be Sold: LOT THREE HUNDRED FIFTY-TWO (352), IN BLOCK THIRTEEN (13), OF SOUTH PASADENA VILLAS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 36, PAGE 36 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: December 03, 2024.	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR 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, *FINANCE OF AMERICA REVERSE LLC*, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5958

FILED 11/7/2024 10:18:51 AM

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *FINANCE OF AMERICA REVERSE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

UNOFFICIAL

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Christopher Shawn Galvan	Deed of Trust Date	March 25, 2022
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$213,500.00
Recording Information	Instrument #: RP-2022-169144 in Harris County, Texas	Original Trustee	David Zalman
Property Address	4811 Adonis Dr., Spring, TX 77373	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	12/03/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT 37, IN BLOCK 4, OF FAIRFAX SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 211, PAGE 48, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00883

PAGE 1

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5959

FILED 11/7/2024 10:18:51 AM

NOTICE OF TRUSTEE'S SALE

are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated November 7, 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)	Christopher James Bush and Tammy Marie Gonzales-Bush	Deed of Trust Date	November 13, 2017
Original Mortgagee	U.S. Small Business Administration, an agency of the Government of the United States of America	Original Principal	\$158,400.00
Recording Information	Instrument #: RP-2017-520149 in Harris County, Texas	Original Trustee	Andrew F. Baka
Property Address	2114 Woodland Valley Dr., Kingwood, TX 77339	Property County	Harris

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer	U.S. Small Business Administration
Current Beneficiary	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer Address	200 West Santa Ana Boulevard, Suite 740, Santa Ana, CA 92701

SALE INFORMATION:

Date of Sale	12/03/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: LOT SIXTY-EIGHT (68), IN BLOCK THIRTY-ONE (31) OF TRAILWOOD VILLAGE, SECTION FIVE (5), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 239, PAGE 87 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

NOTICE OF TRUSTEE'S SALE

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 November 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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 24, 2021, executed by DONALD DWAIN WADE AND SANDY LYNN WADE, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. RP-2021-490465, Official Public Records of Harris County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltnie, whose address is listed below, or Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, December 3, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Harris County Courthouse at the place designated by the Commissioner's Court for such sales in Harris County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2022 Palm Harbor Manufactured Home, Serial No. PHH320TX2128714AB.

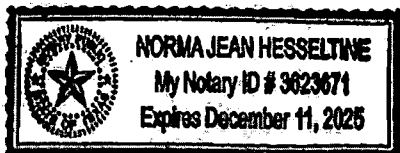
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 28 day of October, 2024.

K. CLIFFORD
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 28 day of October, 2024, to certify which witness my hand and official seal.



Norma Jean Hesseltnie

NOTARY PUBLIC, STATE OF TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5961
FILED 11/7/2024 10:18:51 AM

COPY

EXHIBIT "A"

TRACT 12

0.4876 acre of land, lying and being situated in the R. T. Blackburn Survey, Abstract 168, Harris County, Texas and being a portion of that certain 15.3591 acre tract conveyed to James W. Faust, Trustee by deed dated July 12, 1978 from Douglas Latimer, Trustee and filed for record under County Clerk's File No. F 879516, Harris County, Texas; said 0.4876 acre of land being more particularly described by metes and bounds as follows:

Commencing at the southeasterly corner of the said 15.3591 acre tract;

Thence: N 17 deg 38' 00" W, along the easterly line of said 15.3591 acre tract, 84.49. feet to ant angle point in same;

Thence: N 37 deg 50' 00" W, along said easterly line, 208.00 feet to another angle point;

Thence: N 41 deg 00' 00" W, continuing along the easterly line of the said 15.3591 acre tract, 392.11 feet to a 1" iron pipe for the place of beginning of the tract herein described;

Thence: S 50 deg 51' 00" W, 103.65 feet to a 1" iron pipe in the easterly line of a 60 foot road;

Thence: N 58 deg 07' 00" W, along the easterly line of said road, 167.60 feet to a 1" iron pipe for corner;

Thence: N. 50 deg .61' 00" E, 154.23 feet to a 1" iron pipe in the easterly line of the said 15.3591 acre tract;

Thence S 39 deg 37' 00" E, along the said easterly line 50.67 feet to an axle for an angle point in same;

Thence: S 41 deg 00' 00" E, continuing along the said easterly line, 107.89 feet to the point or place of beginning and containing as aforesaid 0.4876 acre of land.

TRACT 14

0.4339 acre of land, lying and being situated in the R.T. Blackburn Survey, Abstract 168, Harris County, Texas and being a portion of that certain 15.3591 ACRE TRACT CONVEYED TO James U. Faust, Trustee by deed dated July 12, 1978 from Douglas Latimer, Trustee and filed for record under County Clerk's File No F679516, Harris County, Texas, said 0.4339 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod, marking the northeasterly corner of the said 15.3591 acre tract,

THENCE S 28 deg 39' 00" E, along the easterly line of the said 15.3591 acre tract, 155.68 feet to an axle for an angle point,

THENCE S 39 deg. 37' 00" E, continuing along said easterly line, 303.81 feet to a 1" iron pipe for the place of beginning of the tract herein described;

THENCE S 39 deg, 37', 00" E, continuing along the said easterly line, 111.02 feet to a 1" iron pipe for corner;

THENCE S 50 deg, 51' 00" W, 154.23 feet to a 1" iron pipe in the easterly line of a 60' road;

THENCE N 58 deg, 07' 00" W along the easterly line of said road 104.07 feet to a 1" iron pipe for an angle point in same;

THENCE N 39 deg, 09' 00" W along the easterly line of said road, 12.00 feet to a 1" iron pipe for corner,

THENCE N 50 deg, 51' 00" E, 187.35 feet to the point or place of beginning and containing as aforesaid 0.4339 acre of land.

RP-2024-400074
 # Pages 3
 10/29/2024 08:31 AM
 e-Filed & e-Recorded in the
 Official Public Records of
 HARRIS COUNTY
 TENESHIA HUDSPETH
 COUNTY CLERK
 Fees \$29.00

RECORDERS MEMORANDUM

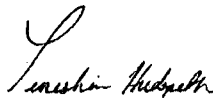
This instrument was received and recorded electronically
 and any blackouts, additions or changes were present
 at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
 use of the described real property because of color or
 race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
 COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
 File Number Sequence on the date and at the time stamped
 hereon by me; and was duly RECORDED in the Official
 Public Records of Real Property of Harris County, Texas.




 COUNTY CLERK
 HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

24TX577-0065
6122 RICE ISLAND COURT, KATY, TX 77493

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 16, IN BLOCK 6, OF KATY LAKES SEC 5, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE 697142, MAP/PLAT RECORDS, HARRIS COUNTY, TEXAS

Security Instrument: Deed of Trust dated October 31, 2022 and recorded on November 2, 2022 as Instrument Number RP-2022-535563 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by OYEKUNLE TOLA FAGBOHUN AND ANASTASSIA HUNTE GARDNER secures the repayment of a Note dated October 31, 2022 in the amount of \$451,064.00. CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, whose address is c/o Cardinal Financial Company, Limited Partnership, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Cardinal Financial Company, Limited Partnership 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.

UNOFFICIAL COPY

FILED 11/7/2024 10:18:51 AM FRCL-2024-5962 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

[Handwritten signature]

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

[Handwritten signature]

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, Amar Sood, declare under penalty of perjury that on the 7th day of November, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 176, BLOCK 23, OF REPLAT OF FORREST LAKE TOWNHOMES, A PLANNED UNIT DEVELOPMENT IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 222, PAGE 102, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated February 9, 2015 and recorded on February 11, 2015 as Instrument Number 20150057312 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information:

December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by JOHN BROWN secures the repayment of a Note dated February 9, 2015 in the amount of \$83,160.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED 11/7/2024 10:18:51 AM FRCL-2024-5963 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Amar Sood, declare under penalty of perjury that on the 7th day of November, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/31/2005	Grantor(s)/Mortgagor(s): BYRON K. PREADOM A MARRIED PERSON JOINED HEREIN BY CATHY PREADOM
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE1 Asset Backed Pass-Through Certificates
Recorded in: Volume: RP 013-98 Page: 2253 Instrument No: Y891508	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: 12/3/2024	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 THREE (3), IN BLOCK TWO (2), OF WOODFOREST NORTH, SECTION EIGHT (8), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 384098 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 11/1/2024

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: November 7, 2024

SANDY DASIGENIS

Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-81075-POS
Loan Type: Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5972
FILED 11/7/2024 10:21:54 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/10/2019	Grantor(s)/Mortgagor(s): HAROLD R ROBINSON JR.
Original Beneficiary/Mortgagee: NAVY FEDERAL CREDIT UNION	Current Beneficiary/Mortgagee: NFCU
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2019-246822	Property County: HARRIS
Mortgage Servicer: Navy Federal Credit Union is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 820 Follin Lane SE, Vienna, VA 22180
Date of Sale: 12/3/2024	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 TWO (2), IN BLOCK THIRTEEN (13), OF ENCHANTED OAKS, SECTION THREE (3) AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 164, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under 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: 11/5/2024

Dated: November 7, 2024

SANDY DASIGENIS

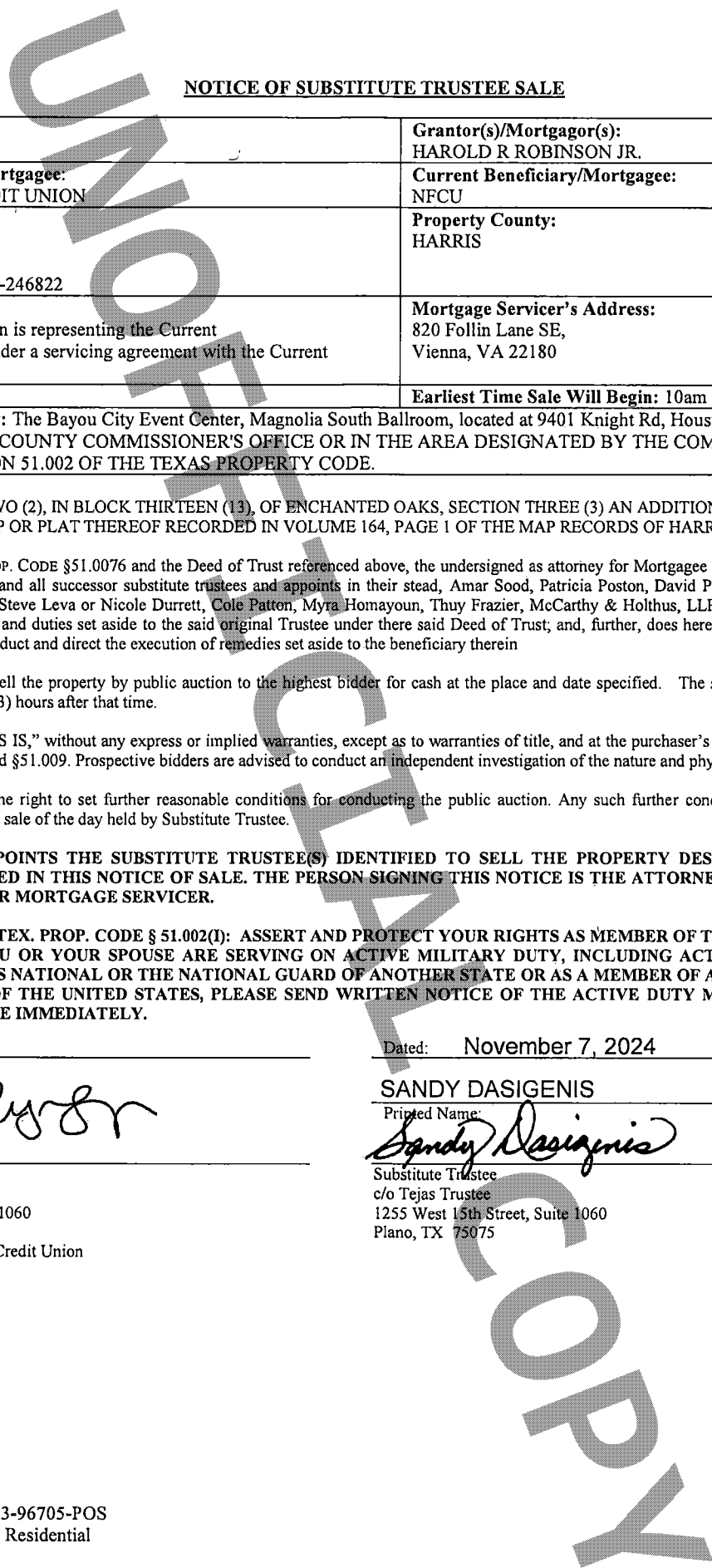
Printed Name:

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Navy Federal Credit Union

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-23-96705-POS
Loan Type: Conventional Residential

FILED 11/7/2024 10:21:54 AM FRCL-2024-5973 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/1/2018	Grantor(s)/Mortgagor(s): LINDA L. LIDDLE AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SPRING EQ, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Delaware Trustee of Saluda Grade Alternative Mortgage Trust 2020-SEQ1
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2018-507135	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: 12/3/2024	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 SIX (6), IN BLOCK FOUR (4), OF PATIO HOMES OF WINDFERN GARDENS, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 272, 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.


Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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.

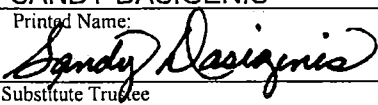
Dated: 11/5/2024

Dated: November 7, 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-23-97940-HE
Loan Type: Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5974
FILED 11/7/2024 10:21:54 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 2/24/2023	Grantor(s)/Mortgagor(s): HEIGHTS PLACE, LLC, A TEXAS LIMITED LIABILITY COMPANY
Original Beneficiary/Mortgagee: LENDINGONE, LLC	Current Beneficiary/Mortgagee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Ibis Holdings A Trust
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2023-66283	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: 12/3/2024	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 2, BLOCK 1, HEIGHTS ENCLAVE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 671002, MAP RECORDS, HARRIS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 11/6/2024

Dated: November 7, 2024

SANDY DASIGENIS

Printed Name:

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-104449-POS
Loan Type: Business Purpose Loan

FILED 11/7/2024 10:21:54 AM FRCL-2024-5975 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5920
FILED 11/7/2024 9:53:56 AM

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT THIRTY (30), SAVE AND EXCEPT THE EAST FIVE FEET (E.5') THEREOF, IN BLOCK NINE (9), OF FONDREN SOUTHWEST SOUTHMEADOW, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 221, PAGE 8 IN THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/21/2004 and recorded in Document X582538 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.

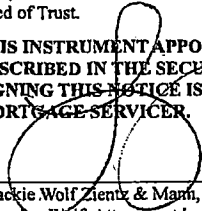
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 CLEMENT C. ANOZIE, provides that it secures the payment of the indebtedness in the original principal amount of \$88,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-7 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-7 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-7 obtained a Order from the 113th District Court of Harris County on 10/29/2024 under Cause No. 202451745. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5921

FILED 11/7/2024 9:53:56 AM

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: THE LAND REFERRED TO HEREIN IS SITUATED IN HARRIS COUNTY, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:
LOT NINE (9), IN BLOCK SIX (6), OF EDGEWOOD ADDITION, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 38, PAGE 19 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

APN: 0790290060009

PROPERTY ADDRESS: 5634 RIDGEWAY DRIVE, HOUSTON, TX 77033

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/02/2022 and recorded in Document RP-2022-462145 real property records of Harris County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 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 THE PINK POOCH PROPERTIES LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$140,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DLJ MORTGAGE CAPITAL, INC. is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is DLJ MORTGAGE CAPITAL, INC. c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite/230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
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-2024-5922
FILED 11/7/2024 9:53:56 AM

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: BEING TRACT OF LAND SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NO. 557, IN HARRIS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO KENNETH W. ROY AND WIFE, SHEILA D. ROY, BY DEED RECORDED IN DOCUMENT NUMBER R607383, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JERALD D. RING AND SPOUSE, ELIZABETH D. RING, BY DEED RECORDED IN INSTRUMENT NUMBER 20120514748, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS AND BEING ALONG THE WEST LINE OF LAZY PINE DRIVE (60' INGRESS-EGRESS ROAD EASEMENT);

THENCE SOUTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LAZY PINE DRIVE, A DISTANCE OF 215.91 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF SAID RING TRACT AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LAZY PINE DRIVE, A DISTANCE OF 656.83 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO KENNETH GIBBS, BY DEED RECORDED IN DOCUMENT NUMBER 20150377665, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS;

THENCE WEST, ALONG THE NORTH LINE OF SAID GIBBS TRACT, A DISTANCE OF 1013.27 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF SAID GIBBS TRACT AND BEING ALONG THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO DENAH DUREN BRUSS, BY DEED RECORDED IN DOCUMENT NUMBER L832867, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THAT SAID BRUSS TRACT, CONTINUING ALONG THAT TRACT OF LAND CONVEYED TO DENAH L. DUREN, BY DEED RECORDED IN DOCUMENT NUMBER 20100126256, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, CONTINUING ALONG THAT TRACT OF LAND CONVEYED TO LINDA DIAN TROWBRIDGE, BY DEED RECORDED IN DOCUMENT NUMBER U646858, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, A DISTANCE OF 656.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID RING TRACT;

THENCE EAST, ALONG THE SOUTH LINE OF SAID RING TRACT, A DISTANCE OF 1009.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 664,257 SQUARE FEET OR 15.20 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/10/2017 and recorded in Document RP-2017-218984 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 LARRY K. BRYANT, JR. AND AMANDA BRYANT, provides that it secures the payment of the indebtedness in the original principal amount of \$396,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustees 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.
Brandona 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

24-000056-580-1 // 29231 LAZY PINE DRIVE, HUFFMAN, TX 77336

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 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, IN BLOCK 14, OF LEE HEIGHTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 45 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/05/2023 and recorded in Document RP-2023-252568 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 JASON PAUL BIBLE AND MOJAVE EXPRESS L.L.C. provides that it secures the payment of the indebtedness in the original principal amount of \$169,250.00, 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
Karia Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

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 BY SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Property to Be Sold.** The property to be sold is all of the rights, titles, and interests of 6363 PARTNERS DE LLC, a Delaware limited liability company, having its principal place of business at 282D Cedar Bridge Avenue, Lakewood, New Jersey 08071 ("**Borrower**" or "**Grantor**") in and to the following property, rights, interests, and estates now owned, or hereafter acquired, by Borrower (collectively, the "**Property**"):
- a) The Land (as described in Exhibit A), or, if Borrower's interest in the Land is pursuant to a Ground Lease, the Ground Lease and the Leasehold Estate.
 - b) The Improvements.
 - c) The Fixtures.
 - d) The Personalty.
 - e) All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights of way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses and appurtenances related to or benefiting the Land or the Improvements, or both, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated.
 - f) All proceeds paid or to be paid by any insurer of the Land, the Improvements, the Fixtures, the Personalty or any other part of the

Mortgaged Property, whether or not Borrower obtained the insurance pursuant to Lender's requirement.

- g) All awards, payments and other compensation made or to be made by any municipal, state or federal authority with respect to the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof.
- h) All contracts, options and other agreements for the sale of the Land, or the Leasehold Estate, as applicable, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property entered into by Borrower now or in the future, including cash or securities deposited to secure performance by parties of their obligations.
- i) All proceeds from the conversion, voluntary or involuntary, of any of the items described in subsections (a) through (h) inclusive into cash or liquidated claims, and the right to collect such proceeds.
- j) All Rents and Leases.
- k) All earnings, royalties, accounts receivable, issues and profits from the Land, the Improvements or any other part of the Mortgaged Property, and all undisbursed proceeds of the loan secured by this Instrument.
- l) All Imposition Reserve Deposits.
- m) All refunds or rebates of Impositions by Governmental Authority or insurance company (other than refunds applicable to periods before the real property tax year in which this Instrument is dated).
- n) All tenant security deposits which have not been forfeited by any tenant under any Lease and any bond or other security in lieu of such deposits.

- o) All names under or by which any of the above Mortgaged Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Mortgaged Property.
- p) If required by the terms of Section 4.05 of the Loan Agreement, all rights under the Letter of Credit and the Proceeds, as such Proceeds may increase or decrease from time to time.
- q) If the Note provides for interest to accrue at a floating or variable rate and there is a Cap Agreement, the Cap Collateral.

All capitalized terms not otherwise defined herein shall have the meaning given to such terms in the Deed of Trust and Loan Documents.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is that certain Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (as modified, amended and assigned, from time to time, the "**Deed of Trust**"), dated as of April 5, 2022, recorded on April 6, 2022, as Document Number RP-2022-181865 in the office of the County Clerk of Harris County, Texas (the "**Records**").

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 3, 2024

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The Magnolia South Ballroom of the Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, Texas 77045, the place designated by the Harris County Commissioner's Court as the place for the sale described herein to occur, or, if the preceding area is no longer the designated

area, at the area most recently designated by the Harris County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the place where the Notice of Foreclosure Sale was posted.

If Lender passes this foreclosure sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash or cash equivalent, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the amount of the Indebtedness (hereinafter defined) secured by the Deed of Trust at the time of sale.

Lender (as defined herein, or its assignee of the Loan Documents) may bid and become the purchaser of the Property, and all or a portion of the bid of Lender (or such assignee) may consist of a credit to be given against the Indebtedness owing. If Lender (or such assignee) is the successful bidder, its bid shall be applied as a credit against the Indebtedness to the extent possible.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash or cash equivalent if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the

Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

After commencing the sale, the Substitute Trustee (defined below) conducting the sale may (a) from time to time adjourn the sale to be recommenced and completed at any time prior to 4:00 p.m. on the same day, and/or (b) withdraw the Property or cancel the foreclosure sale at any time prior to the completion of the sale.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantor.

The Property will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. **Obligations Secured.** The Deed of Trust secures the payment of the Indebtedness and the performance of the covenants and agreements of Borrower contained in the Loan Agreement and any other Loan Document, including but not limited to the loan in the original principal amount of \$37,250,000.00, which is governed by the terms of that certain Multifamily Loan and Security Agreement, dated as of April 5, 2022, by and among Borrower and Capital One, National Association (in such capacity, "**Original Lender**") (as modified, amended or assigned, the "**Loan Agreement**") and evidenced by that certain Multifamily Note, dated April 5, 2022 ("**Note**").

7. **Lender.** RESERVE 63, LLC, a Delaware limited liability company ("**Lender**"), is the successor-in-interest to Original Lender and is the current owner and holder of the Loan Agreement and the Note and is the current beneficiary of the Deed of Trust and any extensions and modifications thereof. The address of Lender is:

c/o Wells Fargo Bank, N.A.
Commercial Mortgage Servicing
MAC D1086-23A
550 S. Tryon Street, 23rd floor
Charlotte, NC 28202-4200
Attn: Jon Watkins

8. **Special Servicer.** Wells Fargo Bank, N.A., is the special servicer for the Lender (in such capacity, the "**Special Servicer**"), and is authorized to represent the Lender by virtue of a servicing agreement with Lender. Pursuant to such servicing agreement and Texas Property Code Section 51.0025, the Special Servicer is authorized to collect the debt and to administer any resulting foreclosure of the Property securing the Indebtedness referenced herein. The address of Special Servicer is:

Wells Fargo Bank, N.A.
Commercial Mortgage Servicing

MAC D1086-23A
550 S. Tryon Street, 23rd floor
Charlotte, NC 28202-4200
Attn: Jon Watkins

9. **Substitute Trustee.** Agnes Doyle, David Rusk, Aiden Johnsen, Stephen McCallister, and Manny Gardberg have each been appointed as “**Substitute Trustee**” under (and pursuant to the terms and provisions of) the Deed of Trust, each empowered to act independently, in the place of the “Original Trustee” thereunder. The address of Substitute Trustee is:

Holland & Knight LLP
One Arts Plaza, 1722 Routh Street, Suite 1500
Dallas, Texas 75201

10. **Default and Request to Act.** An Event of Default has occurred under the Deed of Trust and the other Loan Documents, as described in those certain letters dated January 24, 2024 and July 12, 2024, stating that one or more Events of Default (as such term is defined in the Loan Agreement) have occurred, and Lender has properly accelerated the Indebtedness pursuant to the terms of the Deed of Trust, and the Indebtedness is now wholly due and payable, but has not been paid. Lender, the present owner and holder of the Indebtedness secured by the Deed of Trust and the Loan Documents and the beneficiary under the Deed of Trust, has therefore requested the Substitute Trustee to conduct this sale in accordance with the Deed of Trust in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so. Notice is given that the beneficiary may appoint another person as substitute trustee to conduct the sale.

RECITALS IN SUPPORT OF NOTICE OF SALE

A. Borrower executed and delivered the Deed of Trust to Bryan E. Martin, an individual, as "Trustee" thereunder ("**Original Trustee**") for the benefit of Original Lender, irrevocably granting, conveying, assigning, warranting and transferring to Original Trustee, with the power of sale, for the benefit of Original Lender and its successors and assigns all of Borrower's right, title and interest in and to the Property described in the "Property to Be Sold" section above.

B. The Deed of Trust and the grants, assignments, and transfers set forth therein were made for the purpose of securing the payment of the indebtedness described in the Deed of Trust, including but not limited to, the Indebtedness evidenced by that certain Note, dated as of April 5, 2022, executed by Borrower, as maker, payable to Original Lender, and that certain Loan Agreement, dated as of April 5, 2022, executed by Borrower and Original Lender, as such Note and Loan Agreement are described in the Deed of Trust. The Note, the Loan Agreement, the Deed of Trust, and all other documents evidencing, governing, securing, or otherwise relating to the Loan Agreement are hereinafter collectively referred to as the "**Loan Documents**". The Note and the Loan Agreement and all indebtedness evidenced thereby, including, but not limited to, principal, interest and attorneys'

fees and expenses, together with all indebtedness described in and secured by the Deed of Trust and/or the Loan Documents are hereinafter collectively referred to as the "**Indebtedness**" herein (as further defined in the Loan Agreement).

C. By instrument styled Removal of Trustee, Appointment of Substitute Trustee, Request to Substitute Trustee, dated as of August 6, 2024, recorded in the Records, Lender removed Original Trustee under the Deed of Trust, and appointed each of Agnes Doyle, David Rusk, Aiden Johnsen, Stephen McCallister, and Manny Gardberg as "Substitute Trustee" under (and pursuant to the terms and provisions of) the Deed of Trust, each empowered to act independently, in the place of the Original Trustee thereunder, to succeed to and become vested with all of the estate and title of the Original Trustee in the Property, and with all the rights, powers, privileges and authority vested in the Original Trustee, by the terms and conditions of the Deed of Trust. The undersigned Substitute Trustee has been requested to provide this notice on behalf of Lender and Special Servicer.

D. An Event of Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust and the other Loan Documents, and as such, the Indebtedness is now wholly due and payable, but has not been paid.

E. Lender, the present owner and holder of the Note secured by the Deed of Trust and the Loan Documents, is the beneficiary under the Deed of Trust, and has therefore requested that Substitute Trustee sell the Property in accordance with the Deed of Trust in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;


SIGNATURES APPEAR ON THE FOLLOWING PAGE]

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6003
FILED 11/7/2024 1:12:36 PM

EXECUTED on the 7th day of November, 2024.

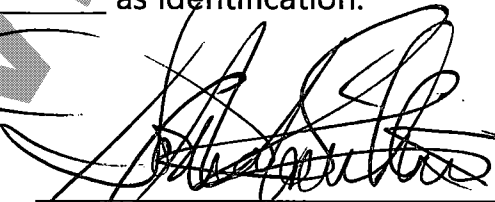
SUBSTITUTE TRUSTEE:



Agnes Doyle, David Rusk, Aiden
Johnsen, Stephen McCallister, or Manny
Gardberg

STATE OF TEXAS)
)
COUNTY OF HARRIS)

This instrument was acknowledged before me on November 7, 2024, by
MANNY GARDBERG, who is personally known to me or
produced DRIVER'S LICENSE as identification.



Notary Public, State of Texas
Print Name: SONIA. A. STONE
My Commission,
Expires: 3/21/2027

(SEAL)

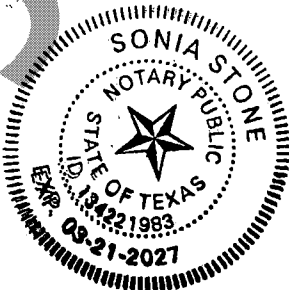


EXHIBIT A**(Description of Land)**

Being a tract of land containing 17.11 acres (745,450 square feet) of land located in the Demas Elliot Survey, Abstract 1071, in Harris County, Texas; said 17.11 acre tract being all of Greenhouse Patio Apartments, a subdivision recorded in Volume 310, Page 2 of the Harris County Map Records (H.C.M.R.); said 17.11 acre tract being more particularly described by metes and bounds as follows:

Being a tract of land containing 17.11 acres (745,450 square feet) of land located in the Demas Elliot Survey, Abstract 1071, in Harris County, Texas; said 17.11 acre tract being all of Greenhouse Patio Apartments, a subdivision recorded in Volume 310, Page 2 of the Harris County Map Records (H.C.M.R.); said 17.11 acre tract being more particularly described by metes and bounds as follows (bearings are referenced to the subdivision plat of said Greenhouse Patio Apartments):

BEGINNING at a 5/8-inch iron rod found at the northeast end of a transition line between the south right of way (R.O.W.) line of West Airport Boulevard (100 feet wide per Volume 185, Page 6 of the H.C.M.R.) and the east R.O.W. line of Sandpiper Drive (60 feet wide per Volume 304, Page 108 of the H.C.M.R.) at the northerly northwest corner of said Greenhouse Patio Apartments;

THENCE, with the south R.O.W. line of said West Airport Boulevard and the north line of said Greenhouse Patio Apartments, North 87 degrees 20 minutes 07 seconds East, a distance of 806.99 feet to a 5/8-inch capped iron rod found at the northwest end of a transition line between the south R.O.W. line of said West Airport Boulevard and the west R.O.W. line of Bobwhite Drive (60 feet wide per Volume 304, page 108 of the H.C.M.R.) at the northerly northeast corner of said Greenhouse Patio Apartments;

THENCE, with said transition line, South 47 degrees 42 minutes 20 seconds East, a distance of 14.15 feet to a 5/8-inch capped iron rod found at the southeast end of said transition line;

THENCE, with the west R.O.W. line of said Bobwhite Drive and the east line of said Greenhouse Patio Apartments the following five (5) courses:

1. South 02 degrees 44 minutes 46 seconds East, a distance of 257.22 feet to a 5/8-inch capped iron rod found at the beginning of a curve to the right;
2. 181.67 feet along the arc of said curve to the right, having a radius of 470.00 feet, a central angle of 22 degrees 08 minutes 46 seconds, and a chord that bears South 08 degrees 19 minutes 37 seconds West, a distance of 180.54 feet to an "X" cut in concrete found at a point of tangency;
3. South 19 degrees 24 minutes 00 seconds West, a distance of 112.38 feet to a 5/8-inch capped iron rod found at the beginning of a curve to the left;
4. 202.64 feet along the arc of said curve to the left, having a radius of 530.00 feet, a central angle of 21 degrees 54 minutes 22 seconds, and a chord that bears South 08 degrees 26 minutes 49 seconds West, a distance of 201.40 feet to a 5/8-inch capped iron rod found at a point of tangency;
5. South 02 degrees 30 minutes 22 seconds East, a distance of 200.00 feet to a 5/8-inch capped iron rod found at the northeast corner of Block 12 of Main Street Gardens, Section Two, a subdivision of record in Volume 655, Page 67 of the Harris County Deed Records and the southeast corner of said Greenhouse Patio Apartments;

THENCE, with the north lines of said Block 12 and Restricted Reserve "A" of Bethel Family Baptist Church, a subdivision of record in Film Code Number 577135 of the H.C.M.R. and the south line of said Greenhouse Patio Apartments, South 87 degrees 29 minutes 38 seconds West, a distance of 733.86 feet to a 5/8-inch iron rod found on the east R.O.W. line of said Sandpiper Drive, at the northwest corner of said Restricted Reserve "A" and the southwest corner of said Greenhouse Patio Apartments;

THENCE, with the east R.O.W. line of said Sandpiper Drive and the west line of said Greenhouse Patio Apartments the following five (5) courses:

1. North 02 degrees 30 minutes 22 seconds West, a distance of 550.00 feet to a 5/8-inch iron rod with Miller Survey Group (M.S.G.) cap found at the beginning of a curve to the right;
2. 48.86 feet along the arc of said curve to the right, having a radius of 470.00 feet, a central angle of 05 degrees 57 minutes 22 seconds, and a chord that bears North 00 degrees 28 minutes 19 seconds East, a distance of 48.84 feet to a 5/8-inch iron rod found at a point of tangency;
3. North 03 degrees 27 minutes 00 seconds East, a distance of 132.63 feet to a 5/8-inch iron rod found at the beginning of a curve to the left;
4. 52.71 feet along the arc of said curve to the left, having a radius of 530.00 feet, a central angle of 05 degrees 41 minutes 55 seconds, and a chord that bears North 00 degrees 36 minutes 03 seconds East, a distance of 52.69 feet to 5/8-inch iron rod with M.S.G. cap found at a point of tangency;
5. North 02 degrees 14 minutes 55 seconds West, a distance of 150.96 feet to a 5/8-inch iron rod found at the southwest end of said transition line between the south R.O.W. line of said West Airport Boulevard and the east R.O.W. line of said Sandpiper Drive;

THENCE, with said transition line, North 42 degrees 32 minutes 36 seconds East, a distance of 14.19 feet to the POINT OF BEGINNING and containing 17.11 acres (745,450 square feet) of land.

COPY

24-03498
15534 ZABOLIO DRIVE UNIT 166, WEBSTER, TX 77598

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated July 30, 2021 and recorded on August 10, 2021 at Instrument Number RP-2021-453978 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by REDFISH PROPERTY HOLDINGS LLC AND LINDA SWARZMAN secures the repayment of a Note dated July 30, 2021 in the amount of \$0.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST II, whose address is c/o RF Mortgage Services Corporation, 222 W Adams St #3150, Chicago, IL 60606, is the current mortgagee of the Deed of Trust and Note and RF Mortgage Services Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



4828202

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5886
FILED 11/7/2024 9:42:54 AM

FILED 11/7/2024 9:42:54 AM FRCL-2024-5886 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and ServiceLink ASAP employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL COPY

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

Tract 1:
UNIT 166, BUILDING H, BAYBROOK CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 99, PAGE 61 AND VOLUME 108, PAGE 124, CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

Tract 2:
LOT 6, IN BLOCK 1, OF MILBYDALE SECTION 4, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 44, PAGE 61, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Tract 3:
UNIT A-4, IN BUILDING A, OF BAYWIND 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 52, PAGE 1, VOLUME 72, PAGE 123, VOLUME 105, PAGE 115, VOLUME 106, PAGE 135, AND VOLUME 113, PAGE 32, ALL OF CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

Tract 4:
LOT 24, BLOCK 80, BROOK FOREST, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 220, PAGE 66 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Tract 5:
LOT 310, OF QUAIL HOLLOW, SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 263, PAGE 136, OF THE MAP AND/OR PLAT RECORDS, OF HARRIS COUNTY, TEXAS.

Tract 6:
LOT 26, IN BLOCK 1, OF BEAR BRANCH VILLAGE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 223, PAGE 1 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Tract 7:
LOT 25, IN BLOCK 84, OF BROOK FOREST, SECTION TWO (2), A SUBDIVISION IN
HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 220, PAGE 66 OF THE MAP AND/OR PLAT RECORDS OF
HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

24-03493
5011 SHADY OAKS LANE, FRIENDSWOOD, TX 77546

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated July 30, 2021 and recorded on August 6, 2021 at Instrument Number RP-2021-446502 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by REDFISH PROPERTY HOLDINGS LLC AND LINDA SWARZMAN secures the repayment of a Note dated July 30, 2021 in the amount of \$0.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST II, whose address is c/o RF Mortgage Services Corporation, 222 W Adams St #3150, Chicago, IL 60606, is the current mortgagee of the Deed of Trust and Note and RF Mortgage Services Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Hicki Company



4828199

FILED 11/7/2024 9:42:54 AM FRCL-2024-5887 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

De Cubas & Lewis, P.C.
Nicki Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and ServiceLink ASAP employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL COPY

RP-2021-446502

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

Tract 1:
LOT 4, IN BLOCK 17 OF WEDGEWOOD VILLAGE, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 154, PAGE 51 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Tract 2:
LOT 10, IN BLOCK 2, OF BAY GLEN SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 338, PAGE 92, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Tract 3:
LOT 11, IN BLOCK 13, OF A.G. LONG ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 51 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Tract 4:
LOT 23, BLOCK 17, COPPERFIELD SOUTHDOWN VILLAGE, SECTION ONE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 288, PAGE(S) 84, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

24-03501
16839 MARKRIDGE DRIVE, SPRING, TX 77379

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated October 29, 2021 and recorded on November 4, 2021 at Instrument Number RP-2021-638323 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by REDFISH PROPERTY HOLDINGS LLC AND LINDA SWARZMAN secures the repayment of a Note dated October 29, 2021 in the amount of \$0.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST II, whose address is c/o RF Mortgage Services Corporation, 222 W Adams St #3150, Chicago, IL 60606, is the current mortgagee of the Deed of Trust and Note and RF Mortgage Services Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



4828197

Nicki Compary

De Cubas & Lewis, P.C.
Nicki Compary, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and ServiceLink ASAP employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

COPY

UNRECORDED

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

TRACT 1:
LOT 66, BLOCK 21, OF COLONY CREEK VILLAGE, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 280116, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 2:
LOT 43, IN BLOCK 7, OF BIRNAM WOOD, SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 205, PAGE 84, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 3:
LOT 35, IN BLOCK 7, OF BIRNAM WOOD, SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 205, PAGE 84, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 4:
LOT THREE (3), LESS AND EXCEPT THE EAST THREE FEET (E. 3'), IN BLOCK SEVEN (7), OF PONDEROSA FOREST, SECTION SEVEN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 179, PAGE 135, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 5:
LOT 60, IN BLOCK 59, OF BROOK FOREST SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 220, PAGE 66, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 6:
UNIT F-3, BUILDING F, BAYWIND CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 52, PAGE 1, VOLUME 72, PAGE 123, VOLUME 105, PAGE 115, VOLUME 106, PAGE 135 AND VOLUME 113, PAGE 32, FILM CODE NOS. 188055 AND 188187, ALL OF THE CONDOMINIUM RECORDS; COUNTY CLERK'S FILE NOS. H825947 AND 20130439404, OF THE OFFICIAL PUBLIC RECORDS, OF HARRIS COUNTY, TEXAS.

TRACT 7:
UNIT H-6, BUILDING H, BAYWIND CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 52, PAGE 1, VOLUME 72, PAGE 123, VOLUME 105, PAGE 115, VOLUME 106, PAGE 135 AND VOLUME 113, PAGE 32, FILM CODE NOS. 188055 AND 188187, ALL OF THE CONDOMINIUM RECORDS; COUNTY CLERK'S FILE NOS. H825947 AND 20130439404, OF THE OFFICIAL PUBLIC RECORDS, OF HARRIS COUNTY, TEXAS.

UNRECORDED COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 10, 2007 and recorded under Clerk's File No. 2007091614, in the real property records of FORT BEND County Texas, with Elizabeth Zamarron as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Delta Funding Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Elizabeth Zamarron securing payment of the indebtedness in the original principal amount of \$57,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Elizabeth Zamarron. HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-D1 Asset Backed Pass-Through Certificates is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

LOT TWENTY-FIVE (25), IN BLOCK THREE (3) OF PINE ISLAND ADDITION SECTION ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 332, PAGE 184 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: FORT BEND County Courthouse, Texas at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5889

FILED 11/7/2024 9:42:54 AM

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, 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 11/05/2024.

/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. 44-23-1381

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 25, 2019 and recorded under Clerk's File No. RP-2019-273121, in the real property records of HARRIS County Texas, with Damon Maurice Wells and Makayla A. Wells, husband and wife 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 Damon Maurice Wells and Makayla A. Wells, husband and wife securing payment of the indebtedness in the original principal amount of \$194,472.00 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 Damon Maurice Wells and Makayla A. Wells. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

LOT 3, IN BLOCK 2, OF HIDDENLAKE SECTION 1 (P.U.D.), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 211, PAGE 36, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5890
FILED 11/7/2024 9:42:54 AM

"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 11/04/2024.

/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. 44-24-01446

COPY

TRUSTEES

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 22, 2007 and recorded under Clerk's File No. 20070136004, in the real property records of HARRIS County Texas, with Ana Ruth Carey, a single woman as Grantor(s) and H&R Block Mortgage Corporation, a Massachusetts Corporation as Original Mortgagee.

Deed of Trust executed by Ana Ruth Carey, a single woman securing payment of the indebtedness in the original principal amount of \$100,000.00 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 Ana Ruth Carey. Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-OPT1 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

BEING LOT 21, BLOCK 10, OF COLE CREEK MANOR, SECTION TWO, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61, PAGE 43, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5891
FILED 11/7/2024 9:42:54 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 Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 11/04/2024.

/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. 44-23-0210

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 04, 2015 and recorded under Vol. ER 066-93, Page 0632, or Clerk's File No. 20150098834, in the real property records of HARRIS County Texas, with Timothy J. Fitzhenry, A Married Man, as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Network Capital Funding Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Timothy J. Fitzhenry, A Married Man, Ikuko T. Fitzhenry securing payment of the indebtedness in the original principal amount of \$115,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Timothy J. Fitzhenry. US Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:
LOT EIGHT (8), IN BLOCK ELEVEN (11), OF TANGLEWILDE SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52 PAGE 26, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5892
FILED 11/7/2024 9:42:54 AM

of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

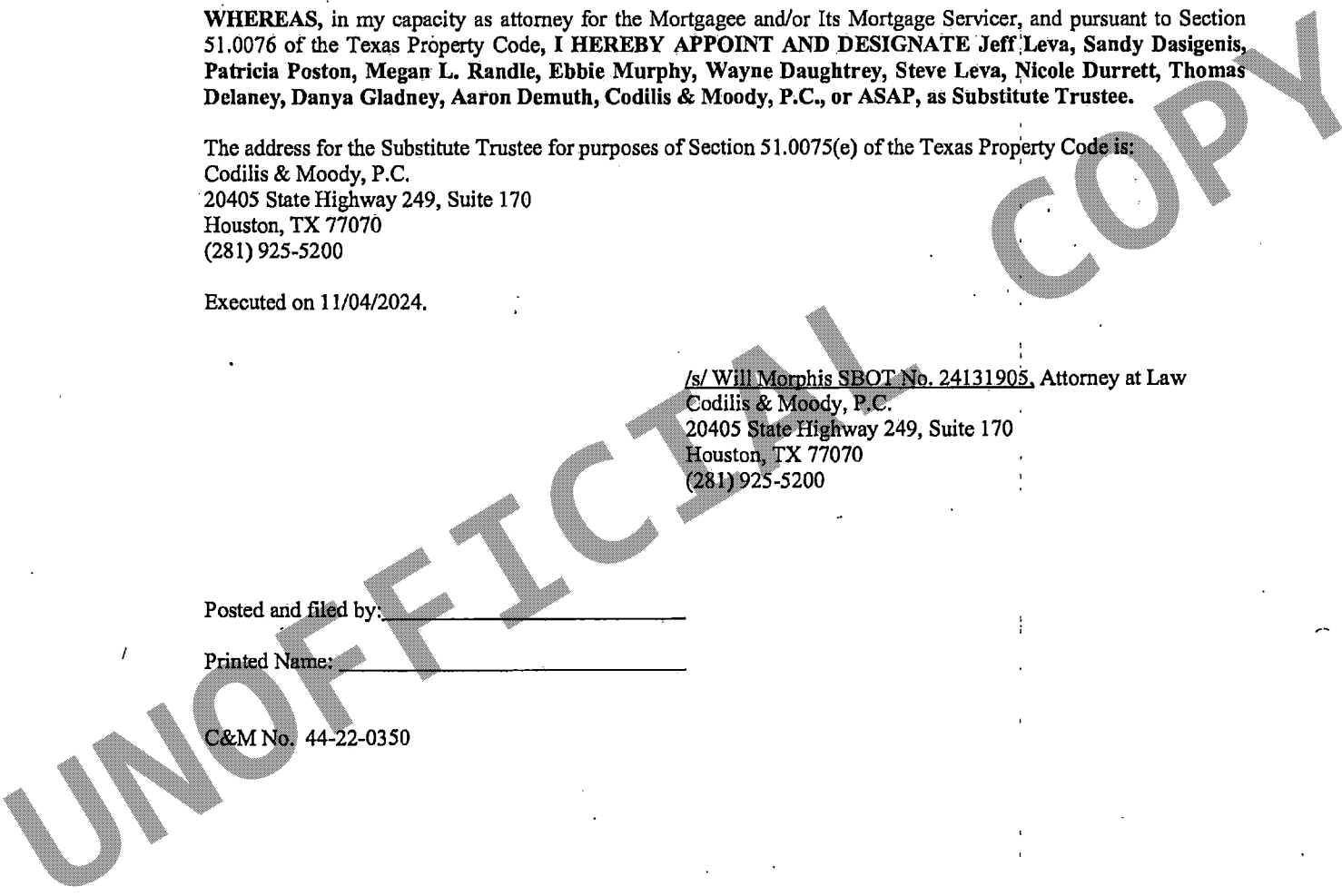
Executed on 11/04/2024.

/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. 44-22-0350



10051 WESTPARK DR #253, HOUSTON, TX, 77042

**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: 2727 Lyndon B. Johnson Frwy., Suite 525, 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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: **ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER**

DT: ZNOS AND APPT (SVC) 241030

AL: 10051 WESTPARK DR #253



4828157

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5893
FILED 11/7/2024 9:42:54 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5893

FILED 11/7/2024 9:42:54 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 10/03/2023 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER RP-2023-384204 in the real property records of Harris County Texas, with TRACY RUPARD, A SINGLE WOMAN as Grantor(s) and CAPITAL FUND I, LLC ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by TRACY RUPARD, A SINGLE WOMAN securing the payment of the indebtedness in the original principal amount of \$77,000.00 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 TRACY RUPARD. 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: UNIT 253, BUILDING T, IDLEWOOD, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM

DT: zNOS AND APPT (SVC) 241030
AL: 10051 WESTPARK DR #253



UNOFFICIAL COPY

FILED 11/7/2024 9:42:54 AM FRCL-2024-5893 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

DECLARATION THEREOF, RECORDED IN VOLUME 59, PAGE 23, VOLUME 62, PAGE 129, VOLUME 67, PAGE 93, VOLUME 100, PAGE 50, VOLUME 107, PAGE 74, VOLUME 110, PAGE 122, VOLUME 110, PAGE 123, VOLUME 131, PAGE 40 AND VOLUME 148, PAGE 65, CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

**REPORTED
PROPERTY
ADDRESS:**

10051 WESTPARK DR #253, HOUSTON, TX 77042

**TERMS OF
SALE:**

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be

DT: zNOS AND APPT (SVC) 241030

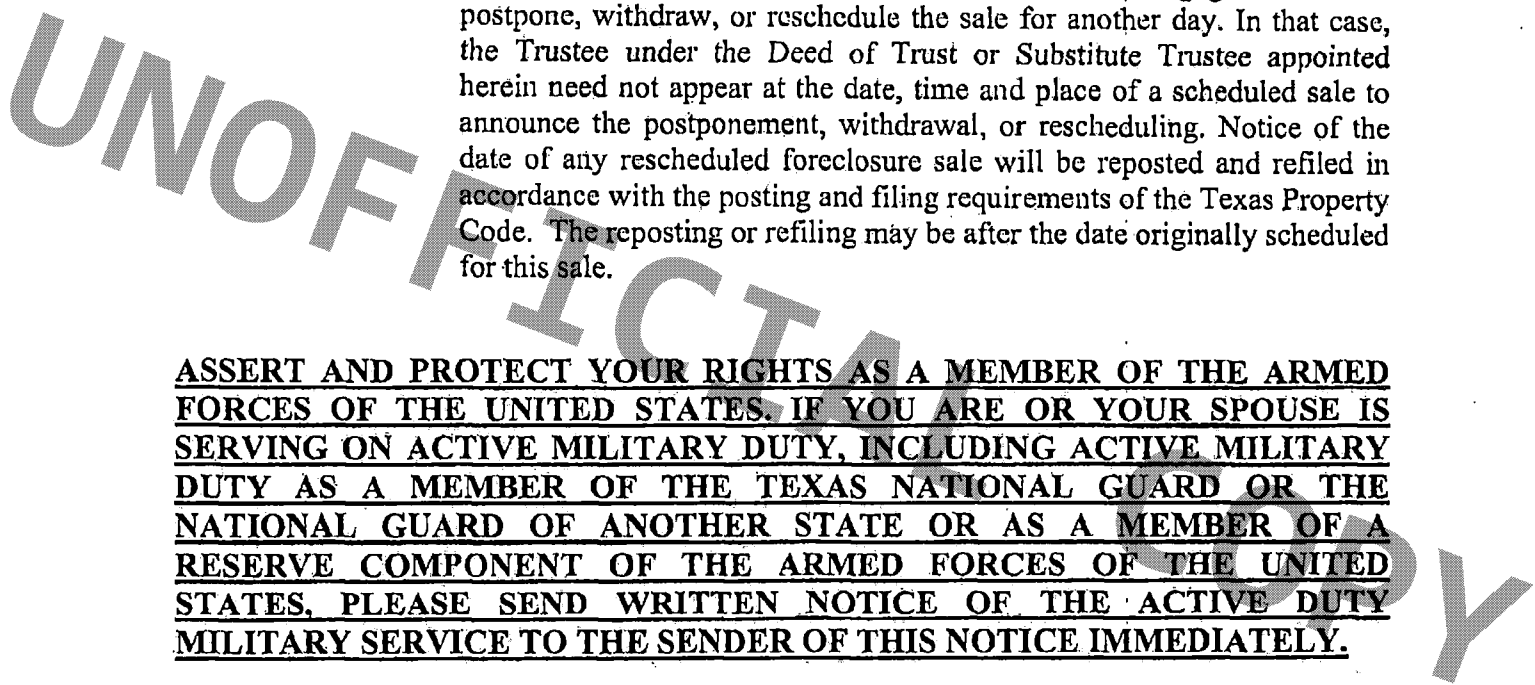
AL: 10051 WESTPARK DR #253



UNRECORDED COPY

returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).


The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.



ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Signed on the 3 day of November, 2024.

Respectfully,
JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15163300
jack@jackoboyle.com
✓ Travis H. Gray | SBN: 24044965
travis@jackobovle.com

Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

DT: zNOS AND APPT (SVC) 241030
AL: 10051 WESTPARK DR #253



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) 241030

AL: 10051 WESTPARK DR #253



UNOFFICIAL

COPY

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

UNOFFICIAL

COPY

DT: zNOS AND APPT (SVC) 241030

AL: 10051 WESTPARK DR #253



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5894
FILED 11/7/2024 9:42:54 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.: 124992-TX

Date: November 1, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: HYPERSTAR PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

ORIGINAL MORTGAGEE: BPL MORTGAGE TRUST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

CURRENT MORTGAGEE: BPL MORTGAGE TRUST, LLC

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 4/19/2023, RECORDING INFORMATION: Recorded on 4/21/2023, as Instrument No. RP-2023-143072

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 12, IN BLOCK 29, OF PONDEROSA FOREST, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 168, PAGE 75, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/3/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

FAY SERVICING, LLC is acting as the Mortgage Servicer for BPL MORTGAGE TRUST, 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:

BPL MORTGAGE TRUST, LLC
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
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



Matter No.: 124992-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, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: Hollis Hamilton

Hollis Rose Hamilton, Attorney

Aldridge Pite, LLP

3333 Camino Del Rio South, Suite 225

San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP

3333 Camino Del Rio South, Suite 225

P.O. BOX 17935

SAN DIEGO, CA 92108-0935

FAX #: 619-590-1385

Phone: (866) 931-0036

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5894

FILED 11/7/2024 9:42:54 AM

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1012 W HART AVE, PASADENA, TX, 77506

**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: 2727 Lyndon B. Johnson Frwy., Suite 525, 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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 241030

AL: 1012 W HART AVE



4828117

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5895
FILED 11/7/2024 9:42:54 AM

FILED 11/7/2024 9:42:54 AM FRCL-2024-5895 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 10/17/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-427021 in the real property records of Harris County Texas, with CALBERT ENTERPRISES LLC as Grantor(s) and CAPITAL FUND I, LLC ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by CALBERT ENTERPRISES LLC securing the payment of the indebtedness in the original principal amount of \$133,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by CALBERT ENTERPRISES LLC. CAPITAL FUND REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC
c/o CAPITAL FUND I, LLC
14555 N SCOTTSDALE ROAD SUITE #200
SCOTTSDALE, AZ 85254

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

LOT TWENTY (20), IN BLOCK FOUR (4), OF SUNSET TERRACE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 50 OF THE MAP RECORDS OF HARRIS

DT: zNOS AND APPT (SVC) 241030

AL: 1012 W HART AVE



FILED 11/7/2024 9:42:54 AM FRCL-2024-5895 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COUNTY: TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 1012 W HART AVE, PASADENA, TX 77506

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) 241030
AL: 1012 W HART AVE



UNOFFICIAL COPY

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).

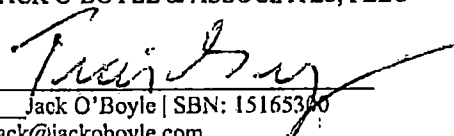
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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 November, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



____ Jack O'Boyle | SBN: 15165380
jack@jackobovle.com
☞ Travis H. Gray | SBN: 24044965
travis@jackobovle.com
____ Chris Ferguson | SBN: 24069714
chris@jackobovle.com

P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 241030

AL: 1012 W HART AVE



COPY

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

UNOFFICIAL

COPY



24TX255-0067
2716 WINDSOR LN, PASADENA, TX 77506

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT 2, IN BLOCK 31, OF RED BLUFF TERRACE, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGE 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated July 5, 2024 and recorded on July 18, 2024 as Instrument Number RP-2024-260238 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by MONARCA GLOBAL HOMES LLC secures the repayment of a Note dated July 5, 2024 in the amount of \$168,300.00. 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.



4828099

FILED 11/7/2024 9:42:54 AM FRCL-2024-5896 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

24TX255-0071
24114 MORRISON LN, KATY, TX 77493

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT SIX (6), BLOCK ONE (1), OF KATY OAKS, SEC 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 655025 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 16, 2024 and recorded on May 22, 2024 as Instrument Number RP-2024-186012 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by EQUITY PROPERTY HOLDINGS LLC secures the repayment of a Note dated May 16, 2024 in the amount of \$293,250.00. BOOMERANG FINANCE SUB-REIT LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4828098

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5897

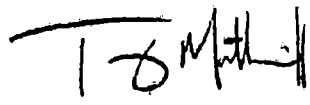
FILED 11/7/2024 9:42:54 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5897
FILED 11/7/2024 9:42:54 AM

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

23TX104-0008
8402 GLENN ELM DRIVE, SPRING, TX 77379

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 9, IN BLOCK 1, OF GLENN HAVEN ESTATES, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 442041, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 14, 2005 and recorded on September 29, 2005 as Instrument Number Y789404 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CHARLES DAVIS, JR. AND YOLANDA EVETTE ELLIS secures the repayment of a Note dated September 14, 2005 in the amount of \$94,000.00. REAL TIME RESOLUTIONS, INC., whose address is 1349 Empire Central Dr., Suite 150, Dallas, TX 75247, is the current mortgagee of the Deed of Trust and Note.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee's attorney appoints the substitute trustees listed below.



4828096

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS


FRCL-2024-5898

FILED 11/7/2024 9:42:54 AM


Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

1823 SHADOW BEND DR, HOUSTON, TX, 77043

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S**

ADDRESS: c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, 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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 241030

AL: 1823 SHADOW BEND DR



4828095

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5899
FILED 11/7/2024 9:42:54 AM

FRCL-2024-5899
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 11/7/2024 9:42:54 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 12/06/2023 and recorded under Volume, Page or Clerk's File No. RP-2023-471693 in the real property records of Harris County Texas, with DARRYL CRAIG MILLER DBA ESQUIRE HOMEBUYER as Grantor(s) and CLOSING CAPITAL LLC, ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by DARRYL CRAIG MILLER DBA ESQUIRE HOMEBUYER securing the payment of the indebtedness in the original principal amount of \$232,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by DARRYL CRAIG MILLER DBA ESQUIRE HOMEBUYER. CAPITAL FUND REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC
c/o CAPITAL FUND I, LLC
14555 N SCOTTSDALE ROAD SUITE #200
SCOTTSDALE, AZ 85254

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

LOT 6 IN BLOCK 18, OF SHADOW OAKS, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP

DT: zNOS AND APPT (SVC) 241030
AL: 1823 SHADOW BEND DR



UNOFFICIAL COPY

FILED 11/7/2024 9:42:54 AM FRCL-2024-5899 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

OR PLAT THEREOF RECORDED IN VOLUME 55, PAGE 36 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS:(the "Property")

REPORTED PROPERTY ADDRESS: 1823 SHADOW BEND DR, HOUSTON, TX 77043

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) 241030
AL: 1823 SHADOW BEND DR



FRCL-2024-5899
FILED 11/7/2024 9:42:54 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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).

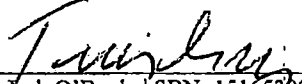
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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.

UNOFFICIAL

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Signed on the 1 day of November, 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

COPY

DT: zNOS AND APPT (SVC) 241030
AL: 1823 SHADOW BEND DR



CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

COPY

UNOFFICIAL

DT: zNOS AND APPT (SVC) 241030

AL: 1823 SHADOW BEND DR



3934 ALICE ST, HOUSTON, TX, 77021

**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: 2727 Lyndon B. Johnson Frwy., Suite 525, 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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 241030

AL: 3934 ALICE ST



4828068

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5900
FILED 11/7/2024 9:42:54 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5900
FILED 11/7/2024 9:42:54 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 11/03/2023 and recorded under Volume, Page or Clerk's File No. DOC# RP-2023-423131 in the real property records of Harris County Texas, with CALBERT ENTERPRISES LLC as Grantor(s) and CAPITAL FUND I, LLC ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by CALBERT ENTERPRISES LLC securing the payment of the indebtedness in the original principal amount of \$137,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by CALBERT ENTERPRISES LLC. CAPITAL FUND REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC
c/o CAPITAL FUND I, LLC
14555 N SCOTTSDALE ROAD SUITE #200
SCOTTSDALE, AZ 85254

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT NINE (9), BLOCK ONE (1), OF THE REPLAT OF SOUTHERN TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 26 OF THE MAP RECORDS OF HARRIS

DT: zNOS AND APPT (SVC) 241030

AL: 3934 ALICE ST



FILED 11/7/2024 9:42:54 AM FRCL-2024-5900 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 3934 ALICE ST, HOUSTON, TX 77021

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) 241030

AL: 3934 ALICE ST



resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).


The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 31 day of October, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 241030

AL: 3934 ALICE ST



FILED 11/7/2024 9:42:54 AM FRCL-2024-5900 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: _____

UNOFFICIAL COPY

DT: zNOS AND APPT (SVC) 241030

AL: 3934 ALICE ST



8906 THEYSEN DR. HOUSTON, TX, 77080

**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: 2727 Lyndon B. Johnson Frwy., Suite 525, 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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 241030

AL: 8906 THEYSEN DR



4828066

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5901
FILED 11/7/2024 9:42:54 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 05/28/2024 and recorded under Volume, Page or Clerk's File No. DOC# RP-2024-219813 in the real property records of Harris County Texas, with J & H CONSTRUCTION & REMODELING LLC as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by J & H CONSTRUCTION & REMODELING LLC securing the payment of the indebtedness in the original principal amount of \$228,000.00 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 J & H CONSTRUCTION & REMODELING 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 149, BLOCK 13 OF BINGLEWOD SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 68 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY.

DT: zNOS AND APPT (SVC) 241030

AL: 8906 THEYSEN DR



FILED 11/7/2024 9:42:54 AM FRCL-2024-5901 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TEXAS (the "Property")

**REPORTED
PROPERTY ADDRESS:** 8906 THEYSEN DR, HOUSTON, TX 77080

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) 241030

AL: 8906 THEYSEN DR

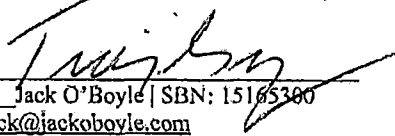


resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Signed on the 31 day of October, 2024.

Respectfully,
JACK O'BOYLE & ASSOCIATES, PLLC

Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
Chris Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 241030
AL: 8906 THEYSEN 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) 241030
AL: 8906 THEYSEN DR



2426 BEVIS ST, HOUSTON, TX, 77008

**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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE: The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: 2NOS AND APPT (SVC) 240318

AL: 2426 BEVIS ST



4828060

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5902
FILED 11/7/2024 9:42:54 AM

UNOFFICIAL COPY

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 07/03/2024 and recorded under Volume, Page or Clerk's File No. DOC# RP-2024-252270 in the real property records of Harris County Texas, with RENO CASIMIR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Grantor(s) and CAPITAL FUND I, LLC ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by RENO CASIMIR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY securing the payment of the indebtedness in the original principal amount of \$320,000.00 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 RENO CASIMIR. 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, IN BLOCK 1, OF BEVIS STREET PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 633058, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS (the

DT: zNOS AND APPT (SVC) 240318

AL: 2426 BEVIS ST



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5902
FILED 11/7/2024 9:42:54 AM

"Property")

**REPORTED
PROPERTY ADDRESS:** 2426 BEVIS ST, HOUSTON, TX 77008

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: 2426 BEVIS ST



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5902
FILED 11/7/2024 9:42:54 AM

resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

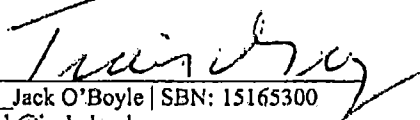
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Signed on the 26 day of October, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 240318

AL: 2426 BEVIS ST



CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: zNOS AND APPT (SVC) 240318
AL: 2426 BEVIS ST



DUPLICATE

5109 WILMINGTON ST, HOUSTON, TX. 77057

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE

TRUSTEE'S 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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF The place of the sale shall be: ORDER DESIGNATING SPACE FOR
SALE: CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318



AL: 5109 WILMINGTON ST



4828059

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5903
FILED 11/7/2024 9:42:54 AM

COPY

NOTICE

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

INSTRUMENT TO BE FORECLOSED: Deed of Trust or Contract Lien dated 03/28/2024 and recorded under Volume, Page or Clerk's File No. DOC# RP-2024-126541 in the real property records of Harris County Texas, with SOUTHERN BAYOU BUILDERS LLC as Grantor(s) and CAPITAL FUND I, LLC ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by SOUTHERN BAYOU BUILDERS LLC securing the payment of the indebtedness in the original principal amount of \$163,699.00 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 SOUTHERN BAYOU BUILDERS 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 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

DT: zNOS AND APPT (SVC) 240318
AL: 5109 WILMINGTON ST



FILED 11/7/2024 9:42:54 AM FRCL-2024-5903 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

HARRIS COUNTY, TEXAS (the "Property")

REPORTED

PROPERTY 5109 WILMINGTON ST, HOUSTON, TX 77057

ADDRESS:

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the 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: 5109 WILMINGTON ST




resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 26 day of October, 2024

Respectfully,
JACK O'BOYLE & ASSOCIATES, PLLC

Jack O'Boyle | SBN: 15165300 | jack@jackobovle.com
Travis H. Gray | SBN: 24044965 | travis@jackobovle.com
Chris Ferguson | SBN: 24069714 | chris@jackobovle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

COPY

DT: zNOS AND APPT (SVC) 240318
AL: 5109 WILMINGTON ST



CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: zNOS AND APPT (SVC) 240318

AL: 5109 WILMINGTON ST



COPY UNOFFICIAL

2914 Wheeler Street, HOUSTON, TX, 77004
9095.0024

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, 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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER 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 11/01/2022 and recorded under Volume,



4827952

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5904
FILED 11/7/2024 9:42:54 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5904

FILED 11/7/2024 9:42:54 AM

Page or Clerk's File No. DOC# RP-2022-537699 in the real property records of Harris County Texas, with Mustard Seed Properties Texas, LLC as Grantor(s) and Loan Ranger Capital Investments REIT, LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by Mustard Seed Properties Texas, LLC securing the payment of the indebtedness in the original principal amount of \$170,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by Mustard Seed Properties Texas, LLC. LOAN RANGER CAPITAL INVESTMENTS LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE: LOAN RANGER CAPITAL INVESTMENTS LLC is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOAN RANGER CAPITAL INVESTMENTS LLC's address is:

LOAN RANGER CAPITAL INVESTMENTS LLC
c/o Loan Ranger Capital Investments REIT, LLC
5000 PLAZA ON THE LAKE, SUITE 180
AUSTIN, TX 78746

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT TEN (10), IN BLOCK THIRTY-ONE (31) OF WASHINGTON TERRACE, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 572, PAGE 405, DEED RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 2914 Wheeler Street, HOUSTON, TX 77004

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or 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.

DT: zNOS AND APPT (MTG) 241030



AL: 2914 Wheeler Street

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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.

DT: zNOS AND APPT (MTG) 241030

AL: 2914 Wheeler Street



UNCOPY

FRCL-2024-5904 FILED 11/7/2024 9:42:54 AM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Signed on the 31 day of October, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis

Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
✓ Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234, I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: zNOS AND APPT (MTG) 241030

AL: 2914 Wheeler Street



UNOFFICIAL COPY

19119 S RIM TRAIL, SPRING, TX, 77388
9095.0004

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, 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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 01/28/2022 and recorded under Volume,



4827951

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5905

FILED 11/7/2024 9:42:54 AM

Page or Clerk's File No. INSTRUMENT NUMBER RP-2022-54970 in the real property records of Harris County Texas, with Building Blocks Construction LLC as Grantor(s) and Loan Ranger Capital Investments REIT, LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by Building Blocks Construction LLC securing the payment of the indebtedness in the original principal amount of \$330,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by Building Blocks Construction LLC. LOAN RANGER CAPITAL INVESTMENTS LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE: LOAN RANGER CAPITAL INVESTMENTS LLC is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOAN RANGER CAPITAL INVESTMENTS LLC's address is:

LOAN RANGER CAPITAL INVESTMENTS LLC
c/o Loan Ranger Capital Investments REIT, LLC
5000 PLAZA ON THE LAKE, SUITE 180
AUSTIN, TX 78746

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT 28 IN BLOCK 1 OF CYPRESS FOREST SECTION 3 A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 357011 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 19119 S RIM TRAIL, SPRING, TX 77388

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

DT: zNOS AND APPT (MTG) 241030



AL: 19119 S RIM TRAIL

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

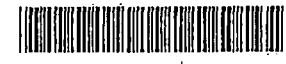
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DT: zNOS AND APPT (MTG) 241030



AL: 19119 S RIM TRAIL

Signed on the 31 day of October, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis
Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

Chris Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: zNOS AND APPT (MTG) 241030

AL: 19119 S RIM TRAIL



UNOFFICIAL COPY

24TX104-0006
21634 FALVEL LAKE DRIVE, SPRING, TX 77388

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 41, BLOCK 2, MEADOW HILL RUN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NUMBER 569251 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 16, 2006 and recorded on May 18, 2006 as Instrument Number Z310749 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ROBERT IRVING LANE III secures the repayment of a Note dated May 16, 2006 in the amount of \$23,054.00. REAL TIME RESOLUTIONS, INC., whose address is 1349 Empire Central Dr., Suite 150, Dallas, TX 75247, is the current mortgagee of the Deed of Trust and Note.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee's attorney appoints the substitute trustees listed below.

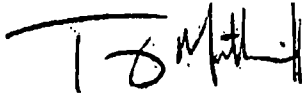


4827945

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).

**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: 2727 Lyndon B. Johnson Frwy., Suite 525, 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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5907
FILED 11/7/2024 9:42:54 AM

copy UNOFFICIAL

LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in HARRIS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 11/17/2021 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER RP-2021-682326 in the real property records of Harris County Texas, with SANDRA NICELY, A SINGLE WOMAN as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by SANDRA NICELY, A SINGLE WOMAN securing the payment of the indebtedness in the original principal amount of \$131,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by SANDRA NICELY. CAPITAL FUND REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

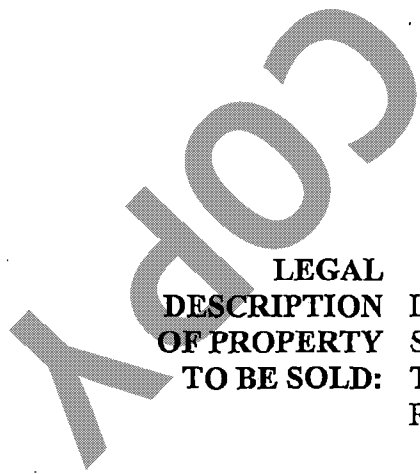
CAPITAL FUND REIT, LLC
c/o CAPITAL FUND I, LLC
14555 N SCOTTSDALE ROAD SUITE #200
SCOTTSDALE, AZ 85254

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

LOT 23 (23), IN BLOCK THIRTY TWO (32), OF SOUTHCREST, SECTION FOUR (4), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 4 OF THE MAP RECORDS OF

DT: zNOS AND APPT (SVC) 241030

AL: 5927 SOUTHTOWN ST



FILED 11/7/2024 9:42:54 AM FRCL-2024-5907 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

HARRIS COUNTY, TEXAS (the "Property")

**REPORTED
PROPERTY
ADDRESS:**

5927 SOUTHTOWN ST, HOUSTON, TX 77033

**TERMS OF
SALE:**

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages

DT: zNOS AND APPT (SVC) 241030

AL: 5927 SOUTHTOWN ST



resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

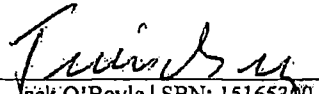
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Signed on the 6 day of November, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

Chris Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 241030
AL: 5927 SOUTHTOWN ST



CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

COPY UNOFFICIAL

DT: zNOS AND APPT (SVC) 241030

AL: 5927 SOUTHTOWN ST



24TX255-0062
2023 VIKING DR, HOUSTON, TX 77018

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT FIVE (5), IN BLOCK THREE (3), OF OAK FOREST, SECTION EIGHTEEN (18), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 47, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated August 16, 2023 and recorded on August 17, 2023 as Instrument Number RP-2023-315543 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by DEL VEGA INVESTMENTS LLC secures the repayment of a Note dated August 16, 2023 in the amount of \$567,800.00. BFSR3, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4828357

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 TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 02, 2006 and recorded under Clerk's File No. Z377433, in the real property records of HARRIS County Texas, with Desmond D. Clark and wife, Stacy L. Clark as Grantor(s) and New Century Mortgage Corporation as Original Mortgagee.

Deed of Trust executed by Desmond D. Clark and wife, Stacy L. Clark securing payment of the indebtedness in the original principal amount of \$74,100.00 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 Desmond D Clark and Stacy L Clark. Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE8 Mortgage Pass-through Certificates, Series 2006-HE8 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

LOT TWELVE (12), BLOCK ONE (1), PARKWAY FOREST, SECTION FIVE (5), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 239, PAGE 43 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5909
FILED 11/7/2024 9:42:54 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 November 6, 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. 44-24-02923

COPY

Notice of Substitute Trustee Sale

T.S. #: 24-10700

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 12/3/2024

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM

Place: Harris County Courthouse in HOUSTON, Texas, at the following location: PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

LOT ONE (1), BLOCK TWO (2), OF FALL CREEK, SECTION TEN (10), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 541135 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 11/21/2012 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No 20120582622, recorded on 12/18/2012, in Book --, Page --, of the Real Property Records of Harris County, Texas.
Property Address: 14707 WINSTON FALLS LANE HUMBLE TX 77396-6071

Trustor(s):	SOSAMMA JOSEPH and JOSEPH A NINAN	Original Beneficiary:	BANK OF AMERICA, N.A.
Current Beneficiary:	U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1	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		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

T.S. #: 24-10700

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by SOSAMMA JOSEPH, HUSBAND AND WIFE AS JOINT TENANTS, AND JOSEPH A NINAN, HUSBAND AND WIFE AS JOINT TENANTS. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$237,121.00, executed by SOSAMMA JOSEPH, HUSBAND AND WIFE AS JOINT TENANTS, AND JOSEPH A NINAN, HUSBAND AND WIFE AS JOINT TENANTS, and payable to the order of BANK OF AMERICA, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of SOSAMMA JOSEPH, HUSBAND AND WIFE AS JOINT TENANTS, AND JOSEPH A NINAN, HUSBAND AND WIFE AS JOINT TENANTS to SOSAMMA JOSEPH and JOSEPH A NINAN. U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC


Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743
800-365-7107**

T.S. #: 24-10700

Dated: 11-7-24

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 SUBSTITUTE TRUSTEES' SALE
(UBS Commercial Mortgage Trust 2018-C12 / Holiday Inn Houston SW Sugar Land)

November 7, 2024 (the "**Effective Date**")

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, December 3, 2024 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **10:00 AM (Harris County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Harris County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Harris County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.²

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust.³

PROPERTY BEING SOLD: The Property⁴, which has a street address of 11160 Southwest Freeway, Houston, Texas 77031, in Harris County, Texas.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁵ Noteholder⁶ is the current owner of the Loan Documents.

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note, dated July 11, 2018, executed by Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$7,700,000.00.

"**Borrower**" means Texas Prime Houston Hotel LLC, a Delaware limited liability company.

"**Original Noteholder**" means Rialto Mortgage Finance, LLC, a Delaware limited liability company.

³ "**Deed of Trust**" means that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated effective July 11, 2018, executed and delivered by Borrower, as grantor, to Brian Pitman, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. RP-2018-316427 in the Real Property Records in Harris County, Texas, covering, among other things, the Property.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 11160 Southwest Freeway, Houston, Texas 77031, in Harris County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

⁵ "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Loan Agreement, dated July 11, 2018, entered into by and between Borrower and Original Noteholder.

⁶ "**Noteholder**" means Wells Fargo, National Association, as Trustee for the Benefit of the Registered Holders of UBS Commercial Mortgage Trust 2018-C12, Commercial Mortgage Pass-Through Certificates, Series 2018-C12, acting by and through the Special Servicer (defined below).

However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustees' Sale has been posted in Harris County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Michele Ray with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through the Special Servicer, and may be contacted at c/o the Special Servicer, 5949 Sherry Lane, Suite 950, Dallas, Texas 75225, Attention: Michele Ray, (214) 390-7240 (telephone).

ACTIVE MILITARY DUTY NOTICE: To assert and protect your rights as a member of the armed forces of the United States, if you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 TRUSTEES: Pursuant to the Appointment,⁷ the Substitute Trustees⁸ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustees' Sale) may conduct the nonjudicial foreclosure sale.

The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, the maturity date of the Note has been accelerated and, therefore, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

"Special Servicer" means K-Star Asset Management LLC, a Delaware limited liability company, as successor to Midland Loan Services, a Division of PNC Bank, National Association, not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated August 1, 2018, and stated to Borrower in the Notice of Change of Special Servicer dated April 27, 2023.

⁷ **"Appointment"** means that certain Appointment of Substitute Trustees and Request to Act, dated May 23, 2024, recorded as Instrument No. RP-2024-203023 in the Real Property Records in Harris County, Texas.

⁸ **"Substitute Trustees"** means each of the following:

Sam Murphy, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hkllaw.com (email).

Manny Gardberg, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002, (713) 653-8615 (telephone), Manny.Gardberg@hkllaw.com (email).

Stephen McCallister, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002, (713) 244-8192 (telephone), Stephen.McCallister@hkllaw.com (email).

Aiden Johnsen, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002, (713) 217-2896 (telephone), Aiden.Johnsen@hkllaw.com (email).

Chris Hamilton, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1343 (telephone), Christopher.Hamilton@hkllaw.com (email).

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

IN WITNESS WHEREOF, this Notice of Substitute Trustees' Sale has been executed to be enforceable on the Effective Date.

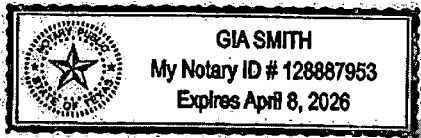
By: *[Signature]*
Name: Sam Murphy, Esq.
Title: Substitute Trustee

STATE OF TEXAS §
 Dallas §
COUNTY OF ~~HARRIS~~ §

This instrument was acknowledged before me on November 6, 2024, by Sam Murphy, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]

[Signature]
Notary Public, State of Texas



COPY UNOFFICIAL

Securitization: UBS Commercial Mortgage Trust 2018-C12
Borrower: Texas Prime Houston Hotel LLC
Property: 11160 Southwest Freeway, Houston, Texas 77031 (Holiday Inn Houston SW Sugar Land)

NOTICE OF SUBSTITUTE TRUSTEES' SALE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6001
FILED 11/7/2024 1:00:42 PM

EXHIBIT "A"

to
Notice of Substitute Trustees' Sale

Real Property

A TRACT OF LAND CONTAINING 4.1638 ACRES, BEING OUT OF A 4.7916 ACRE TRACT AS DESCRIBED IN CLERK'S FILE NO. K865628 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (OPRRPHC), AND BEING PART OF AND OUT OF RESERVE "A" OF SOUTHWEST PARK, SECTION FOUR (4), A SUBDIVISION OF LAND ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 255, PAGE 1 OF THE HARRIS COUNTY MAP RECORDS (HCMR), IN HOUSTON, HARRIS COUNTY, TEXAS; SAID 4.1638 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE MOST SOUTHERLY CORNER OF A CALLED 3.6619 ACRE TRACT AS DESCRIBED IN CLERK'S FILE NO. Y128850 (OPRRPHC), ON THE NORTHEASTERLY LINE OF STANCLIFF STREET (80 FEET WIDE);

THENCE, NORTH 44 DEGREES 07 MINUTES 46 SECONDS EAST, FOR A DISTANCE OF 156.29 FEET TO A 5/8-INCH IRON ROD FOUND MARKING AN ANGLE POINT;

THENCE, NORTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 529.20 FEET TO A 5/8-INCH CAPPED IRON ROD SOUTH TEXAS SURVEYING SET FOR CORNER, SAME BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 69 DEGREES 48 MINUTES 40 SECONDS EAST, FOR A DISTANCE OF 352.56 FEET TO THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, ON THE WESTERLY LINE OF ROARK ROAD (60 FEET WIDE), TO A 5/8-INCH IRON ROD;

THENCE, SOUTH 20 DEGREES 07 MINUTES 07 SECONDS WEST, ALONG THE WESTERLY LINE OF ROARK ROAD (60 FEET WIDE), FOR A DISTANCE OF 38.91 FEET TO A SET "X" MARKING AN ANGLE POINT;

THENCE, SOUTH 27 DEGREES 40 MINUTES 58 SECONDS WEST, ALONG A CUTBACK LINE FOR THE NORTHWEST LINE OF THE SOUTHWEST FREEWAY (U.S. HIGHWAY 59), FOR A DISTANCE OF 177.20 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

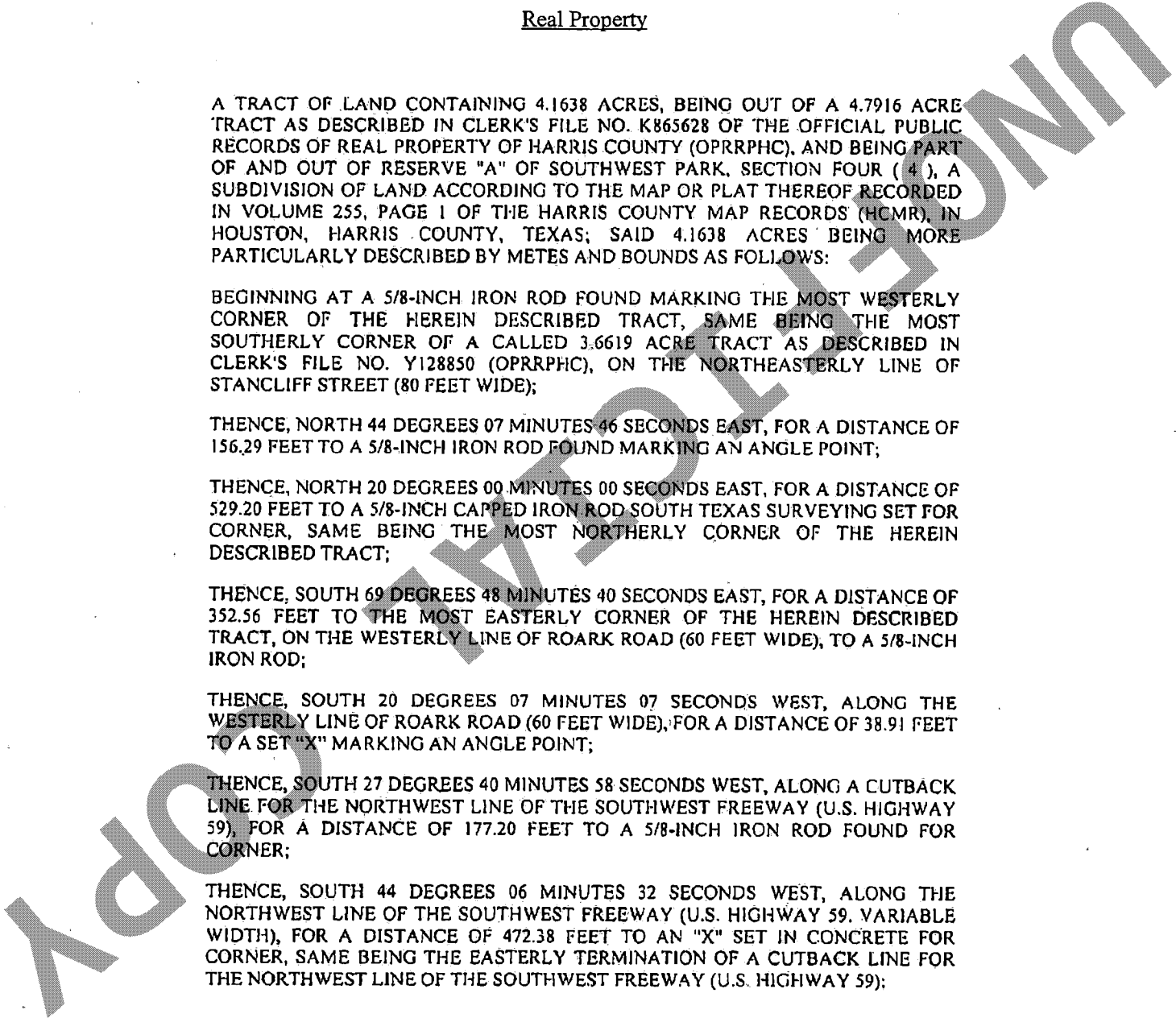
THENCE, SOUTH 44 DEGREES 06 MINUTES 32 SECONDS WEST, ALONG THE NORTHWEST LINE OF THE SOUTHWEST FREEWAY (U.S. HIGHWAY 59, VARIABLE WIDTH), FOR A DISTANCE OF 472.38 FEET TO AN "X" SET IN CONCRETE FOR CORNER, SAME BEING THE EASTERLY TERMINATION OF A CUTBACK LINE FOR THE NORTHWEST LINE OF THE SOUTHWEST FREEWAY (U.S. HIGHWAY 59);

EXHIBIT "A"

Securitization: UBS Commercial Mortgage Trust 2018-C12

Borrower: Texas Prime Houston Hotel LLC

Property: 11160 Southwest Freeway, Houston, Texas 77031 (Holiday Inn Houston SW Sugar Land)



THENCE, SOUTH 77 DEGREES 00 MINUTES 22 SECONDS WEST, ALONG THE SAID CUTBACK LINE FOR THE NORTHWEST LINE OF THE SOUTHWEST FREEWAY (U.S. HIGHWAY 59), FOR A DISTANCE OF 45.91 FEET TO THE WESTERLY TERMINATION POINT OF SAID CUTBACK LINE, ALSO BEING ON THE NORTHEASTERLY LINE OF STANCLIFF STREET, FROM WHICH A FOUND TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) DISK BEARS WITNESS AT NORTH 33 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.00 FEET;

THENCE, NORTH 70 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF STANCLIFF STREET (80 FEET WIDE) FOR A DISTANCE OF 161.23 FEET TO THE PLACE OF BEGINNING CONTAINING 4.1638 ACRES OF LAND.

FOR INFORMATIONAL PURPOSES ONLY: The Harris County Appraisal District has currently designated the subject property as Account No. 111-655-000-0006.

UNOFFICIAL COPY

EXHIBIT "A"

Securitization: UBS Commercial Mortgage Trust 2018-C12

Borrower: Texas Prime Houston Hotel LLC

Property: 11160 Southwest Freeway, Houston, Texas 77031 (Holiday Inn Houston SW Sugar Land)

NOTICE OF SUBSTITUTE TRUSTEES' SALE
(Bancorp 2019-CRE5 / Montrose III)

November 7, 2024 (the "**Effective Date**")

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, December 3, 2024 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **1:00 PM (Harris County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Harris County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Harris County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.²

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust.³

PROPERTY BEING SOLD: The Property⁴, which has a street address of 1919 West Main Street, Houston, Texas 77098, et al. in Harris County, Texas.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁵ Noteholder⁶ is the current owner of the Loan Documents.

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note, dated October 16, 2018, executed by Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$17,300,000.00.

"**Borrower**" means Montrose Multifamily Members III, LLC, a Texas limited liability company.

"**Original Noteholder**" means The Bancorp Bank, a Delaware corporation.

³ "**Deed of Trust**" means that certain Deed of Trust and Security Agreement, dated effective October 16, 2018, executed and delivered by Borrower, as grantor, to Charles H. Mansour, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. RP-2018-474915 in the Real Property Records in Harris County, Texas, covering, among other things, the Property.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 1919 West Main Street, Houston, Texas 77098, et al. in Harris County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

⁵ "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Loan Agreement, dated October 16, 2018, entered into by and between Borrower and Original Noteholder.

⁶ "**Noteholder**" means Wilmington Trust, National Association, as Trustee, for the benefit of the registered holders of The Bancorp Commercial Mortgage 2019-CRE5 Trust, Commercial Mortgage Pass-Through Certificates, Series 2019-CRE5, acting by and through the Special Servicer (defined below).

However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustees' Sale has been posted in Harris County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Alex Killick with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through the Special Servicer, and may be contacted at c/o the Special Servicer, 900 19th St. NW - 8th Floor, Washington, District of Columbia 20006, Attention: Alex Killick, (202) 715-9549 (telephone).

ACTIVE MILITARY DUTY NOTICE: To assert and protect your rights as a member of the armed forces of the United States, if you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 TRUSTEES: Pursuant to the Appointment,⁷ the Substitute Trustees⁸ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustees' Sale) may conduct the nonjudicial foreclosure sale.

The Note matured on November 9, 2021. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal

"Special Servicer" means CWCapital Asset Management LLC, a Delaware limited liability company, not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated March 28, 2019.

⁷ **"Appointment"** means that certain Appointment of Substitute Trustees and Request to Act, dated August 12, 2022, recorded as Instrument No. RP-2022-413609 in the Real Property Records in Harris County, Texas.

⁸ **"Substitute Trustees"** means each of the following:

Mark Weibel, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1111 (telephone), Mark.Weibel@hkllaw.com (email).

Sam Murphy, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hkllaw.com (email).

Manny Gardberg, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002, (713) 653-8615 (telephone), Manny.Gardberg@hkllaw.com (email).

Chris Hamilton, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1343 (telephone), Christopher.Hamilton@hkllaw.com (email).

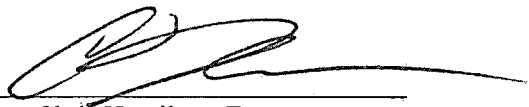
property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6002
FILED 11/7/2024 1:00:42 PM

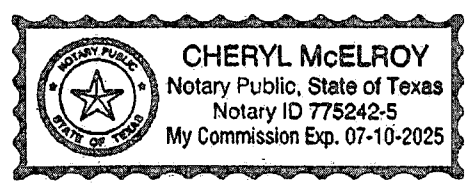
IN WITNESS WHEREOF, this Notice of Substitute Trustees' Sale has been executed to be enforceable on the Effective Date.

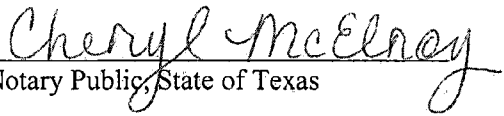
By: 
Name: Chris Hamilton, Esq.
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on November 1, 2024, by Chris Hamilton, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]




Notary Public, State of Texas

UNOFFICIAL COPY

Securitization: Bancorp 2019-CRES
Borrower: Montrose Multifamily Members III, LLC
Property: 1919 West Main Street, Houston, Texas 77098, et al. (Montrose III)

NOTICE OF SUBSTITUTE TRUSTEES' SALE

EXHIBIT "A"

to
Notice of Substitute Trustees' Sale

Real Property

501 Branard Street, 2211 West Alabama Street,
and 1919 West Main Street
Houston, Harris County, Texas

Tract I:

The North 62.5 feet of Lot 1, Block 22, BUTE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 19, Map Records of Harris County, Texas.

Tract II:

ALL THAT CERTAIN 0.6710 ACRE TRACT OF LAND BEING OUT OF AND A PART OF LOTS 6 AND 7, OF THE W. C. CROW ADDITION SITUATED IN THE A. C. REYNOLDS SURVEY, ABSTRACT NO. 61, HARRIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 539, PAGE 629 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; SAID 0.6710 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BASIS OF BEARING IS THE SOUTH ROW LINE OF WEST ALABAMA BEING SOUTH 89 DEGREES 20 MINUTES 44 SECONDS EAST.

BEGINNING AT A "X" CUT IN CONCRETE SET AT THE INTERSECTION OF THE SOUTH LINE OF WEST ALABAMA AVENUE AS WIDENED, WITH THE OCCUPIED WEST LINE OF GREENBRIAR STREET (BASED ON A WIDTH OF 60.0 FEET);

THENCE, SOUTH 00 DEGREES 18 MINUTES 47 SECONDS WEST, 182.14 FEET ALONG THE OCCUPIED WEST LINE OF SAID GREENBRIAR STREET TO A POINT AT A WALL COMES AT THE NORTHEAST CORNER OF ALABAMA PLACE SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 6, OF MAP RECORDS OF HARRIS COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE 0.6710 ACRE TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 52 MINUTES 34 SECONDS WEST, 160.00 FEET ALONG THE NORTH LINE OF THE SAID ALABAMA PLACE SUBDIVISION AND THE SOUTH LINE OF THE SAID W. C. CROW ADDITION TO A 5/8 INCH CAPPED IRON ROD SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF THE 0.6710 ACRE TRACT HEREIN DESCRIBED; SAID POINT ALSO BEING THE OCCUPIED SOUTHEAST CORNER OF LOT 5 AND THE SOUTHWEST CORNER OF LOT 6, OF THE SAID W. C. CROW ADDITION;

THENCE NORTH 00 DEGREES 36 MINUTES 06 SECONDS EAST, ALONG THE COMMON OCCUPIED LINE BETWEEN SAID LOTS 5 AND 6 A DISTANCE OF 184.31 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID WEST

EXHIBIT "A"

Securitization: Bancorp 2019-CRE5
Borrower: Montrose Multifamily Members III, LLC
Property: 1919 West Main Street, Houston, Texas 77098, et al. (Montrose III)

NOTICE OF SUBSTITUTE TRUSTEES' SALE

COPY

UNOFFICIAL

ALABAMA AVENUE FOR THE NORTHWEST CORNER OF THE 0.6710 ACRE TRACT
HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 20 MINUTES 44 SECONDS EAST, 159.07 FEET ALONG
THE SOUTH LINE OF SAID WEST ALABAMA AVENUE TO THE PLACE OF
BEGINNING AND CONTAINING 0.6710 ACRES OR 29,229 SQUARE FEET.

Tract III:

BEING A TRACT OR PARCEL OF LAND CONTAINING 1.2179 ACRE (53,050 SQUARE
FEET), BEING ALL OF LOTS 1, 2, 3, 4, 5, THE EAST 25 FEET OF LOT 7, ALL OF LOTS 8,
9, 10, 12, AND ALL OF LOT 11, SAVE AND EXCEPT THE SOUTHWEST 26 FEET BY 75
FEET THEREOF, ALL IN BLOCK 10, MONTLEW PLACE, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 385, PAGE 139, HARRIS COUNTY DEED
RECORDS, AND BEING THE SAME PROPERTY AS DESCRIBED IN HARRIS COUNTY
CLERK'S FILE NOS. R-200647 AND R-553937. SAID 1.2179 ACRE TRACT BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BASIS OF
BEARING IS THE SOUTH R.O.W. LINE OF WEST MAIN AVENUE BEING NORTH 00
DEGREES 00 MINUTES 00 SECONDS EAST.

BEGINNING AT AN "X" CUT FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-
OF-WAY LINE OF WEST MAIN AVENUE (60 FOOT RIGHT-OF-WAY) AND THE EAST
RIGHT-OF-WAY LINE OF MCDUFFIE STREET (60 FOOT RIGHT-OF-WAY), MARKING
THE NORTHWEST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF
THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH
RIGHT-OF-WAY LINE OF SAID WEST MAIN AVENUE, A DISTANCE OF 250.00 FEET
TO AN "X" CUT FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY
LINE OF SAID WEST MAIN AVENUE AND THE WEST RIGHT-OF-WAY LINE OF
HAZARD STREET (60 FOOT RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER
OF SAID LOT 5, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED
TRACT;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST
RIGHT-OF-WAY LINE OF SAID HAZARD STREET, A DISTANCE OF 250.00 FEET TO
AN "X" CUT IN CONCRETE FOUND AT THE INTERSECTION OF THE WEST RIGHT-
OF-WAY LINE OF HAZARD STREET AND THE NORTH RIGHT-OF-WAY LINE OF
COLQUITT AVENUE (60 FOOT RIGHT-OF-WAY), MARKING THE SOUTHEAST
CORNER OF SAID LOT 10, AND THE SOUTHEAST CORNER OF THE HEREIN
DESCRIBED TRACT;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH
RIGHT-OF-WAY LINE OF SAID COLQUITT AVENUE, A DISTANCE OF 175.00 FEET TO
A CAPPED 5/8" IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET MARKING
THE SOUTHEAST CORNER OF THE SAID WEST 25 FEET OF LOT 7 AS DESCRIBED IN
HARRIS COUNTY CLERK'S FILE NO. U-047642, SAME BEING THE SOUTHWEST

EXHIBIT "A"

Securitization: Bancorp 2019-CRE5
Borrower: Montrose Multifamily Members III, LLC
Property: 1919 West Main Street, Houston, Texas 77098, et al. (Montrose III)

NOTICE OF SUBSTITUTE TRUSTEES' SALE

CORNER OF THE SAID EAST 25 FEET OF LOT 7, AND A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE WEST 25 FEET OF LOT 7 AND THE EAST LINE OF A CALLED 0.0448 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. U-016881, A DISTANCE OF 126.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET MARKING THE NORTHEAST CORNER OF SAID 0.0448 ACRE TRACT, AND THE INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.0448 ACRE TRACT, A DISTANCE OF 75.00 FEET TO A POINT LYING IN THE EAST RIGHT-OF-WAY LINE OF SAID MCDUFFIE STREET, MARKING THE NORTHWEST CORNER OF SAID 0.0448 ACRE TRACT, AND A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 47 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.0 FEET;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MCDUFFIE STREET, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2179 ACRE (53,050 SQUARE FEET) OF LAND, MORE OR LESS.

UNOFFICIAL COPY

EXHIBIT "A"

Securitization: Bancorp 2019-CRE5
Borrower: Montrose Multifamily Members III, LLC
Property: 1919 West Main Street, Houston, Texas 77098, et al. (Montrose III)

NOTICE OF SUBSTITUTE TRUSTEES' SALE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6006
FILED 11/7/2024 1:39:03 PM

Record and return to:
Kilpatrick Townsend & Stockton LLP
2001 Ross Avenue, Suite 4400
Dallas, TX 75201

Property Address:
10333 Richmond Avenue
Houston, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

SUBSTITUTE TRUSTEE(S): Stuart Atwell, Raymond Fischer, Christin J. Jones and/or W. Alan Wright, 2001 Ross Ave., Suite 4400, Dallas, Texas 75201.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Senders are: Stuart Atwell, Raymond Fischer, and Christin J. Jones, 2001 Ross Ave., Suite 4400, Dallas, Texas 75201.

Deed of Trust Date:
July 8, 2014

Grantor(s) Mortgagor(s):
BRI 1863 Richmond, LLC

Original Mortgagee:
JPMorgan Chase Bank, National Association

Current Mortgagee:
JPMBB 2014-C22 Richmond Avenue, LLC

Recorded on: July 9, 2014
As File No.: 20140298039

Property County:
Harris County

Default has occurred pursuant to the terms of the Deed of Trust, Assignment of Rents and Leases and Security Agreement ("Deed of Trust") memorialized by a contemporaneously executed Promissory Note and other loan documents, the debt has been accelerated, and the same is now wholly due, and the Mortgagee has requested to sell all secured property identified by the Deed of Trust, including the real property described on Exhibit A attached hereto, and any fixtures or personal property located on same, to satisfy all indebtedness.

Date of Sale: December 3, 2024

Earliest Time Sale Will Begin: 10:00 a.m.

Place of Sale of Property: BAYOU CITY EVENT CENTER, 9401 KNIGHT RD, HOUSTON, TX, IN THE LARGE BALLROOM IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Mortgage Servicer is authorized to represent the Mortgagee by virtue of servicing agreement with the Mortgagee, its successors and assigns. Pursuant to Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

The undersigned has been appointed Substitute Trustee in place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee(s) will sell the secured property identified in the Deed of Trust, as such instrument may from time to time have been amended, assumed, consolidated, modified, supplemented, restated, renewed, extended and/or assigned, by public auction to the highest bidder for cash at the place and date specified, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Dated: November 7, 2024.

 _____, Substitute Trustee

Raymond Fischer
Stuart Atwell
Christin J. Jones
c/o KILPATRICK TOWNSEND & STOCKTON LLP
2001 Ross Avenue, Suite 4400
Dallas, Texas 75201

For Information:
KILPATRICK TOWNSEND & STOCKTON LLP
2001 Ross Avenue, Suite 4400
Dallas, Texas 75201 / (214) 922-7100

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EXHIBIT A

LEGAL DESCRIPTION

TRACT I:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 3.3345 ACRES, OUT OF THE I.E. WADE SURVEY, ABSTRACT NO. 855, IN HARRIS COUNTY, TEXAS, BEING A PART OF BLOCK 21, UNRESTRICTED RESERVE "U", OF WESTCHASE SUBDIVISION, SECTION ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 270, PAGE 134, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.3345-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EXTENDED EASTERLY RIGHT-OF-WAY LINE OF WEST BELT DRIVE (50 FOOT WIDE RIGHT-OF-WAY) WITH THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (120- FOOT WIDE RIGHT-OF-WAY);

THENCE NORTH 88 DEGREES 25 MINUTES 57 SECONDS EAST, ALONG THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE, FOR A DISTANCE OF 318.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 86 DEGREES 31 MINUTES 30 SECONDS EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (VARIABLE WIDTH AT THIS POINT), FOR A DISTANCE OF 300.45 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 3.3345-ACRE TRACT, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (100-FOOT WIDE RIGHT-OF-WAY), WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2249.47 FEET AND SUBTENDING A CENTRAL ANGLE OF 06 DEGREES 28 MINUTES 21 SECONDS (CHORD BEARS NORTH 85 DEGREES 11 MINUTES 47 SECONDS EAST, 253.98 FEET), FOR AN ARC DISTANCE OF 254.12 FEET TO A 5/8-INCH IRON ROD FOUND AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 95 DEGREES 42 MINUTES 41 SECONDS (CHORD BEARS SOUTH 50 DEGREES 11 MINUTES 03 SECONDS EAST, 37.07 FEET), FOR AN ARC DISTANCE OF 41.76 FEET TO A 5/8-INCH IRON ROD FOUND AT ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF WESTCENTER DRIVE (60-FOOT WIDE RIGHT-OF-WAY);

THENCE SOUTH 02 DEGREES 19 MINUTES 44 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WESTCENTER DRIVE, FOR A DISTANCE OF

EXHIBIT A

LEGAL DESCRIPTION

499.19 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE COMMON SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF 27.36 ACRE TRACT OUT OF 150.8552 ACRES RECORDED IN P020211;

THENCE SOUTH 87 DEGREES 40 MINUTES 16 SECONDS WEST, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF WESTCENTER DRIVE ALONG THE COMMON SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHERLY LINE OF SAID 27.36 ACRE TRACT, FOR A DISTANCE OF 281.23 FEET TO A POINT FOR A CORNER FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 46 DEGREES 45 MINUTES 23 SECONDS EAST 0.3 FEET, SAID POINT BEING ON THE EASTERLY LINE OF A 40-FOOT PRIVATE ROADWAY EASEMENT RECORDED IN HARRIS COUNTY CLERK FILE NO. G-656043;

THENCE NORTH 02 DEGREES 19 MINUTES 44 SECONDS WEST ALONG THE EASTERLY LINE OF SAID 40-FOOT PRIVATE ROADWAY EASEMENT, FOR A DISTANCE OF 513.09 FEET TO THE POINT OF BEGINNING, CONTAINING 3.3345 ACRES (145.251 SQUARE FEET) OF LAND AREA.

TRACT II:

EASEMENT ESTATE CREATED IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. G656043 BY AND BETWEEN TENNWEST ASSOCIATES AND ENSERCH CORPORATION, DATED AUGUST 22, 1980, OVER THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.4708 ACRE, OUT OF THE I.E. WADE SURVEY, ABSTRACT NO. 855, IN HARRIS COUNTY, TEXAS, BEING A PART OF BLOCK TWENTY ONE (21), UNRESTRICTED RESERVE "U" OF WESTCHASE SUBDIVISION, SECTION ELEVEN (11), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 270, PAGE 134, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.4708-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EXTENDED EASTERLY RIGHT-OF-WAY, LINE OF WEST BELT DRIVE (50-FOOT RIGHT-OF-WAY) WITH THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (120 FEET WIDE RIGHT-OF-WAY);

THENCE NORTH 88 DEGREES 25 MINUTES 57 SECONDS EAST, ALONG THE EXTENDED SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE FOR A DISTANCE OF 318.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 86 DEGREES 31 MINUTES 30 SECONDS EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE (VARIABLE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
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EXHIBIT A

LEGAL DESCRIPTION

WIDTH AT THIS POINT) FOR A DISTANCE OF 260.45 FEET TO A POINT FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.4708-ACRE TRACT;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE, NORTH 86 DEGREES 31 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD FOUND BEING AT THE NORTHWEST CORNER OF A 3.3345-ACRE TRACT;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND AVENUE, SOUTH 02 DEGREES 19 MINUTES 44 SECONDS EAST, ALONG THE WESTERLY LINE OF A 3.3345-ACRE TRACT, FOR A DISTANCE 513.09 FEET TO A POINT FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS SOUTH 46 DEGREES 45 MINUTES 23 SECONDS EAST, 0.3 FEET AT THE SOUTHWEST CORNER OF THE 3.3345-ACRE TRACT;

THENCE SOUTH 87 DEGREES 40 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 19 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 512.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4708 ACRES (20,508 SQUARE FEET) OF LAND AREA.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6006

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NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

TRACT 1:

Lot 2 and the North 20 feet of Lot 3, Block 2, GRUSS PLACE, an Addition in Harris County, Texas, according to the Map or Plat recorded in Volume 998, Pages 378-379, Deed Records of Harris County, Texas.

TRACT 2:

Lot 1 and 6, Block 2, GRUSS PLACE, an Addition in Harris County, Texas, according to the Map or Plat recorded in Volume 998, Page 377, 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: Tuesday, December 3, 2024

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: - The area of the Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid

credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. Assert and protect your

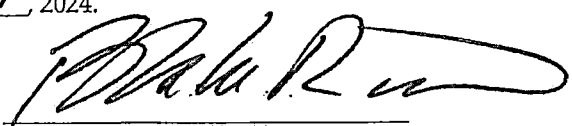
rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Becond Real Estate Group LLC, dated January 11, 2021 and recorded in Document Number RP-2021-25990 of the Official Public Records of Harris County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$1,296,000.00 executed by Becond Real Estate Group LLC payable to the order of BancorpSouth Bank (collectively the "Obligation"). Cadence Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: November 7, 2024.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

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NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

DATE OF SALE: Tuesday, the 3rd day of December, 2024.

TIME OF SALE: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

PLACE OF SALE: Harris County Courthouse, 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER PAVILION, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

INFORMATION REGARDING THE LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Enabling Declaration for Moritz Village Townhomes, A Condominium Apartment Project, recorded under Document No. E929291 in the Official Public Records of Harris County, Texas (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Enabling Declaration for Moritz Village Townhomes, A Condominium Apartment Project*, recorded under Document No. E929291 in the Official Public Records of Harris County, Texas (the "Declaration"), Moritz Village Townhomes (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Moritz Village Townhomes (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: January 2, 2024.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Moritz Village Townhomes (the "Project") and is subject to the Enabling Declaration for Moritz Village Townhomes, A Condominium Apartment Project, (the "Declaration").

Tindustry, LLC ("Debtor") is the owner of the Property pursuant to an General Warranty Deed recorded at Document No. RP-2019-363992, Official Public Records, Harris County, Texas;

The Declaration establishes Moritz Village Townhomes (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtor has failed to pay the Assessments imposed by the Association;

The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Greg Garza, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases,

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and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Harris County, Texas, or by an on-the-ground inspection of the Property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

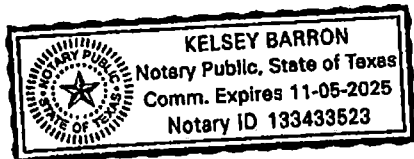
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email debtverification@caglepugh.com.

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 7th day of November, 2024.

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, any to act as trustee

**THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §**

This instrument was acknowledged before me on this 7th day of November, 2024, by Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, Trustee.



Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:
Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, any to act as trustee
CAGLE PUGH
4301 Westbank Drive, Building A, Suite 150,
Austin, Texas 78746

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 1715 MORITZ DR #11, HOUSTON, TEXAS 77055

THE FOLLOWING DESCRIBED APARTMENT-HOME UNIT, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO TOGETHER WITH AN UNDIVIDED FRACTIONAL INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED AND BEING PART OF MORTIZ VILLAGE TOWNHOMES, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR MORITZ VILLAGE TOWNHOMES, TOGETHER WITH SURVEY PLATS, BYLAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 29, PAGE 123, ET. SEQ. OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS TO WIT: THAT PART OF MORTIZ VILLAGE TOWNHOMES, BEING APARTMENT-HOME UNIT NUMBER 11, IN BUILDING LETTERED "B", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF: THAT PART OF THE LIMITED COMMON ELEMENTS OF MORTIZ VILLAGE TOWNHOMES, BEING PARKING SPACES(S) NUMBER 11, TOGETHER WITH THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF: AND AN UNDIVIDED 2.795 PERCENT OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS MORTIZ VILLAGE TOWNHOMES.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

SUBSTITUTE TRUSTEE(S): Stephan Harris, Nikki Fanous and/or Jared Slade, 2200 Ross Ave., Suite 2300, Dallas, Texas 75201.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately. Senders are: Stephan Harris and Jared Slade, 2200 Ross Ave., Suite 2300, Dallas, Texas 75201.

Deed of Trust Date: March 4, 2020	Grantor(s) Mortgagor(s): 9465 Clearwood Drive Houston LLC, a Delaware limited liability company
Original Mortgagee: BDS III Mortgage Capital B LLC, a Delaware limited liability company	Current Mortgagee: BDS III Mortgage Capital G LLC, a Delaware limited liability company
Recorded on: March 5, 2020 As File No.: RP-2020-100925	Property County: Harris County

Default has occurred pursuant to the terms of that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing is dated March 4, 2020 and recorded on March 5, 2020 as Document No. RP-2020-100925 in the real property records of Harris County, Texas, as assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made by Original Mortgagee to BDS III LOAN SELLER LLC, a Delaware limited liability company, dated September 30, 2020 and recorded on October 8, 2020 as Document No. RP-2020-482751, as affected by that certain Corrective Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, recorded on October 30, 2020, as Document No. RP-2020-527347, as further assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made by BDS III LOAN SELLER LLC, a Delaware limited liability company to BDS 2020-FL6 LTD., an exempted incorporated without limited liability under the laws of the Cayman Islands, dated September 30, 2020 and recorded on October 10, 2020 as Document No. RP-2020-482753, as further assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made by BDS 2020-FL6 LTD., an exempted incorporated without limited liability under the laws of the Cayman Islands to BDS 2020-FL6 RETENTION HOLDER LLC, a Delaware limited liability company, dated May 18, 2023, and recorded on May 23, 2023 as Document No. RP-2023-187173, as further assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made by BDS 2020-FL6 RETENTION HOLDER LLC, a Delaware limited liability company to Current Mortgagee (“**Deed of Trust**”) memorialized by that certain contemporaneously executed Promissory Note and other loan documents, the debt has been accelerated, and the same is now wholly due, and the Mortgagee has requested to sell all secured property identified by the Deed of Trust, including the real property described on Exhibit “A” attached hereto, and any fixtures or personal property located on same, to satisfy all indebtedness.

FILED 11/8/2024 8:44:45 AM FRCL-2024-6009 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Date of Sale: December 3, 2024

Earliest Time Sale Will Begin: 10:00 a.m.

Place of Sale of Property: BAYOU CITY EVENT CENTER, 9401 KNIGHT RD, HOUSTON, TX, IN THE LARGE BALLROOM IN THE DESIGNATED AREA OUTLINED IN THE COMMISSIONERS COURT ORDER, or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Mortgage Servicer is authorized to represent the Mortgagee by virtue of servicing agreement with the Mortgagee, its successors and assigns. Pursuant to Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

The undersigned has been appointed Substitute Trustee in place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee(s) will sell the secured property identified in the Deed of Trust, as such instrument may from time to time have been amended, assumed, consolidated, modified, supplemented, restated, renewed, extended and/or assigned, by public auction to the highest bidder for cash at the place and date specified, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Dated: November 7, 2024.



Substitute Trustee

Stephan Harris
Jared Slade
Nikki Fanous
c/o ALSTON & BIRD LLP
2200 Ross Avenue, Suite 2300
Dallas, Texas 75201

For Information:
ALSTON & BIRD LLP
2200 ROSS AVENUE, SUITE 2300
DALLAS, TEXAS 75201 / (214) 922-3424

COPY

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EXHIBIT A

DESCRIPTION OF THE LAND

ALL OF CLEARWOOD VILLAS APARTMENTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 518010, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY

APPOINTMENT OF SUBSTITUTE TRUSTEE

STATE OF NEW YORK §
 § **KNOW ALL MEN**
COUNTY OF NEW YORK § **BY THESE PRESENTS:**

WHEREAS, by that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the “**Deed of Trust**”) dated March 4, 2020, 9465 Clearwood Drive Houston LLC, a Delaware limited liability company (“**Borrower**”), as Grantor, conveyed to Mark A. Randolph, as Trustee, for the benefit of BDS III MORTGAGE CAPITAL B LLC, a Delaware limited liability company (“**Original Lender**”), as beneficiary, and certain real property situated in Harris County, Texas, being described in the attached Exhibit A hereto, to secure the payment of that certain Promissory Note (the “**Note**”) therein described in the principal amount of TWENTY-FIVE MILLION TWO HUNDRED SIXTY THOUSAND and NO/DOLLARS (\$25,260,000.00), which Deed of Trust was recorded on March 5, 2020 as Document No. RP-2020-100925 of the real property records of Harris County, Texas, reference to said Deed of Trust being hereby made for all purposes; as assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made by Original Lender to BDS III LOAN SELLER LLC, a Delaware limited liability company (“**BDS Loan Seller**”) dated September 30, 2020 and recorded on October 8, 2020 as Document No. RP-2020-482751, as affected by that certain Corrective Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, recorded on October 30, 2020, as Document No. RP-2020-527347, as further assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made by BDS Loan Seller to BDS 2020-FL6 LTD., an exempted incorporated without limited liability under the laws of the Cayman Islands (“**BDS FL6 LTD**”), dated September 30, 2020 and recorded on October 10, 2020 as Document No. RP-2020-482753, as further assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made by BDS FL6 LTD to BDS 2020-FL6 RETENTION HOLDER LLC, a Delaware limited liability company (“**BDS FL6 Retention**”), dated May 18, 2023, and recorded on May 23, 2023 as Document No. RP-2023-187173, as further assigned by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made by BDS FL6 Retention to BDS III MORTGAGE CAPITAL G LLC, a Delaware limited liability company (“**Lender**”), dated May 18, 2023, and recorded on May 23, 2023 as Document No. RP-2023-187175; *and*

WHEREAS, pursuant to the provisions of the Deed of Trust, Lender, in its capacity as beneficiary of said Deed of Trust and holder of the Note or authorized agent of the holder of the Note, removes Mark A. Randolph as Trustee and any Substitute Trustee(s) or Successor Substitute Trustee(s) previously appointed in place of the original Trustee, names and appoints Stephan Harris, Nikki Fanous and/or Jared Slade as Substitute Trustee(s) or Successor Substitute Trustee(s) to act under and by virtue of said Deed of Trust.

[END OF TEXT – SIGNATURE AND ACKNOWLEDGEMENT PAGES FOLLOW]

FILED 11/8/2024 8:44:45 AM
FRCL-2024-6009
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2024-416265

RP-2024-416265

EXHIBIT A
DESCRIPTION OF THE LAND

ALL OF CLEARWOOD VILLAS APARTMENTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 518010, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

RP-2024-416265

RP-2024-416265

Pages 4

11/07/2024 02:14 PM

e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

TENESHIA HUDSPETH
COUNTY CLERK

Fees \$33.00

UNOFFICIAL COPY

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY

FILED 11/8/2024 9:56:42 AM FRCL-2024-6010 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: NOVEMBER 8, 2024

Substitute Trustee: RANDY L. WOOTEN

Substitute Trustee's

Address: 5625 CYPRESS CREEK PARKWAY, SUITE 214
HOUSTON, TEXAS 77069

Mortgagee: BEDFORD CAPITAL INVESTMENTS, LLC

Note: \$207,200.00

Deed of Trust

Date: DECEMBER 27, 2021

Grantor: WILIVER RAMON PEREZ GUZMAN

Mortgagee: BEDFORD CAPITAL INVESTMENTS, LLC – SERIES E

Recording Information: RP-2021-741523

Property: Lot Three (3), in Block Six (6), of DOVE MEADOWS, SECTION TWO (2), CORRECTED PLAT, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 233, Page 102 of the Map Records of Harris County, Texas, and more commonly known as 21519 GLENBRANCH DRIVE, SPRING, TEXAS, including all personal property secured by the security agreement included in the Deed of Trust.

County: HARRIS

Date of Sale: DECEMBER 3, 2024

Earliest Time Sale Will Begin: 10:00 a.m.

Place of Sale: BAYOU CITY EVENTS CENTER
9401 KNIGHT ROAD
HOUSTON, TEXAS 77045

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Brett Barbisch has appointed Randy L. Wooten as the Substitute Trustee. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Successor Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Randy L. Wooten
RANDY L. WOOTEN, Substitute Trustee

Please return to:
Randy L. Wooten, P.C.
2225 Cypress Creek Plwy.
Suite 214
Houston, TX 77069

FILED 11/8/2024 10:30:23 AM FRCL-2024-6011 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

Whereas pursuant to that one certain Deed of Trust dated **April 2, 2024**, executed by **CE CHAMPIONS FOREST GROUP, a Texas nonprofit corporation** "Mortgagor" and filed and recorded in the Official Public Real Property Records of HARRIS County, Texas, under **Clerk's File No. RP-2024-127249** of the Deed of Trust Records of HARRIS County, Texas, Mortgagor conveyed to **ERIC HIRD**, the Trustee named in the Deed of Trust, all of Mortgagor's right, title, and interest in and to the real property situated in HARRIS County, Texas, and described as follows:

BEING 1.2755 ACRES (55,561 SQUARE FEET) TRACT BEING OUT OF RESTRICTED RESERVE 'A', BLOCK 1, ALL ABOUT MUSIC, RECORDED UNDER FILM CODE No. (F.C. No.) 526266, MAP RECORDS HARRIS COUNTY, TEXAS (M.R.H.C.T.) AND BEING OUT OF AND A PART OF THAT SAME CALLED 1.885 ACRE TRACT CONVEYED TO RAMON B. PAREDES AND ROSALINDA G. PEREDES, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) W-094369, OFFICIAL RECORDS HARRIS COUNTY, TEXAS (O.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS (BASIS OF BEARINGS: F.C. No. 526266, M.R.H.C.T.) ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN (collectively the "Property");

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated **April 2, 2024**, in the original principal amount of **\$1,287,516.15** executed by **CE CHAMPIONS FOREST GROUP, a Texas nonprofit corporation** and payable to the order of **PRIVATE REAL ESTATE INVESTMENTS, LLC Series 5, Texas series limited liability company** ("Beneficiary"); and

Whereas the Deed of Trust was filed and recorded in the Official Public Real Property Records of HARRIS County, Texas, under **Clerk's File No. RP-2024-127249** ; and,

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust; and,

Whereas the Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the HARRIS County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

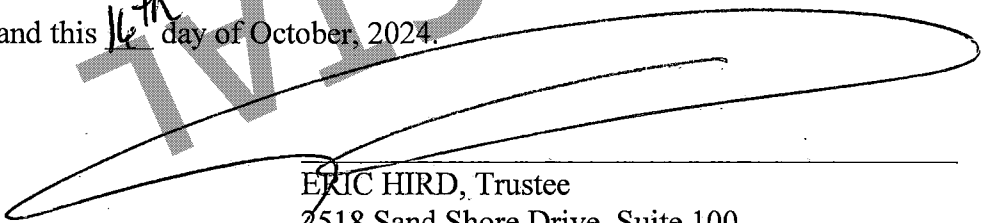
Therefore, I, ERIC HIRD, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **December 2024 (December 3, 2024)**, at the Bayou City Event Center located at **9401 Knight Road, Houston, Texas 77045, HARRIS County, Texas**, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 11:00 A.M. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Trustee to conduct the sale.

Witness my hand this 16th day of October, 2024.



ERIC HIRD, Trustee
2518 Sand Shore Drive, Suite 100
Conroe, Texas 77304

STATE OF TEXAS

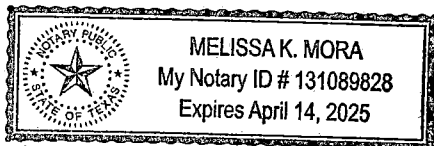
§

§

COUNTY OF MONTGOMERY

§

This instrument was acknowledged before me on this 16th day of October, 2024 by ERIC HIRD.



Melissa K. Mora
Notary Public for the State of Texas

EXHIBIT "A"

Property Description

BEING 1.2755 ACRES (55,561 SQUARE FEET) TRACT BEING OUT OF RESTRICTED RESERVE 'A', BLOCK 1, ALL ABOUT MUSIC, RECORDED UNDER FILM CODE No. (F.C. No.) 526266, MAP RECORDS HARRIS COUNTY, TEXAS (M.R.H.C.T.) AND BEING OUT OF AND A PART OF THAT SAME CALLED 1.885 ACRE TRACT CONVEYED TO RAMON B. PAREDES AND ROSALINDA G. PEREDES, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) W-094369, OFFICIAL RECORDS HARRIS COUNTY, TEXAS (O.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BASIS OF BEARINGS: F.C. No. 526266, M.R.H.C.T.):

BEGINNING at found 5/8" iron rod at the southeast end of a cut-back line from the north right-of-way (ROW) line of Cypress North Houston Road (100' ROW) to the east ROW line of McCracken Circle (60' ROW), for the southerly Southwest corner of herein described Tract;

THENCE N 45°44'58" W, 21.25', along said cut-back line to a found 5/8" iron rod for the northerly Southwest corner of herein described Tract;

THENCE N 00°51'08" W, 205.28', along the common West line of herein described Tract and the east ROW line of said McCracken Circle, to a set cut 'X' for the Northwest corner of herein described Tract;

THENCE N 89°10'59" E, 252.30', departing the east ROW line of said McCracken Circle, severing said called 1.885 acre tract and along the North line of herein described Tract, to a set 1/2" iron rod with cap 'PRECISION' in the west line of a called 2.9394 acre tract conveyed to KL-JR, Inc., recorded in C.C.F. No. M-438157, O.R.H.C.T. for the Northeast corner of herein described Tract;

THENCE S 00°51'17" E, 221.03', along the common East line of herein described Tract and the west line of said called 2.9394 acre tract conveyed to KL-JR, Inc., to a found 5/8" iron rod in the north ROW line of said Cypress North Houston Road for the common Southeast corner of herein described Tract and the southwest corner of said called 2.9394 acre tract conveyed to KL-JR, Inc.;

THENCE S 89°21'12" W, 237.32', along the common South line of herein describe Tract and the north ROW line of said Cypress North Houston Road to the POINT OF BEGINNING containing 1.2755 acres (55,561 square feet) of land.

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6011

FILED 11/8/2024 10:30:23 AM

Notice of Trustee's Sale

Date: November 7, 2024

Trustee: Brian Brewer or Joanna Seyler
25700 I-45 North, Suite 140
Spring, TX 77386
Montgomery County
Tel: (281) 825-4111

Mortgagee: Priority Services, Inc.

Note: Note dated June 26, 2009 in the amount of \$750,000.00

Deed of Trust

Date: June 26, 2009

Grantor: Brendan Gowing, Inc.

Holder: Tex Allen, Individually and David Davenport, Trustee of the David Allen Davenport Trust

Recording information: Clerk's File No. 20090322170

Property:

Tract 1:

Lots One (1), Two (2), Three (3), Four (4), in Block Two Hundred Twenty-Four (224), of EAST NORHILL ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 6, Page 65 of the Map Records of Harris County, Texas

Tract2:

Lots Ten (10), Twelve (12), and the East 22.7 Feet (E.22.7') of Lot Thirteen (13), in Block One (1), in WOODSON PLACE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 493, Page 66, of the Deed Records of Harris County, Texas

County: Harris


Date of Sale (first Tuesday of month): December 3, 2024

Time of Sale: 10:00 A.M. – 1:00 P.M.

Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, TX 77045

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

By: 
Name: Brian A. Brewer
Title: Trustee

UNOFFICIAL COPY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, on May 24, 2024, by instrument recorded under County Clerk's File No. **RP-2024-192325** in the Real Property Records of Harris County, Texas, **YASMAR ENTERPRISES INC.**, a Texas corporation, executed a Deed of Trust ("**Security Instrument**") to Dan J. Guarino, Trustee, for the benefit of Frost Bank, covering the hereinafter described property, which Security Instrument was executed for the purpose of securing the payment of a certain indebtedness, more particularly described in the Security Instrument;

WHEREAS, Frost Bank assigned and transferred to **AMERANT BANK, NATIONAL ASSOCIATION**, a national banking association, all of its rights, titles and interest in and to the Security Instrument and the indebtedness described in the Security Instrument, pursuant to an Assignment recorded under Clerk's File No. **RP-2024-294146** in the Real Property Records of Harris County, Texas; and

WHEREAS, **AMERANT BANK, NATIONAL ASSOCIATION**, a national banking association ("**Beneficiary**"), as owner and holder of the indebtedness secured by the Security Instrument and beneficiary thereunder, did on the 9th day of October, 2024, appoint Robert R. Wisner, Jolie S. Lenz, or Alex Cohn, as Substitute Trustee under the Security Instrument;

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, after default in the payment of the indebtedness described in the Security Instrument and pursuant to the specific provisions of the Security Instrument, Beneficiary has requested that the Security Instrument be enforced in accordance with the terms and provisions thereof;

NOW, THEREFORE, NOTICE IS GIVEN that I, the undersigned Substitute Trustee, will sell at public sale to the highest bidder for cash at the Bayou City Event Center Pavilion at 9401 Knight Road, Houston, Harris County, Texas 77045-1205, designated by the Harris County Commissioners Court pursuant to the order recorded in the Real Property Records of Harris County, Texas, at **10:00 am** or not later than three (3) hours after that time on Tuesday, **December 3, 2024**, the property described by the Security Instrument and more particularly described as follows:

Tract 1

1.5878 acres (69,167 square feet) of land, more or less, situated in the Joel Wheaton Survey, Abstract No. 80, Harris County, Texas, being part of and out of Unrestricted Reserve "B", Block Two (2), Correction Plat of WESTHOLLOW, a subdivision in Harris County, Texas, recorded in Volume 274, Page 85, Harris County Map Records and being the residue of a called 2.2313 acre tract of record in Harris County Clerk's File No. K690335, and being that same certain tract of land conveyed to Transform Saleco LLC, a Delaware limited liability

FILED 11/8/2024 11:38:50 AM FRCL-2024-6017 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

company by Deed recorded in Harris County Clerk's File No. RP-2019-73520, Official Public Records of Real Property in Harris County, Texas, said 1.5878 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes; and

Tract 2

Non-exclusive easement for vehicular and pedestrian ingress and egress created by the certain Easement, recorded under Harris County Clerk's File No(s). N372809, being corrected and re-recorded under Z293002 and N372810, being corrected and re-recorded under Z293005,

together with the interest of Beneficiary in the personal property located on, arising out of or connected directly or indirectly, with said real estate.

The sale will be made subject to all matters which are prior to the Security Instrument, which affect title thereto, and which are a superior interest in and to the above described property. The sale shall not cover any property that has been released from the lien of the Security Instrument. As provided by *Texas Property Code* Section 51.009, the real property is being sold and will be acquired "as is" without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk.

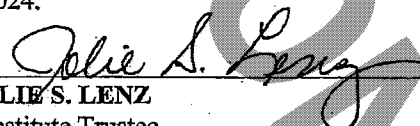
Prior to the foreclosure sale, Beneficiary may appoint another person as Substitute Trustee to conduct the sale. As provided by *Texas Property Code* Section 51.0076(a), the Substitute Trustee may set reasonable conditions for conducting the sale if the conditions are announced before the bidding is opened for the first sale of the day held by the Substitute Trustee.

As provided by *Texas Property Code* Section 51.0076(f), the purchase price for this sale will be due and payable without delay on acceptance of the bid or within such reasonable time as may be agreed upon by the purchaser and the Substitute Trustee if the purchaser makes such request for additional time to deliver the purchase price. In no event, however, will the additional time extend beyond 3:45 pm on the day of the sale. Since the terms of the sale will be for cash, on the day of sale, those desiring to purchase the property will need to demonstrate their ability to pay cash. The only cash equivalent that the Substitute Trustee will accept will be a cashier's check payable to the Beneficiary drawn on a reasonably acceptable federally insured financial institution having a physical presence in Houston or Harris County, Texas.

The Security Instrument permits Beneficiary to postpone, withdraw, or reschedule the sale for another day. In such case, I need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 8th day of November, 2024.



JOLIE S. LENZ
Substitute Trustee
Address:
1401 McKinney Street, 17th Floor
Houston, Texas 77010

EXHIBIT "A"

BEING A TRACT OR PARCEL CONTAINING 1.5878 ACRES (69,167 SQUARE FEET) OF LAND, SITUATED IN THE JOEL WHEATON SURVEY, ABSTRACT NO. 80, HARRIS COUNTY, TEXAS, BEING PART OF AND OUT OF UNRESTRICTED RESERVE "B", BLOCK 2, CORRECTION PLAT OF WESTHOLLOW, A SUBDIVISION IN HARRIS COUNTY, TEXAS, RECORDED IN VOLUME 274, PAGE 85, HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND BEING THE RESIDUE OF A CALLED 2.2313 ACRE TRACT OF RECORD IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. K690335, AND BEING THAT SAME CERTAIN TRACT OF LAND CONVEYED TO TRANSFORM SALECO LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2019-73520, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T.). SAID 1.5878 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS BASED ON THE CORRECTION PLAT OF WESTHOLLOW)

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF SAID RESERVE "B" AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.5878 ACRE TRACT, FROM WHERE A FOUND 5/8 INCH IRON ROD WITH CAP BEARS N 82° 51' W-0.40 FEET, SAME BEING THE NORTHWEST CORNER OF A 24 FEET WIDE NON-EXCLUSIVE ACCESS EASEMENT RECORDED IN H.C.C.F. NO. G673523, AND BEING IN THE EAST RIGHT OF WAY(R.O.W.) LINE OF STATE HIGHWAY 6 (ADDICKS-HOWELL ROAD), AND ALSO BEING THE SOUTHWEST CORNER OF A CALLED 12.0063 ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. N556911, SAME BEING RESERVE "A", WEST OAKS CENTRAL, A SUBDIVISION RECORDED IN VOLUME 333, PAGE 30, H.C.M.R.;

THENCE, EAST, WITH THE NORTH LINE OF SAID RESERVE "B" AND THE HEREIN DESCRIBED 1.5878 ACRE TRACT AND ALSO THE NORTH LINE OF SAID 24 FEET WIDE NON-EXCLUSIVE ACCESS EASEMENT, SAME BEING THE COMMON SOUTH LINE OF SAID RESERVE "A", WEST OAKS CENTRAL SUBDIVISION, A DISTANCE OF 344.25 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE NORTHEAST CORNER, FROM WHERE A FOUND 5/8 INCH IRON ROD WITH CAP BEARS S 00° 24' W-10.00 FEET;

THENCE, SOUTH, WITH THE EAST LINE OF THIS DESCRIBED 1.5878 ACRE TRACT, SAME BEING THE WEST LINE OF A CALLED 1.6070 ACRE TRACT OF LAND CONVEYED TO MLT COMMERCIAL PROPERTIES, LLC. RECORDED IN H.C.C.F. NO. RP-2017-419249, O.P.R.R.P.H.C.T., A DISTANCE OF 201.41 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP FOR THE SOUTHEAST CORNER;

THENCE, N 89° 46' 00" W, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED 1.5878 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF A CALLED 0.6432 ACRE TRACT TO CRESCENT STAR, INC. RECORDED IN H.C.C.F. NO. 20070382224, AND A CALLED RESERVE "A" WESTHOLLOW/MOBIL TRACT RECORDED IN VOLUME 335, PAGE 38, H.C.M.R., A DISTANCE OF 345.07 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE SOUTHWEST CORNER;

THENCE, N 00° 14' 00" E, WITH THE WEST LINE OF THE SAID RESERVE "B", BLOCK 2, CORRECTION PLAT OF WESTHOLLOW, AND THIS DESCRIBED 1.5878 ACRE TRACT, SAME BEING THE COMMON EAST RIGHT OF WAY LINE OF STATE HIGHWAY 6 (180' R.O.W.), A DISTANCE OF 200.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.5878 ACRES (69,167 SQUARE FEET) OF LAND.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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: November 7, 2024

Borrower: **RIVERWAY HOLDINGS, L.P. and SOUTH POST OAK HOLDINGS, L.P.**, each a Texas limited partnership, as tenants-in-common

Borrower's Address: c/o Unilev Management Corp.
7500 San Felipe, Suite 725
Houston, Texas 77063
Attn: Janet O. Sanford

Holder: **COMM 2015-CCRE22 RIVERWAY, LLC**,
a Delaware limited liability company

Holder's Address: c/o LNR Partners, LLC
2340 Collins Avenue, Suite 700
Miami Beach, Florida 33139

Special Servicer: LNR Partners, LLC, a Florida limited liability company¹

Special Servicer's Address: 2340 Collins Avenue, Suite 700
Miami Beach, Florida 33139

Substitute Trustees: Mark Patterson, Cameron J. Asby, Kristi Bracey, Corey Weideman, P.C., James Billingsley, Sandy Dasigenis, Jeff Leva, and Steve Leva, each of whom is an individual and may act alone or together (each a "**Substitute Trustee**")

Substitute Trustees' Address: c/o Duane Morris LLP
100 Crescent Court, Suite 1200

¹ TEXAS PROPERTY CODE § 51.0025 NOTICE: Holder is currently acting by and through the Special Servicer and may be contacted at c/o the Special Servicer's address set forth herein, Attention: Mr. Dmitry Sulsky (305) 695-5099 (telephone).

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

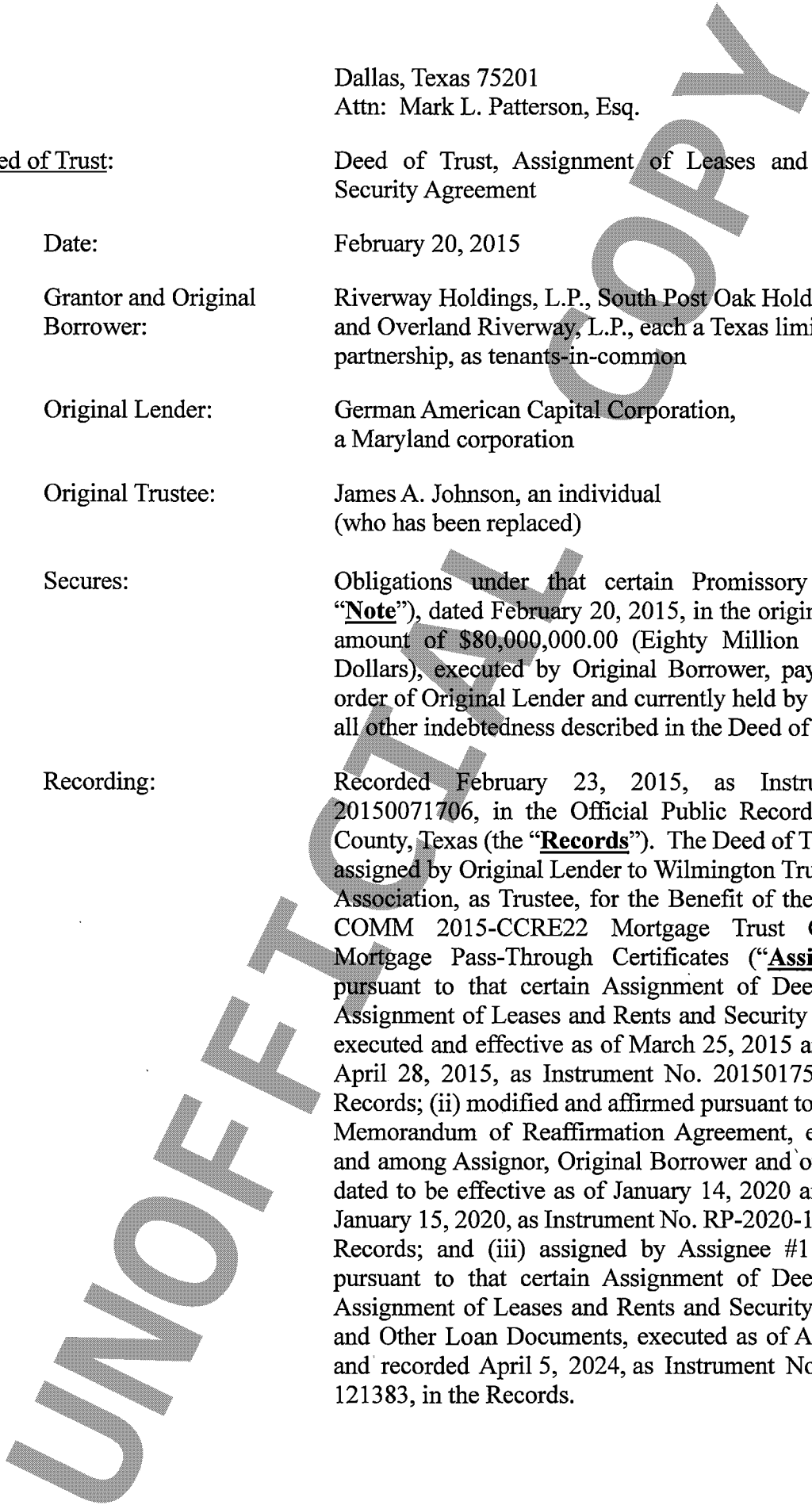
Grantor and Original Borrower: Riverway Holdings, L.P., South Post Oak Holdings, L.P. and Overland Riverway, L.P., each a Texas limited partnership, as tenants-in-common

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, December 3, 2024

Time of Sale:

The sale of the Property will take place between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the sale will take place is 10:00 A.M., and the sale will commence within three hours of such time.

Place of Sale:

The Magnolia South Ballroom inside the Bayou City Event Center located at 9401 Knight Rd., Houston, Texas 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioners Court.

Holder, the present owner and holder of the Note, has appointed Mark Patterson, Cameron J. Asby, Kristi Bracey, Corey Weideman, P.C., James Billingsley, Sandy Dasigenis, Jeff Leva, and Steve Leva, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. One or more Events of Default have occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder acting by and through Special Servicer has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Holder’s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Holder’s rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Special Servicer is representing Holder in connection with the loan evidenced by the Note, secured by the Deed of Trust and further evidenced and/or secured by the other documents in connection therewith (collectively, the “**Loan Documents**”) under a servicing agreement with Holder. The address of Special Servicer is set forth above.

Pursuant, in part, to Section 51.009 of the Texas Property Code, notice is hereby given that on the Date of Sale, Substitute Trustees, or any one of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, in "AS IS, WHERE IS" condition, without any express or implied warranties (except as to the warranties [if any] provided for under the Deed of Trust), at the purchaser's own risk, expressly subject to any valid leases of the Property (which leases shall not terminate as a result of the Foreclosure Sale), and further expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the Foreclosure Sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the Foreclosure Sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the Foreclosure Sale shall be concluded by no later than 3:45 p.m. local time on the Date of Sale. If Holder postpones the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee conducting the Foreclosure Sale reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Pursuant to the endorsements, assignments and/or transfers of the Loan Documents as described herein, Holder is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Holder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Harris County, Texas (including just prior to the Foreclosure Sale). You may contact Mr. Dmitry Sulsky with the Special Servicer (at the telephone number provided herein) to determine whether Holder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if it has, to obtain the name, address and other contact information of the successor holder of the Note.

[END OF TEXT – SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6018
FILED 11/8/2024 11:48:30 AM

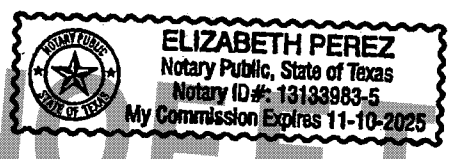
Mark Patterson

MARK PATTERSON,
As Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me, Elizabeth Perez, Notary Public, on this day personally appeared Mark Patterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7th day of November, 2024.



Elizabeth Perez

Notary Public, State of Texas
Print Name: Elizabeth Perez
My Commission Expires: 11-10-2025

[AFFIX NOTARY STAMP ABOVE]

After filing return to:

DUANE MORRIS LLP
100 Crescent Court, Suite 1200
Dallas, Texas 75201
Attn: Mark Patterson, Esq.
Office: (214) 257-7200
Fax: (214) 257-7201

EXHIBIT A**Real Property Legal Description****Tract I**

Description of a 4.7545 acre (207,106 square feet) tract of land, out of the William White Survey, Abstract Number 836, situated in Harris County, Texas. Also being a portion of Lots 5 and 6, Block "d" of the M.M. Levy corrected subdivision of the R.B. Gaut Subdivision, as recorded in Volume 1, Page 29 of the Map Records of Harris County, Texas; and being all of a called 4.7545 acre tract conveyed to Riverway Holdings, L.P., South Post Oak Holdings, L.P. and Overland Riverway, L.P. as recorded in Harris County Clerk's File Number (H.C.C.F. No. Y277550), (with all bearings referenced to the west line of said 4.7545 acre tract)

BEGINNING, at a 5/8 inch iron rod Miller Survey Group cap set on the easterly right-of-way line of South Post Oak Lane (called 60 foot wide right-of-way) for the northwest corner of said 4.7545 acre tract and being the southwest corner of a called 5.2891 acre tract conveyed to Two Riverway Holding, LLC, as recorded in H.C.C.F. No. 20080523710;

THENCE, N 83°32'33" E, along the line common to said 4.7545 acre tract and said 5.2891 acre tract, for a distance of 191.61 feet to a found 5/8 inch iron rod for the northeast corner of the herein described tract;

THENCE, S 06°27'27" E, along the easterly line of said 4.7545 acre tract, for a distance of 129.46 feet to a found 5/8 inch iron rod at the westerly corner of a called 0.7993 acre tract conveyed to Five Riverway, Ltd., as recorded in H.C.C.F. No. 20110436544, for an angle point;

THENCE, along the lines common to said 4.7545 acre tract and said 0.7993 acre tract the following three (3) courses:

1. S 51°27'27" E, for a distance of 122.11 feet to a found 5/8 inch iron rod for an angle point;
2. S 06°27'27" E, for a distance of 93.59 feet to a found 5/8 inch iron rod for corner;
3. N 83°32'33" E, for a distance of 242.85 feet to an "X" cut found in concrete for a southwesterly interior corner of a called 4.3597 acre tract, conveyed to DAR 3 Riverway, L.P., Rivercan, L.P., Overland 3 Riverway, L.P. and CFT 3 Riverway, L.P., as recorded in H.C.C.F. No. 20080268172;

THENCE, S 06°23'05" E, along the line common to said 4.7545 acre tract and said 4.3597 acre tract, for a distance of 230.36 feet to a corner (unable to set due to construction) on the northerly line of a tract conveyed to South Post Oak Lane, Ltd. As recorded in Harris County Clerk's File No. R893946 (Vol.82, Pg. 19 of Harris County Map Records) and along the southerly line of the aforementioned Lot 5, Block "D" of the

R.B. Gaut Subdivision, for the southwest corner of said 4.3597 acre tract and being the southeast corner of the herein described tract;

THENCE, S 83°32'33" W, along the northerly line of the said South Post Oak Lane tract and the southerly line of the aforementioned Lot 5, Block "D" of the R.B. Gaut Subdivision, also being the south line of said 4.7545 acre tract, for a distance of 580.18 feet to a corner (unable to set due to construction) on the easterly right-of-way line of said South Post Oak Lane

THENCE, N 00°08'54" W, along the line common to said 4.7545 acre tract and the easterly right-of-way line of said South Post Oak Lane, for a distance of 543.00 feet the POINT OF BEGINNING of the herein described tract and containing 4.7545 acres (207,106 square feet) of land, more or less.

Tract II:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in (i) Instrument captioned "Private Street Agreement", filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F623211 and (ii) Instrument captioned "Second Access Easement Agreement", filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. G320629 and supplemented by Clerk's File No. J823999, same amended by instrument filed under Clerk's File No. K255305; also as supplemented by Supplemental Easement Agreement Number Two filed under Clerk's File No. J989642; also as supplemented by Supplemental Easement Agreement Number Three filed under Clerk's File No. J989643 of the Real Property Records of Harris County, Texas.

Tract III:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Instrument captioned "Access Easement Agreement", filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F900720; and recorded in the Official Public Records of Real Property of Harris County, Texas under Film Code No. 115-92-0102, as amended by instrument captioned "First Amendment to Access Easement Agreement", dated as of November 1, 1979, filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. G320627 and recorded in the Official Public Records of Real Property of Harris County, Texas, under Film Code No. 144-82-0575, and supplemented by Clerk's File No. J823999, amended under Clerk's File Nos. K255305, J989642 and J989643 of the Real Property Records of Harris County, Texas.

Tract IV:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Second Access Easement Agreement filed for record in the Office of the County Clerk of Harris

County, Texas, under County Clerk's File No. G320629 and supplemented by Supplemental Easement Agreement Number One filed for record under Harris County Clerk's File No. J823999 and amended by First Amendment thereto filed for record under Harris County Clerk's File No. K255305; also supplemented by Supplemental Easement Agreement Number Two filed for record under Harris County Clerk's File No. J989642 and by Supplemental Easement Agreement Number Three filed for record under Harris County Clerk's File No. J989643.

Tract V:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Declaration of Covenants, Restrictions and Easements filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. K274934.

Tract VI:

The Non-Exclusive Easement Estates (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Easement Grant filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. F623543.

Tract VII:

The Non-Exclusive Easement Estate (and all of the Rights, Title and Interests Appurtenant Thereto) insofar as such easements inure to the benefit of and pertain to Tract I, created in Garage Common Operating Agreement filed for record in the Office of the County Clerk of Harris County, Texas, under County Clerk's File No. 20110181384

TRACT VIII:

The Non-exclusive Easement Estate (and all of the Rights, Title and Interests Appurtenant Thereto), insofar as such easements inure to the benefit of and pertain to Tract I, created in Drainage and Easement Agreement filed for record in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. 20130596776.

Being the same property as described in that certain Deed executed February 15, 2005 from Connecticut General Life Insurance Company to Riverway Holdings, L.P., South Post Oak Holdings, L.P., and Overland Riverway, L.P., as tenants in common, recorded under County Clerk's File No. Y277550 in the Office of the County Clerk of Harris County, Texas.

For Information Purposes Only: 1 Riverway, Houston, TX 77056 (aka 777 S. Post Oak Lane, Houston, TX 77056) - Tax Acct# 045-140-005-0115

NOTICE OF SALE

STATE OF TEXAS

§

COUNTY OF HARRIS

§

Under and by virtue of the power of sale contained in article V, Section 5 of the Braes woods Condominium Association's Declaration of Covenants, Conditions, and Restrictions filed and recorded in Harris County Condominium Real property records, and under and by virtue of the authority vested in the undersigned, John Mukoro, as Attorney-Trustee, and claims the total unpaid indebtedness of **\$6,904.36, through 10/06/2024**, including assessment, parking tag, fines, legal fees, and late fees/plus 10%. Braes woods Condominium Association, through its board having demanded a foreclosure thereof for the purpose of satisfying said indebtedness, the undersigned Attorney-trustee will offer for sale at public auction to the highest bidder for cash at the steps of the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 between the hours of 10:00 A.M. and 4:00 P.M on **December 03 2024 (12/03/2024)**, all the property conveyed in said condominium complex, which property titled in the names of **Carlos Pitra and Nene M. Andrada**, the same lying and being in Harris County, Texas, and more particularly described as follows:

No.107 Braes Wood Condominium, 9090 S. Braes Wood Blvd., Houston, Texas 77074, Harris County

The property is to be sold subject to any city or county ad valorem taxes and any special assessments that are a lien against the premises.

The Notice of Sale hereby given is in satisfaction of the lien imposed by *Article V, Section 5 of the Braes woods Condominium Association's Declaration of Covenants, Conditions, and Restrictions* and the requirements contained in Section 51 of the Texas Property Code with respect to posting or publishing notice of sale.

UNOFFICIAL COPY

Time and Place: Bayou City Event Center located at 9401 Knight Road,
Houston, Texas 77045 between the hours of 10:00 A.M. and 4:00 P.M on
December 03, 2024 (12/03/2024).

This is the **fourth day of November 2024.**

JOHN MUKORO
John Mukoro, Trustee
Phone: 7133340511

COPY

UNOFFICIAL

NOTICE OF SALE

STATE OF TEXAS

§

COUNTY OF HARRIS

§

Under and by virtue of the power of sale contained in article V, Section 5 of the Braes woods Condominium Association's Declaration of Covenants, Conditions, and Restrictions filed and recorded in Harris County Condominium Real property records, and under and by virtue of the authority vested in the undersigned, John Mukoro, as Attorney-Trustee, and claims the total unpaid indebtedness of **\$6,904.36, through 10/06/2024**, including assessment, parking tag, fines, legal fees, and late fees/plus 10%. Braes woods Condominium Association, through its board having demanded a foreclosure thereof for the purpose of satisfying said indebtedness, the undersigned Attorney-trustee will offer for sale at public auction to the highest bidder for cash at the steps of the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 between the hours of 10:00 A.M. and 4:00 P.M on **December 03 2024 (12/03/2024)**, all the property conveyed in said condominium complex, which property titled in the names of **Carlos Pitra and Nene M. Andrada**, the same lying and being in Harris County, Texas, and more particularly described as follows:

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UNOFFICIAL COPY

Time and Place: Bayou City Event Center located at 9401 Knight Road,
Houston, Texas 77045 between the hours of 10:00 A.M. and 4:00 P.M on
December 03, 2024 (12/03/2024).

This is the **fourth day of November 2024.**

JOHN MUKORO
John Mukoro, Trustee
Phone: 7133340511

COPY

UNOFFICIAL

NOTICE OF FORECLOSURE SALE

AND APPOINTMENT OF SUBSTITUTE TRUSTEES

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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: November 7, 2024

NOTE: Promissory Note

Date: October 30, 2023

Maker: MINORITY BROTHERS INVESTMENTS LLC

Payee: Texas FlipCo Financial LLC

Original Principal Amount: \$164,700.00

DEED OF TRUST: Commercial Investor Deed of Trust and Security Agreement

Date: October 30, 2023

Grantor: MINORITY BROTHERS INVESTMENTS LLC

Substitute Trustee: Nightingale Law Group PLLC

Beneficiary: Texas FlipCo Financial LLC

Recorded: recorded under RP-2023-430630 in the Real Property Records of Harris County, Texas on November 10, 2023

LENDER/HOLDER: Texas FlipCo Financial LLC

BORROWER: MINORITY BROTHERS INVESTMENTS LLC

PROPERTY: 10410 Kirklane Drive, Houston, Texas 77089;

Tax Parcel ID No. 1040090000003; being more fully described as follows:

Lot Three (3), in Block Twenty-six (26), KIRKWOOD SUBDIVISION, SECTION SEVEN (7), AN ADDITION IN Harris County, Texas, according to the Map or Plat thereof recorded in Volume 174, Page 122 of the Map Records of Harris County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

RECITALS:

- A. Texas FlipCo Financial, LLC (the “**Holder**”) is the current owner and holder of the Promissory Note described below.
- B. The Promissory Note is secured by the Commercial Investor Deed of Trust described below.
- C. The Borrower named below is in default under the Promissory Note and the Commercial Investor Deed of Trust and the default has not been cured after receiving notice of default and opportunity to cure.
- D. The undersigned has accelerated the indebtedness evidenced by the Promissory Note.

NOTICE OF FORECLOSURE SALE:

Notice is given that the Property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Foreclosure Sale and the applicable laws of the State of Texas.

1. Date, Time, and Place of Sale:

Date: The sale shall be held on **Tuesday, December 3, 2024.**

Time: The sale will begin at **10:00 AM** and will be conducted within three hours thereafter.

Place: 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 Foreclosure Sale is posted). Harris County, Texas holds its foreclosure auctions at the Bayou City Event Center, located at 9401 Knight Road, Houston, TX 77045.

2. Terms of Sale:

Because of the default in performance of the obligations secured by the Deed of Trust, the Substitute Trustee will sell the property “As Is” by public auction to the highest bidder for cash or cash equivalent.

3. Instrument to be Foreclosed:

The security instrument to be foreclosed is the Deed of Trust dated October 30, 2023, by MINORITY BROTHERS INVESTMENTS LLC, a Texas limited liability company, as grantor(s), to Gary Lancaster, as Trustee for the benefit of Holder as beneficiary, recorded under RP-2023-430630 in the Real Property Records of Harris County, Texas on November 10, 2023. NIGHTINGALE LAW GROUP PLLC, including Casey Marcin, Katie Wollfarth, and Walker Smith are

appointed substitute trustees, for the benefit of Holder, as beneficiary, as appointed herein in the attached **Exhibit B**.

Names and Address of Substitute Trustees:

The names of the Trustees are: NIGHTINGALE LAW GROUP PLLC, INCLUDING CASEY MARCIN, KATIE WOLLFARTH, AND WALKER SMITH.

The address of the Trustees is: 12140 Wickchester Lane, Suite 100, Houston, Texas 77079.

4. Obligations Secured:

The indebtedness evidenced by the Promissory Note in the original principal amount of one hundred sixty-four thousand seven hundred dollars and zero cents (\$164,700.00) including all accrued and unpaid interest and all other amounts payable by the debtor[s] as described in the promissory note, any other related documents and all modifications, renewals, and extensions thereof. Holder is the current lien holder of the Deed of Trust and the current owner and holder of the Promissory Note.

5. Property to Be Sold:

The property to be sold is described as follows:

See attached **Exhibit A** incorporated herein as if set forth at length.

6. Additional Provisions:

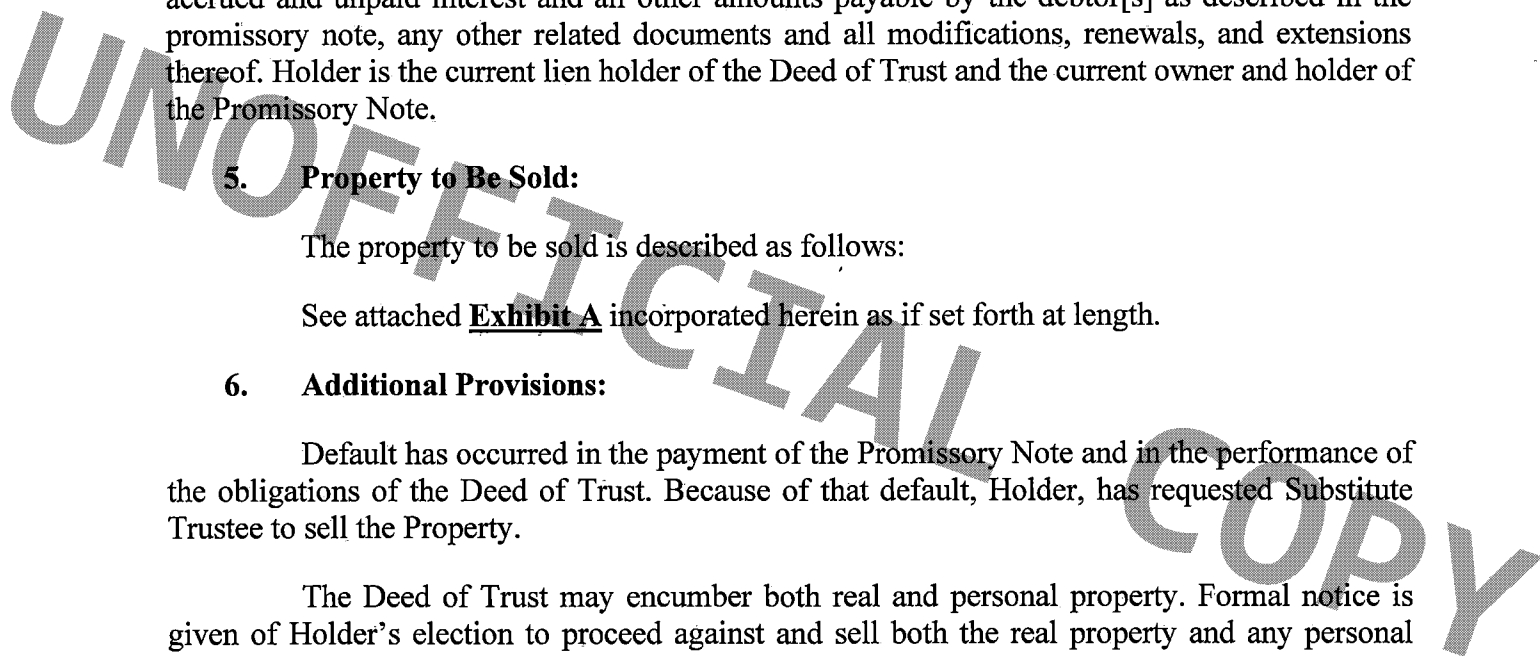
Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, Holder, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Holder's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust and applicable Texas law.

If Holder passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been released or subordinated to the Deed of Trust. For the



avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record by Holder from the security interest of the Deed of Trust. Prospective bidders are urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Notice of Foreclosure Sale is executed this 7th day of November 2024.

NIGHTINGALE LAW GROUP, PLLC

By:

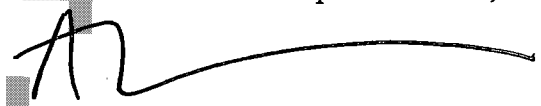

Walker Smith

12140 Wickchester Drive, Suite 111

Houston, Texas 77079

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7th day of November 2024, by Walker Smith, as Trustee of Texas Flipco Financial, LLC, personally known to me to be the person whose name is subscribed to the foregoing instrument on behalf of Texas Flipco Financial, LLC.



Notary Public in and for the State of Texas



UNOFFICIAL COPY

Exhibit A

Legal Description of Real Property

[Commonly known as 10410 Kirklane Drive Houston, Texas 77089 and by Tax Parcel ID No. 1040090000003]

Lot Three (3), in Block Twenty-six (26) KIRKWOOD SUBDIVISION, SECTION SEVEN (7), an addition in Harris County, Texas according to th map or plat thereof, recorded in Volume 174, Page 122 of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

EXHIBIT B

UNOFFICIAL COPY

2
APPT
E

RP-2024-417652
11/08/2024 RP1 \$29.00

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. {TEX. PROP. CODE SECTION 11.008(C).}

APPOINTMENT OF SUBSTITUTE TRUSTEE

Minority Brothers Investments, LLC ("Grantor") executed the Commercial Investor Deed of Trust dated October 30, 2023, and recorded at RP-2023-430630 in the Real Property Records of Harris County, Texas on November 10, 2023 ("Deed of Trust"), under which Grantor granted to Gary Lancaster, as Trustee, for the benefit of Texas Flipco Financial, LLC ("Lender," "Holder" or Beneficiary"), liens and security interests in and to the real and personal property described in the Deed of Trust ("Property").

Lender is the owner and holder of the indebtedness secured by the Deed of Trust under TEXAS PROPERTY CODE Section 51.002.

By the authority granted in the Deed of Trust and TEXAS PROPERTY CODE Section 51.0075, Lender appoints NIGHTINGALE LAW GROUP, PLLC, including Casey Marcin, Katie Wollfarth, and Walker Smith, each whose mailing address is 12140 Wickchester Lane, Suite 100, Houston, Texas 77079, as Substitute Trustee under the Deed of Trust, to each have the authority to individually act in the place of Trustee and any previous substitute trustees according to the terms of the Deed of Trust and applicable law. All actions of the prior Trustees are hereby ratified, as are any actions taken by substitute trustees prior to their appointment.

499

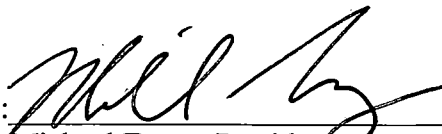
EXECUTED as of November 7, 2024

LENDER:

Texas FlipCo Financial, LLC

A Texas limited liability company

By:


Michael Tsang, President

10R

FILED 11/8/2024 12:03:46 PM FRCL-2024-6023 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

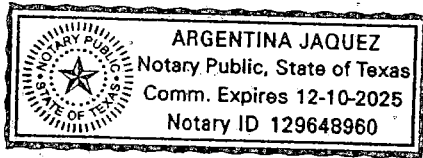
UNOFFICIAL COPY

STATE OF TEXAS §

§

COUNTY OF HARRIS §

Before me on this day of November 7, 2024, personally appeared Michael Tsang, as President of Texas FlipCo Financial, LLC, and acknowledged to me that he executed said instrument for the purpose and consideration therein expressed and the act of said person or entity.



[Handwritten Signature]
Signature

Argentina Jaquez
Print Name

My commission expires: 12/10/2025

UNOFFICIAL COPY

Return to: //

Texas Flip Co

12140 Wickchester Lane

Ste 100

Houston, TX 77079

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6023

FILED 11/8/2024 12:03:46 PM

FILED FOR RECORD

11:52:58 AM

Friday, November 8, 2024

Tenesia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, November 8, 2024



Tenesia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

NOTICE OF LIEN FORECLOSURE SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated October 14, 1981 and duly recorded under Clerk's File Number H174137, Condominium Records of Harris County, Texas, I will, as Trustee for **DE MOSS OWNERS ASSOCIATION, INC.** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **AMIR TAWFIK AND SPOUSE, DINA TAWFIK** sell on Tuesday, December 3, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE, 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF DE MOSS 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 DE MOSS CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 120, PAGE 83 AND FILM CODE NO. 182045,196008,196009,208242, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS: CONDOMINIUM UNIT NO. 1005, IN BUILDING "J", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF ALSO KNOWN AS 6606 DE MOSS DRIVE, #1005, HOUSTON, TEXAS 77074.


If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against **DE MOSS OWNERS ASSOCIATION, INC., AMIR TAWFIK AND SPOUSE, DINA TAWFIK**, or the Trustees.

EXECUTED: November 6, 2024

DE MOSS OWNERS ASSOCIATION, INC.


By: Casey Jon Lambright, Trustee


By: Shawn R. McKee, Trustee


By: Yannick H. Rizvi, Trustee

FILED 11/8/2024 12:01:53 PM
FRCL-2024-6020
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF LIEN FORECLOSURE SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated October 14, 1981 and duly recorded under Clerk's File Number H174137, Condominium Records of Harris County, Texas, I will, as Trustee for **DE MOSS OWNERS ASSOCIATION, INC.** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **AHMAD JAN MEEHRAB AND EAZAT BIBI MEEHRAB, HUSBAND AND WIFE** sell on Tuesday, December 3, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE, 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF DE MOSS 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 DE MOSS CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 120, PAGE 83; VOLUME 182, PAGE 45; VOLUME 196, PAGE 8; VOLUME 196, PAGE 9; VOLUME 208, PAGE 242 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS. THAT PART OF DEMOSS CONDOMINIUMS BEING CONDOMINIUM UNIT NUMBER 605, IN BUILDING LETTERED "F" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AN UNDIVIDED OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS DEMOSS CONDOMINIUMS TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO ALSO KNOWN AS 6606 DEMOSS DRIVE, #605, HOUSTON, TEXAS 77074

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid.

The Purchaser shall have no further recourse against **DE MOSS OWNERS ASSOCIATION, INC., AHMAD JAN MEEHRAB AND EAZAT BIBI MEEHRAB, HUSBAND AND WIFE**, or the Trustees.

EXECUTED: November 7, 2024

DE MOSS OWNERS ASSOCIATION, INC.


By: Casey Jon Lambright, Trustee


By: Shawn R. McKee, Trustee


By: Yannick H. Rizvi, Trustee

FRCL-2024-6021
FILED 11/8/2024 12:01:54 PM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF LIEN FORECLOSURE SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated May 30, 1980 and duly recorded under Clerk's File Number G551283, Condominium Records of Harris County, Texas, I will, as Trustee for **WINFIELD II ASSOCIATION, INC.** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **THE ESTATE OF DAVID HARRELL** sell on Tuesday, December 3, 2024 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE, 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

THE FOLLOWING DESCRIBED UNITS, PARKING SPACES, AND UNDIVIDED PERCENTAGE INTERESTS IN THE GENERAL AND LIMITED COMMON ELEMENTS, LOCATED IN AND BEING PART OF WINFIELD II CONDOMINIUMS, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, COUNTY OF HARRIS, STATE OF TEXAS, ACCORDING TO THAT CERTAIN DECLARATION AND MASTER DEED RECORDED IN VOLUME 106, PAGE 132 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS (HEREINAFTER CALLED "MASTER DEED") WINFIELD II CONDOMINIUM IS SITUATED ON THAT CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED IN THE MASTER DEED (HEREINAFTER CALLED "PROPERTY"), THE UNITS HEREBY DESCRIBED ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: (1) UNIT NO 24, IN BUILDING "D" AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF SET FORTH IN THE MASTER DEED (2) AS SET FORTH IN THE MASTER DEED A MINIMUM OF .750030% AND A MAXIMUM OF 1.210669% INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN THE MASTER DEED; PROPERTY ALSO KNOWN AS 10110 FORUM WEST DR. #424, HOUSTON, TX 77036

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against **WINFIELD II ASSOCIATION, INC., THE ESTATE OF DAVID HARRELL**, or the Trustees.

EXECUTED: November 6, 2024

WINFIELD II ASSOCIATION, INC.

By:  Casey Jon Lambright, Trustee

By:  Shawn R. McKeel, Trustee

By:  Yannick H. Rizvi, Trustee

FILED 11/8/2024 12:01:55 PM FRCL-2024-6022 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2241030153

DATE: November 7, 2024

NOTE: Promissory Note described as follows:

Date: 2/9/2024
Debtor(s): The Affonso Utimizo Lackey Family Access Trust, dated March 9, 2021
Original Creditor: Val-Chris Investments, Inc
Original Principal Amount: \$100,000.00
Current Holder: Mourer Investments, LLC, a California Limited Liability Company

DEED OF TRUST: Deed of Trust described as follows:

Date: 2/9/2024
Grantor: The Affonso Utimizo Lackey Family Access Trust, dated March 9, 2021
Trustee: Worldwide Lenders, Inc., a Delaware Corporation
Current Beneficiary: Mourer Investments, LLC, a California Limited Liability Company
Recorded: 2/12/2024, as Instrument No.: 2024-48583, In the County of Harris, State of Texas

LENDER: Mourer Investments, LLC, a California Limited Liability Company

BORROWER: The Affonso Utimizo Lackey Family Access Trust, dated March 9, 2021

PROPERTY: The real property described as follows:

Lot Ten (10), in Block One (1), of ATASCOCITA TRACE, SECTION 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 583211 of the Map Records of Harris County, Texas.

17415 Wigeon Way Drive, Humble, TX 77396

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:

12/3/2024, the first Tuesday of the month, to commence at 10:00 AM (or within 3 hours after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the area of the Bayou City Event Center in the area known as the Magnolia South Ballroom located at 9401 Knight Road, Houston Texas 77045 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice of Sale executed by:



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

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Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: March 25, 2013

Grantor: Gilbert Ramirez, Yolanda Ramirez, Jacob Ramirez and Cristel Galvan

Trustee: Michel C. Beller

Lender: Annette C. Owen

Recorded in: clerks file Number 20130146608 of the real property records of Harris County, Texas

Legal Description: Lot 28, Block 15 of Timberland Section II Addition, City of Spring, County of Harris, Texas, also known as 23126 Whispering Willow.

Secures: Promissory Note ("Note") in the original principal amount of \$90,000.00, executed by Gilbert Ramirez, Yolanda Ramirez, Jacob Ramirez and Cristel Galvan ("Borrower") and payable to the order of Lender

Foreclosure Sale:

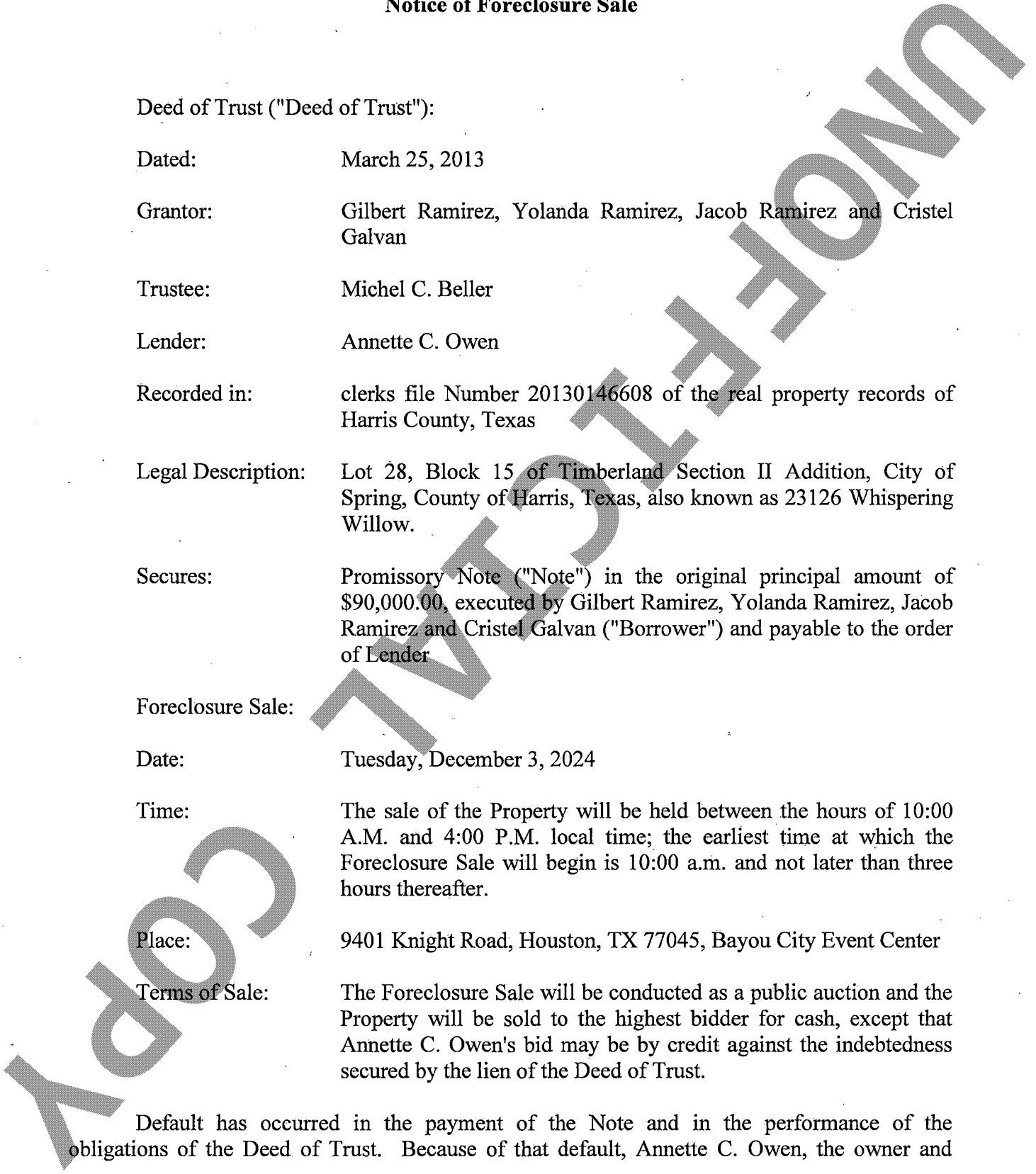
Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: 9401 Knight Road, Houston, TX 77045, Bayou City Event Center

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 Annette C. Owen'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, Annette C. Owen, 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 Annette C. Owen's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Annette C. Owen'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.

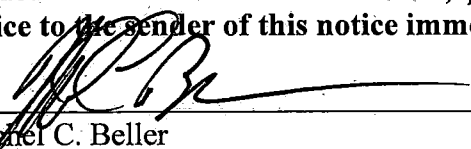
If Annette C. Owen passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Annette C. Owen. 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.



Michel C. Beller
42 N. Manorcliff Place
THE WOODLANDS, TX 77382
Telephone 281-362-0220

There was no posting assigned to this Document ID.

Harris County Clerk
Teneshia Hudspeth
Harris County Clerk's Office

UNOFFICIAL COPY

There was no posting assigned to this Document ID.

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Teneshia Hudspeth
Harris County Clerk's Office

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There was no posting assigned to this Document ID.

Harris County Clerk
Teneshia Hudspeth
Harris County Clerk's Office

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COPY

Our Case Number: 24-05610-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 27, 2020, WALTER AYMEN, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HIGHLAND HOMELOANS, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number RP-2020-339563 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARRIS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 3, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bayou City Event Center 9401 Knight Road, Houston TX 77045 in HARRIS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT ONE HUNDRED THIRTEEN (113), IN BLOCK EIGHT (8), OF SPRINGDALE, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 40, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

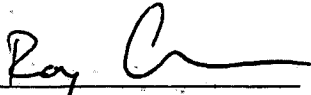
Property Address: 2111 RIDGEMORE DR, HOUSTON, TX 77055
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 7 day of Nov 2024


Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC

Substitute Trustee Address:
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6026
FILED 11/8/2024 3:26:03 PM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6028
FILED 11/8/2024 3:55:58 PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Dawn Tolbert, individually and d/b/a ABC&D Team Realty (“Borrower”) executed that one certain promissory note dated September 26, 2016 and payable to the order of AK Capital 3, LLC, a Texas limited liability company (“Lender”) in the original principal amount of \$82,000.00 (the “Note”);

WHEREAS, the Note is secured by the lien of that one certain Deed of Trust (with Security Agreement and Fixtures Financing Statement) of even date executed by Borrower to Jiten Khurana, Trustee for the benefit of Lender, and recorded in the real property records of Harris County, Texas at Clerk’s File No. RP-2016-445717 (the “Deed of Trust”) covering the Property (as defined in the Deed of Trust), including, but not limited to the land described as **LOT FOURTEEN (14) IN BLOCK FIFTY ONE (51) OF EDGEWOOD TERRACE, SECTION THREE (3) A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 50, PAGE 44 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO. INCORPORATING BY REFERENCE THE LEGAL DESCRIPTION RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. P149458, MICROFILM REFERENCE NUMBER 122-54-3082. COMMONLY KNOWN AS 5615 BAYFIELD DRIVE, HOUSTON, TEXAS 77033** (collectively, for purposes of this Notice, the “Property”);

WHEREAS, after default by Borrower in the payment of the Note, the Note was accelerated by the Lender;

WHEREAS, outstanding principal, interest and other amounts due under the Note and Deed of Trust remain unpaid;

WHEREAS, Lender has appointed Jeffrey I. Horowitz as substitute trustee under the Deed of Trust;

WHEREAS, Lender, the sole present owner and holder of the Note and Deed of Trust, has directed Jeffrey I. Horowitz, as Substitute Trustee under the Deed of Trust, to exercise the power of sale under the Deed of Trust, in accordance with the terms and provisions thereof;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEFFREY I. HOROWITZ, SUBSTITUTE TRUSTEE, hereby give notice that I will, after due publication and filing of this notice as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, at the “SALE BY TRUSTEE” area of the **Bayou City Event Center, 9401 Knight Road in the**

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6028

FILED 11/8/2024 3:55:58 PM

City of Houston, Harris County, Texas, 77045-1205, designated by the Harris County Commissioners Court pursuant to Section 51.002(h) of the Texas Property Code and their order recorded in the real property records of Harris County, Texas at Clerk's File No. 20150492828 between the hours of 10:00 a.m. and 4:00 p.m. on **the first Tuesday of December 2023**, the same being **December 3, 2024**. The earliest time at which the sale will begin is 1:00 p.m. and not later than three hours after that time.

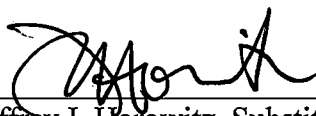
The sale is a public non-judicial foreclosure sale conducted pursuant to the power of sale contained in the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. The Property will be sold subject to all matters which are prior to the Deed of Trust, which affect title to the Property, and which are superior interests in and to the Property.

Prior to the sale, Lender may appoint another person as Substitute Trustee to conduct the sale in accordance with the terms of the Deed of Trust.

Pursuant to Section 51.0075 of the Texas Property Code, 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 Trustee. Questions regarding the sale may be directed to the undersigned.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 November 8, 2024.



Jeffrey L. Horowitz, Substitute Trustee
1401 McKinney, Suite 1700
Houston, Texas 77010
(713) 658-2323

NOTICE OF TRUSTEE'S SALE

- Owner:** FLOYD F. JAMES
- Association:** The Fairway Green Townhomes Owners' Association, Inc., a Texas non-profit corporation
- Declaration:** Condominium Declaration for **THE FAIRWAY GREEN TOWNHOMES**, recorded in Volume 59, Page 047, et seq., on November 28, 1977, of the Condominium Records of Harris County, Texas, and all amendments thereto.
- Trustee:** William S. Chesney III or Richard R. Flores
- Property:** Condominium *Unit No. 11, in Building B*, in **THE FAIRWAY GREEN TOWNHOMES**, a condominium regime according to the Declaration recorded in Volume 59, Page 047, et seq., of the Condominium Records of Harris County, Texas, and all amendments thereto.
- Date of Sale:** Tuesday, December 3, 2024
- Time of Sale:** Between the hours of 10:00 a.m. and 4:00 p.m.; *the earliest time at which the Sale pursuant to this Notice will occur is 1:00 p.m.*
- Place of Sale:** At such location at *9401 Knight Road, Houston, Harris County, Texas 77045*, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.


Pursuant to the DECLARATION, the **Association** was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the DECLARATION; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner(s), are secured by a lien ("Lien") upon the respective property in said regime for which assessment(s) is/are levied.

The **Owner**, by the acceptance of his/her Deed in and to the **Property**, expressly vested in the **Association** or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code, as set forth in the DECLARATION. The **Owner** is in default in the payment of said maintenance assessments; and the **Association** has demanded payment of all delinquent amounts from the **Owner**; and the **Association** intends to have the provisions of the DECLARATION enforced. The **Association** has appointed and directed the TRUSTEE to enforce said rights and powers as set forth in the DECLARATION for the purpose of collecting the indebtedness secured by the Lien.

NOTICE is here given that on the **Date of Sale** and **Time of Sale**, TRUSTEE will offer the **Property** for sale at public auction at the **Place of Sale** to the highest bidder(s) for CASH. The Sale pursuant to this Notice shall be made subject to any and all ad valorem taxes, federal income tax liens, or other liens (which may or may not be in default) having priority over the Lien in favor of the **Association**, subject to all matters of record affecting the above-described **Property** and with no warranty of title whatsoever.

Assert and protect your rights as a member of the Armed Forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXECUTED in multiple originals this 8th day of November, 2024.


 William S. Chesney III, Trustee
 9225 Katy Freeway, Ste. 314
 Houston, Texas 77024-1510/Ph. 713.814.5309

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
 FRCL-2024-6030
 FILED 11/8/2024 4:23:08 PM

NOTICE OF FORECLOSURE SALE

November 08, 2024

Deed of Trust ("Deed of Trust"):

Dated: August 18, 2023

Grantor: URBAN ROW HOLDINGS, LLC

Trustee: Sowell, Alvares & Walls, PLLC

Lender: QUICK LENDING, LLC

Property: A TRACT OR PARCEL OF LAND CONTAINING 0.4821 ACRES, (21,000 SQUARE FEET), BEING OUT OF AND A PART OF LOT 38, YALE STREET ACRES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 572, PAGE 523, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.4821 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO ABUNDANT LOVE MINISTRIES, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. W074866 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: FILM CODE NO. 696863 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a capped, (Precision Surveyors), iron rod set for the intersection of the west right-of-way line of Yale Street, (80.00 foot right-of-way per Film Code No. 696863 of the Map Records of Harris County, Texas), with the north right-of-way line of Thornton Road, (45.00 foot right-of-way per Film Code No. 696863 of the Map Records of Harris County, Texas), same being the southeast corner of said Lot 38, same being the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 87°30'56" W, along the north right-of-way line of Thornton Road, a distance of 175.00 feet to a capped, (Precision Surveyors), iron rod set for the southeast corner of Landing At Yale, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 696863 of the Map Records of Harris County, Texas, same being the southwest corner of the herein described tract;

Thence, N 02°43'04" W, along the common line of said Landing At Yale, pass at a distance of 10.00 feet a capped iron rod found for reference, pass at a distance of 90.45 feet a capped iron rod found for reference, pass at a distance of 114.26 feet a capped iron rod found for reference, and continuing for a total distance of 120.00 feet to a capped iron rod found for a corner of said

COPY

UNRECORDED

Landing At Yale, same being the northwest corner of the herein described tract; Thence, N 87°30'56" E, along the common line of said Landing At Yale, a distance of 175.00 feet to a capped iron rod found on the west right-of-way line of Yale Street for a corner of said Landing At Yale, same being the northeast corner of the herein described tract; Thence, S 02°43'04" E, along the west right-of-way line of Yale Street, a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.4821 acres or 21,000 square feet of land, more or less.

Address: 4601 Yale St, Houston, Texas, 77018
Recorded: August 23, 2023, file number RP-2023-321933 in the Official Public Records of Harris County, Texas.
Secures: Promissory Note ("Note") in the original principal amount of NINE HUNDRED NINETY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (US \$994,500.00), executed by URBAN ROW HOLDINGS, LLC and payable to the order of Lender.
Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated August 18, 2023 and executed by Robert Wiseman.
Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett
Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, December 03, 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 SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/21/2011	Grantor(s)/Mortgagor(s): JOHNNY M. HARDEN, A SINGLE PERSON
Original Beneficiary/Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION	Current Beneficiary/Mortgagee: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-1
Recorded in: Volume: ER 025-34 Page: 1145 Instrument No: 20110303741	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: 12/3/2024	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: BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 11/7/2024

Dated: November 12, 2024



SANDY DASIGENIS

Printed Name:



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-81587-POS
Loan Type: Conventional Residential

Exhibit A

A tract of land containing 5000 square feet, being the Northeasterly 47.62 feet of Lot 31, Block 7 of Autumn Run, Section 1, according to the map or plat thereof, recorded in Volume 252, Page 13 of the Harris County Map Records; Harris County, Texas, being the same tract recorded in the name of JPB Rental Homes, LLC, under Harris County Clerk's File (H.C.C.F.) No. 20110054417 (Tract 8), and being more particularly described by metes and bounds as follows: (Basis of bearings: Plat of Autumn Run, Section 1)

Commencing at a point on the northeasterly right-of-way line of Dinner Creek Drive (60 feet wide) at the southwesterly end of a cut back line at the Intersection with the northwesterly right-of-way line of Bluebottle Lane (50 feet wide);

Thence, North 80 deg. 58' 57" East, with the said cut back line, a distance of 14.14 feet to iron rod found;

Thence, North 35 deg. 58' 57" East, with the said northwesterly right-of-way line of Bluebottle Lane, a distance of 133.38 feet to iron rod found at the south corner and Point of Beginning of this tract;

Thence, North 54 deg. 01' 03" West, across and through the aforementioned Lot 31, with the northeasterly line of a tract recorded in the name of George Heap under H.C.C.F. No. S626978, a distance of 105.00 feet to a point at the west corner of this tract from which a fence corner bears North 09 deg. 13' 09" West, a distance of 0.48 feet;

Thence, North 35 deg. 58' 57" East, with the southeast line of Lot 36, a distance of 47.62 feet to a point at the north corner of this tract from which a fence corner bears South 52 deg. 54' 37" West, a distance of 0.64 feet;

Thence, South 54 deg. 01' 03" East, with the southwesterly line of Lot 30, being the southwesterly line of a tract recorded in the name of TNW Management Inc., under H.C.C.F. No. 2010043819, a distance of 105.00 feet to a point on the aforementioned northwesterly right-of-way line of Bluebottle Lane;

Thence, South 35 deg. 58' 57" West, with the northwesterly right-of-way line of Bluebottle Lane, a distance of 47.62 feet to the Point of Beginning and containing 5,000 square feet, more or less.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/31/2022	Grantor(s)/Mortgagor(s): JERLEEN ANDERSON-PERRY
Original Beneficiary/Mortgagee: BPL MORTGAGE TRUST, LLC	Current Beneficiary/Mortgagee: Metropolitan Life Insurance Company
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2022-449178	Property County: HARRIS
Mortgage Servicer: Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1600 LBJ Freeway, Farmers Branch, TX 75234
Date of Sale: 12/3/2024	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT FOUR (4), AND ADJOINING SOUTH 15 FEET OF LOT THREE (3), IN BLOCK TWENTY-TWO (22), OF FULLERTON PLACE, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 28, MAP RECORDS OF HARRIS COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 11/8/2024 _____

Dated: November 12, 2024 _____

SANDY DASIGENIS

Printed Name:

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Fay Servicing, LLC

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-103282-POS
Loan Type: Business Purpose Loan

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6080
FILED 11/11/2024 9:33:04 AM

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

November 8, 2024

NOTE:

Date:	October 6, 2023
Maker:	The Raymond A. McLendon Family Partnership, Ltd.
Payee:	Plains State Bank
Original principal amount:	\$644,873.64

DEED OF TRUST:

Date:	October 6, 2023
Grantor:	The Raymond A. McLendon Family Partnership, Ltd.
Trustee:	Milani Saunders
Beneficiary:	Plains State Bank
Recording data:	Recorded as Document No. RP-2023-389840, Real Property Records of Harris County, Texas.

LENDER: Plains State Bank

BORROWER: The Raymond A. McLendon Family Partnership, Ltd.

PROPERTY: See Exhibit "A" attached hereto.

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

December 3, 2024, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

ORIGINAL TRUSTEE: James E. Cuellar
 440 Louisiana, Suite 718
 Houston, Texas 77002
 (713) 222-1281

SUBSTITUTE TRUSTEES: Jeffrey D. Stewart
 D. Brent Wells
 440 Louisiana, Suite 718
 Houston, Texas 77002
 (713) 222-1281

JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON,
 MEGAN L. RANDLE, EBBIE MURPHY, WAYNE
 DAUGHTREY, STEVE LEVA, NICOLE DURRETT
 4600 Fuller Ave., Suite 400



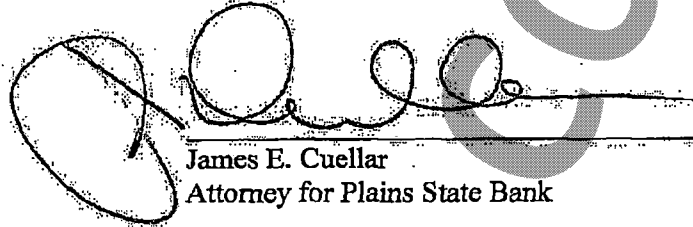
4828643

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6040
FILED 11/11/2024 9:28:21 AM

Irving, Texas 75038

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



James E. Cuellar
Attorney for Plains State Bank

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.

TEXAS BUSINESS AND COMMERCE CODE NOTICE

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Sandy Dacignis
Substitute Trustee

EXHIBIT "A"

A tract of land containing 2.53 acres in the Manuel Tarin Survey, Abstract Number 778 in Harris County, Texas, being out of and a part of those certain tracts of land containing called 2.27 acres, 0.23 acre and 1.624 acres as described in deed under Clerk's File Numbers Y744811, 20070171735, and 2007171736 of the Real Property Records of said Harris County, SAVE AND EXCEPT a tract of land containing called 1.651 acres as described in deed under Clerk's File Number 20090004725, said 2.53 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (found) at the northeast corner of the herein described tract and the northwest corner of Block 1, Reserve "A" of Spring Hospitality, a subdivision as recorded under Film Code Number 625265 of the Map Records of said Harris County, said point being located on the southerly right-of-way line of Bammel Westfield Road;

THENCE S 18 deg 15 min 04 sec W along the east line of said 2.53 acres and the west line of said Spring Hospitality, and departing said right-of-way line, a distance of 391.89 feet to a 1/2" iron rod (found) at the southeast corner of the herein described tract, and the southwest corner of said Spring Hospitality tract, and being located on a northerly line of Preakness Apartments, a subdivision as recorded in Volume 333, Page 138 of said Map Records;

THENCE N 83 deg 39 min 02 sec W along the south line of said 2.53 acres and the north line of said Preakness Apartments, passing the northwest corner of same and a northeasterly corner of a tract of land containing called 7.4997 acres as described in deed to William Morris under Clerk's File Number P663216, a total distance of 163.18 feet to a 1/2" iron rod (found) at the southwest corner of the herein described tract and the southeast corner of a tract of land containing called 1.624 acres as described in deed to The Daily Bread, Inc. under Clerk's File Number 2009-0004725;

THENCE along the westerly line of said 2.53 acres and the easterly line of said 1.624 acres the following courses and distances:

N 09 deg 53 min 23 sec E, a distance of 135.55 feet to a "P-K" nail (set);
N 39 deg 26 min 42 sec W, a distance of 93.91 feet to a "P-K" nail (set);
N 11 deg 49 min 32 sec E, a distance of 185.17 feet to a "P-K" nail (set);
S 80 deg 01 min 35 sec E, a distance of 13.93 feet to a "P-K" nail (set);

Thence N 10 deg 44 min 07 sec E, a distance of 77.10 feet to a "P-K" nail (set); in the aforementioned southerly right-of-way line of Bammel Westfield Road at the northwest corner of the herein described tract of land;

THENCE in a southeasterly direction along said southerly right-of-way line following a curve to the right having a radius of 1078.00 feet and a central angle of 02 deg 53 min 19 sec, an arc length of 54.35 feet having a chord bearing of S 69 deg 56 min 07 sec E and a chord distance of 54.34 feet to a Point of Tangency in said southerly right-of-way line;

THENCE S 68 deg 29 min 27 sec E continuing along said southerly right-of-way line, a distance of 247.56 feet to the Point of Beginning and containing 2.53 acres of land.

24TX404-0128
839 FISHER ST C, HOUSTON, TX 77018

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT NINE (9), BLOCK ONE (1), OF FISHER MEADOWS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, TOGETHER WITH A 1/12 INTEREST IN AND TO RESERVES "A" AND "B", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE 678719, MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 2, 2021 and recorded on April 6, 2021 as Instrument Number RP-2021-179888 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by STEVEN L SCARBOROUGH secures the repayment of a Note dated April 2, 2021 in the amount of \$328,000.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4828578

FILED 11/11/2024 9:28:21 AM
FRCL-2024-6041
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

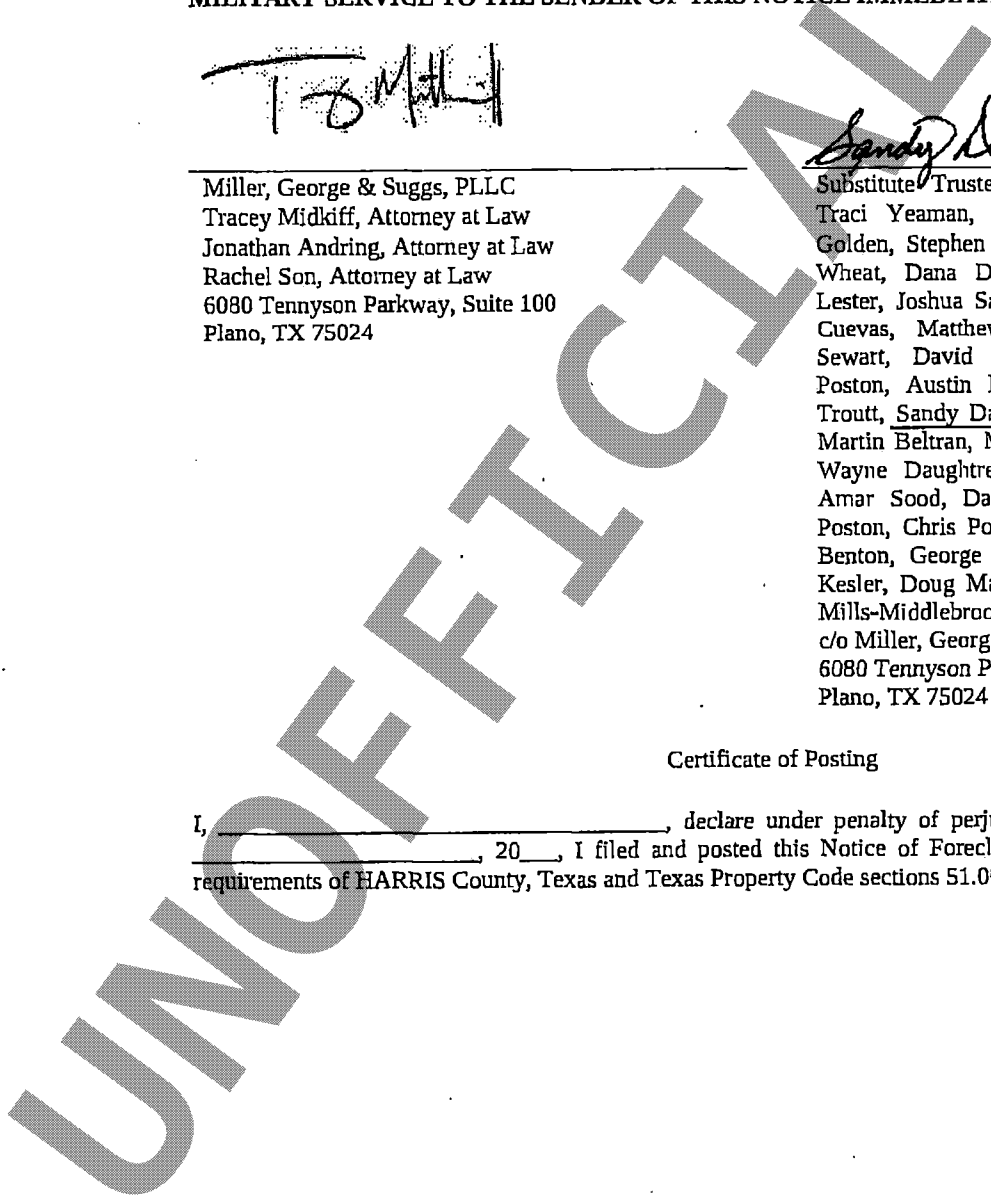
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, 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).



24TX404-0132
526 N 1ST ST, LA PORTE, TX 77571

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT THREE (3), IN BLOCK ONE HUNDRED EIGHT (108), OF TOWN OF LA PORTE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58, PAGE 460 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated October 25, 2018 and recorded on October 29, 2018 as Instrument Number RP-2018-490671 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by DENISE LYNN SOTO secures the repayment of a Note dated October 25, 2018 in the amount of \$70,010.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4828576

FILED 11/11/2024 9:28:21 AM
FRCL-2024-6042
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, 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: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 21, 2009 and recorded under Clerk's File No. 20090380884, in the real property records of HARRIS County Texas, with Stephen James Tucker, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Stephen James Tucker, a single man securing payment of the indebtedness in the original principal amount of \$116,800.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Stephen James Tucker. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:

LOT EIGHT (8), IN BLOCK ONE (1) , OF ATASCOCITA TIMBERS, SECTION TWO (2) , AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S FILE NO. S-337141 AT FILM CODE NO. 385047, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6043
FILED 11/11/2024 9:28:21 AM

of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE **Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP**, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 11/07/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-2102

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 27, 2012 and recorded under Clerk's File No. 20120296114, in the real property records of HARRIS County Texas, with Maxine A Rivera and Carlos Rivera wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cornerstone Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Maxine A Rivera and Carlos Rivera wife and husband securing payment of the indebtedness in the original principal amount of \$129,821.00 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 Maxine A Rivera. PENNYMAC LOAN SERVICES, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

LOT TWENTY (20), IN BLOCK ONE (1), OF VILLAGES OF CYPRESS LAKES, SECTION TWENTY FOUR (24), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 643268 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part



FILED 11/11/2024 9:28:21 AM
FRCL-2024-6044
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 11/06/2024.

/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. 44-24-02906

FILED 11/11/2024 9:28:21 AM FRCL-2024-6045 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.: 119633-TX

Date: November 1, 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 **12/3/2024**, the foreclosure sale will be conducted in **Harris** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

FAY SERVICING, LLC is acting as the Mortgage Servicer for 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



4828234

AP NOS/SOT 08212019

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-2024-6045

FILED 11/11/2024 9:28:21 AM

COPY UNOFFICIAL

FILED 11/11/2024 9:28:21 AM FRCL-2024-6046 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.: 122923-TX

Date: October 18, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: ARIANNA TORRES

ORIGINAL MORTGAGEE: INDYMAC BANK, F.S.B

CURRENT MORTGAGEE: MTGLQ INVESTORS L.P.

MORTGAGE SERVICER: Selene Finance

DEED OF TRUST DATED 11/16/2000, RECORDING INFORMATION: Recorded on 11/21/2000, as Instrument No. U744473 in Book 535-88 Page 0480

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-FIVE (25), IN BLOCK SIXTY-SEVEN (67) OF WOODFOREST, SECTION SIXTEEN (16), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 159, PAGE 51, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/3/2024**, the foreclosure sale will be conducted in **Harris** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Selene Finance is acting as the Mortgage Servicer for MTGLQ INVESTORS L.P. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Selene Finance, as Mortgage Servicer, is representing the Mortgagee, whose address is:

MTGLQ INVESTORS L.P.
c/o Selene Finance
Selene Finance LP
3501 Olympus Boulevard
5th Floor, 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



Matter No.: 122923-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: *Hollis Hamilton*

Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 128475-TX

Date: October 16, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: 2004-0000189, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ORIGINAL MORTGAGEE: GUIDANCE RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

CURRENT MORTGAGEE: GUIDANCE RESIDENTIAL, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 6/17/2009, RECORDING INFORMATION: Recorded on 6/19/2009, as Instrument No. 20090268857 in Book ER 012-27 Page 2342

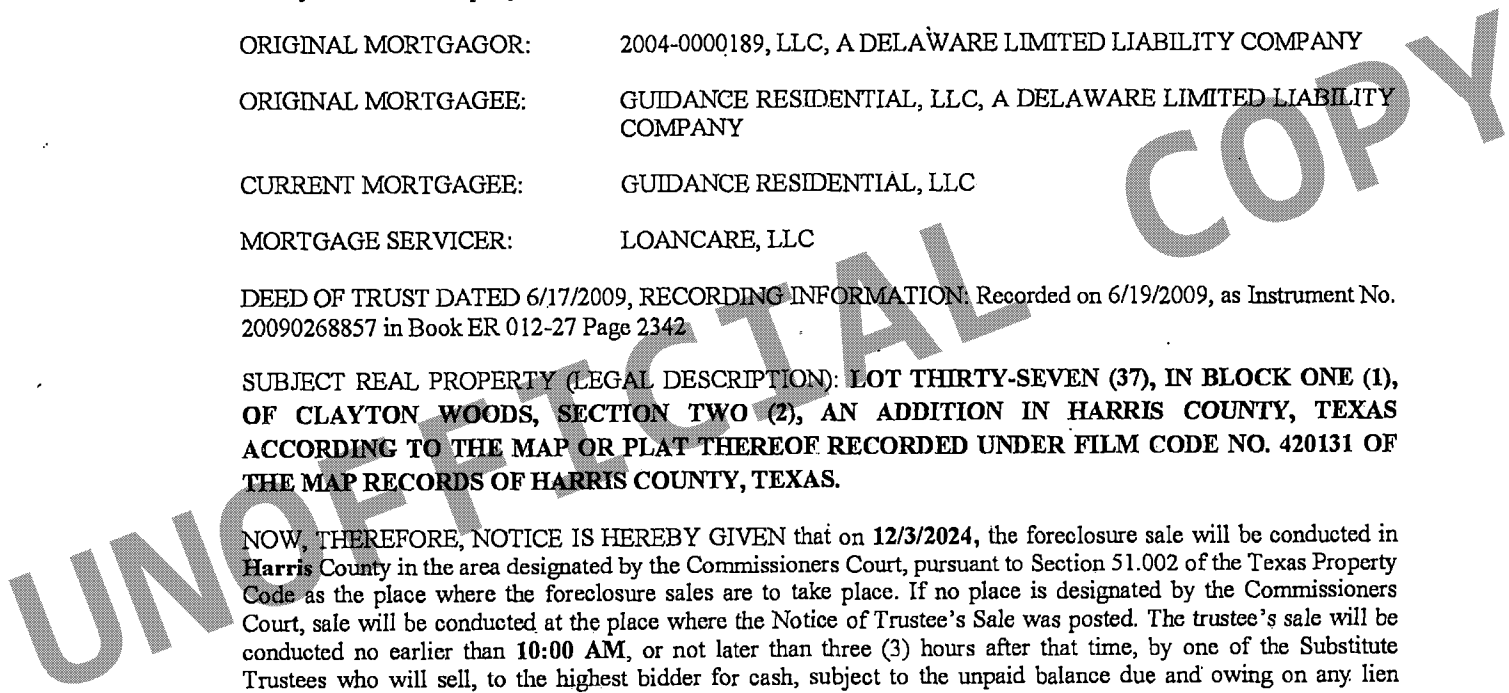
SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THIRTY-SEVEN (37), IN BLOCK ONE (1), OF CLAYTON WOODS, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 420131 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/3/2024**, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for GUIDANCE RESIDENTIAL, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

GUIDANCE RESIDENTIAL, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Matter No.: 128475-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

COPY

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.: 127896-TX

Date: October 9, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: CAREY CRUTCHER III AND WIFE, SHEILA M. CRUTCHER

ORIGINAL MORTGAGEE: COMMUNITY MORTGAGE CORP.

CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 10/10/2000, RECORDING INFORMATION: Recorded on 10/16/2000, as Instrument No. U682994 in Book 535-25 Page 3069

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT THREE (3), IN BLOCK ELEVEN (11), OF PARTIAL RE-PLAT OF HERITAGE MEADOWS SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 349065 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/3/2024**, the foreclosure sale will be conducted in **Harris** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743



Matter No.: 127896-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 30th day of January, 2018, Monica F. Molett Theragood (the "Grantor"), executed a Deed of Trust conveying to Brandon L. Collins, Trustee, the Property hereinafter described, to secure Snap Lending, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Snap Alpha, LLC; and

WHEREAS, Snap Alpha, LLC is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of December, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, inside the Bayou City Event Center (BCEC), where the Commissioners Court has designated such sales to take place. The building is located at 9401 Knight Road, Houston, Texas 77045.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.

Said Property is described as follows:

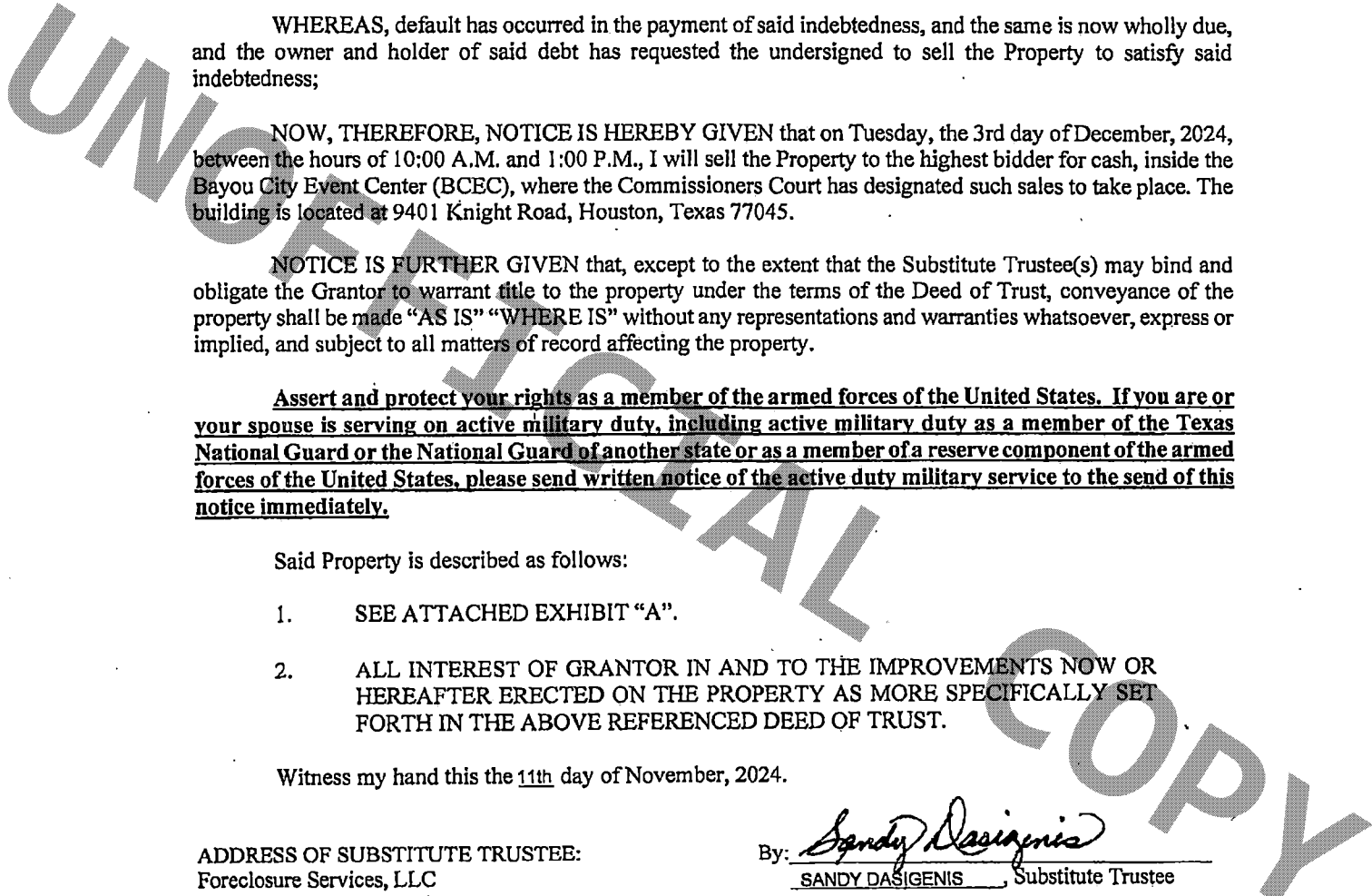
1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 11th day of November, 2024.

ADDRESS OF SUBSTITUTE TRUSTEE:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

Return to:
Snap Alpha, LLC
16107 Kensington Drive #220
Sugar Land, TX 77479



11 720 10772000

UNRECORDED

EXHIBIT 'A'

Legal Description of Real Property

LOT OR TRACT 237 IN TRACT 'D' OF YORKDALE, AN UNRECORDED SUBDIVISION OUT OF THE ELLIS BENSON SURVEY, ABSTRACT NO. 110 IN HARRIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

A TRACT OF LAND OUT OF A 21.13 ACRE TRACT OF LAND OUT OF THE ELLIS BENSON SURVEY, ABSTRACT NO. 110, IN HARRIS COUNTY, TEXAS, WHICH WAS CONVEYED BY E.A. ANTHONY, TRUSTEE, TO ALLEN C. HUTCHESON, ETAL, BY DEED RECORDED IN VOLUME 5225, PAGE 460 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND WHICH TRACT IS DESCRIBED AS TRACT 237 IN SAID DEED AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF TRACT 236 AS DESCRIBED IN SAID ABOVE MENTIONED DEED, SAID CORNER BEING LOCATED WEST 8,852 FEET AND SOUTH 1,280.70 FEET FROM THE NORTHEAST CORNER OF THE ELLIS BENSON SURVEY;

THENCE SOUTH THE WEST LINE OF SAID TRACT 235 AS DESCRIBED IN SAID DEED, 95.41 FEET TO ITS SOUTHWEST CORNER;

THENCE WEST 63 FEET TO POINT FOR CORNER;

THENCE NORTH 155 FEET TO A POINT FOR CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 122 AS DESCRIBED IN SAID DEED;

THENCE EAST 10 FEET TO POINT FOR CORNER ON A CURVE, A CUL-DE-SAC OF CARMEL AVENUE;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 60 FEET, 8723 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AS TRACT 237 OF YORKDALE TRACT 'D', AN UNRECORDED SUBDIVISION IN THE ELLIS BENSON SURVEY, ABSTRACT 110, IN HARRIS COUNTY, TEXAS, AS DESCRIBED IN THE AFORESAID DEED RECORDED IN VOLUME 5225, PAGE 460 OF DEED RECORDS OF HARRIS COUNTY, TEXAS.

UNRECORDED COPY

FILED 11/11/2024 9:32:41 AM
FRCL-2024-6069
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 29th day of November, 2022, Opena Investments, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of December, 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 Pavillion (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 11th day of November, 2024.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:
Texas Funding Corporation
PO Box 19562
Houston, TX 77224

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

EXHIBIT 'A'

TRACT 1:

BEING Lot Forty-Nine (49), Briarcliff Place, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 24, Page 31 of the Map Records of Harris County, Texas. as to Tract 1

TRACT 2:

BEING Lot Fifty-Five (55), Briarcliff Place, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 24, Page 31 of the Map Records of Harris County, Texas. as to Tract 2

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 13th day of January, 2006, Paul D. Jones and Angela M. Jones (collectively the "Grantor"), executed a Deed of Trust conveying to William Powell, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of December, 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 291, BLOCK 3, HOLLOWAY HEIGHTS, SECTION THREE, A SUBDIVISION IN HOUSTON, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 53, PAGE 59, MAP RECORDS, HARRIS COUNTY, TEXAS. ALSO KNOWN AS 3522 STONHAM ST. HOUSTON TX 77047.
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 11th day of November, 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

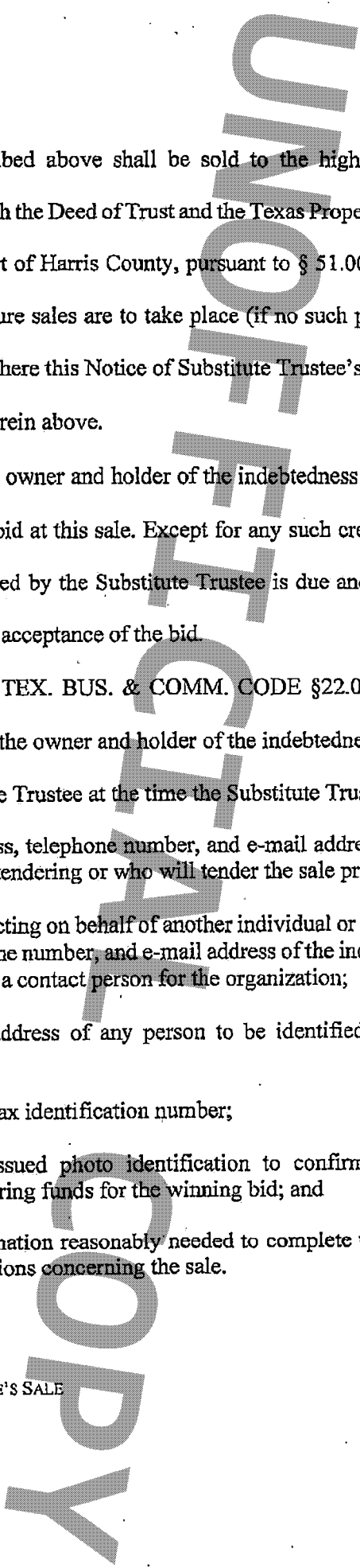
Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

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 11th day of November, 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

FILED 11/11/2024 9:32:41 AM FRCL-2024-6072 TENESHA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

TRACT 2:

3.068 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 2" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND "X" MARKING THE NORTHWEST CORNER OF SAID "TRACT 1" OF SAID WEST POINT, SECTION 1, AND FURTHER BEING IN THE EASTERLY RIGHT -OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH), AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAZY HOLLOW DRIVE TO A SET "X" FOR THE POINT OF BEGINNING;

THENCE, EAST, A DISTANCE OF 421.79 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.42 FEET TO A FOUND NAIL;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.068 ACRES (133,652 SQUARE FEET) OF LAND.

TRACT 3:

3.064 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF

"TRACT 3" OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING MARKING THE SOUTHWEST CORNER OF SAID WEST POINT, SECTION 1;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A FOUND 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 421.09 FEET TO A FOUND "X";

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO A FOUND NAIL IN SHINER;

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.064 ACRES (133,486 SQUARE FEET) OF LAND.

TRACT 4:

3.064 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 4" OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "X" MARKING THE NORTHEAST CORNER OF SAID "TRACT 4" AND BEING IN THE WESTERLY RIGHT -OF-WAY LINE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH), AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.00 FEET TO A SET "X";

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.09 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 421.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.064 ACRES (133,486 SQUARE FEET) OF LAND.

TRACT 5:

3.044 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN "X" FOUND FOR THE INTERSECTION OF THE WEST RIGHT-OF-WAY UNE OF LAZY HOLLOW DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS, WITH THE NORTHERLY LINE OF WEST POINT, SECTION I, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS:

THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 421.09 FEET, ALONG THE SAID NORTHERLY LINE OF WEST POINT, SECTION I, TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE, NORTH, A DISTANCE OF 287.67 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODWAY DRIVE (60-FOOT WIDTH) AS RECORDED IN VOLUME 153, PAGE 50, HARRIS COUNTY MAP RECORDS;

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

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PAGE 2

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FRCL-2024-6073
FILED 11/11/2024 9:32:41 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

October 25, 2024

Deed of Trust ("Deed of Trust"):

Dated: May 19, 2020

Grantor: Roberto Luna Estrada

Trustee: Margaret H. Banahan and/or Veronica Almaguer fka Veronica A. Martinez

Lender: Cypress Lake Home Solutions LLC

Recorded in: Instrument No. RP-2020-213252 of the real property records of Harris County, Texas

Legal Description: Lot 377 and a portion of Lot 419, in Block 17, of Barclay Place Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 22, Page 17 of the Map Records of Harris County, Texas; Save and except that portion of Lot 419 as described by instrument recorded under Clerk's File No. D677942, of the Real Property Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$90,000.00, executed by Roberto Luna Estrada ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to M7 Real Estate, LLC ("Beneficiary") by an instrument dated June 3, 2020, recorded in Instrument No. RP-2020-237331 of the real property records of Harris County, Texas

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045; or if the preceding area is no longer the designated area, at the area designated by the County Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that M7 Real Estate, 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, M7 Real Estate, 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 M7 Real Estate, 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 M7 Real Estate, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If M7 Real Estate, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.


The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by M7 Real Estate, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Margaret Banahan
Texas Bar No. 24078188

Veronica Almaguer
Texas Bar No. 24102149

R. Alex Weatherford
Texas Bar No. 24079553

Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105

Houston, Texas 77084

Tel. (281) 394-3122

Fax (281) 940-2743

Attorney for Lender



Sandy Dasigenis, Jeff Leva, Steve Leva or David Garvin
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

NOTICE OF FORECLOSURE SALE

November 8, 2024

Deed of Trust ("Deed of Trust"):

Dated: December 4, 2020

Grantor: Osmany Verdecia Calderon

Trustee: Veronica A. Martinez and/or Margaret H. Banahan

Lender: J-P REI Solutions LLC

Recorded in: Instrument No. RP-2020-603546 of the real property records of Harris County, Texas

Legal Description: Lot Seven (7), in Block Two (2), of Mykawa Business Addition, now GOLDEN GLADE ESTATES BUSINESS ADDITION, an addition in Harris County, Texas, according to the map thereof, recorded in Volume 32, Page 19 of the Map Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$49,500.00, executed by Osmany Verdecia Calderon ("Borrower") and payable to the order of Lender

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

COPY

Place: Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045; or if the preceding area is no longer the designated area, at the area designated by the County Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that J-P REI Solutions 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, J-P REI Solutions 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 J-P REI Solutions 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 J-P REI Solutions LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If J-P REI Solutions LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by J-P REI Solutions LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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Fax (281) 940-2743
Attorney for Lender



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durett, or
David Garvin
Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

NOTICE OF FORECLOSURE SALE

November 8, 2024

Deed of Trust ("Deed of Trust"):

Dated: December 4, 2020

Grantor: Osmany Verdecia Calderon

Trustee: Veronica A. Martinez and/or Margaret H. Banahan

Lender: J-P REI Solutions LLC

Recorded in: Instrument No. RP-2020-603546 of the real property records of Harris County, Texas

Legal Description: Lot Seven (7), in Block Two (2), of Mykawa Business Addition, now GOLDEN GLADE ESTATES BUSINESS ADDITION, an addition in Harris County, Texas, according to the map thereof, recorded in Volume 32, Page 19 of the Map Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$49,500.00, executed by Osmany Verdecia Calderon ("Borrower") and payable to the order of Lender

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

Foreclosure Sale:

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COPY

Place: Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045; or if the preceding area is no longer the designated area, at the area designated by the County Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that J-P REI Solutions 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, J-P REI Solutions 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 J-P REI Solutions 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 J-P REI Solutions LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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Attorney for Lender



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David Garvin
Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

COPY AL UNOFFICIAL

FILED 11/11/2024 9:32:41 AM FRCL-2024-6075 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

LOT THIRTY (30), IN BLOCK SIX (6), OF CANYON LAKES VILLAGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD UNDER FILM CODE NO. 462135 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: December 3, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: HARRIS County, Magnolia South Ballroom inside the Bayou City Event Center, Houston, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the

xxx1282 Morales

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FRCL-2024-6075
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Maria Carmen Morales ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated July 14, 2021 and executed by Debtor in the Original Principal Amount of \$248,900.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated July 14, 2021, designating Ruth W. Garner as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. RP-2021-407258, of the Real Property Records of HARRIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED 11/11/24



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, David Garvin,
Richard E. Anderson, Ray Vela, or Cesar DelaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

xxx1282 Morales

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

LOT THIRTEEN (13) IN BLOCK FORTY-TWO (42), OF BRAEBURN VALLEY WEST, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 175, PAGE 20 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: December 3, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: HARRIS County, Magnolia South Ballroom inside the Bayou City Event Center, Houston, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the

xxx1982 Porter

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 Bonnie F. Porter ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated January 18, 2002 and executed by Debtor in the Original Principal Amount of \$83,900.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of BKPL-EG Basket Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated January 18, 2002, designating CTC Real Estate Services as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. V565697, of the Real Property Records of HARRIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED 11/11/24



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, David Garvin,
Richard E. Anderson, Ray Vela, or Cesar DelaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

xxx1982 Porter

COPY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

LOT FOURTEEN (14), IN BLOCK FOUR (4) OF SCHROEDER OAKS VILLAGE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 426057 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: December 3, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: HARRIS County, Magnolia South Ballroom inside the Bayou City Event Center, Houston, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the

xxx8368 Kitzmann

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FRCL-2024-6077
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by James P. Kitzmann and Lisa Lynn Kitzmann ("Debtor's"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated October 16, 2003 and executed by Debtor in the Original Principal Amount of \$92,500.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated October 16, 2003, designating Thomas E. Black Jr. as the Original Trustee and is recorded in the office of the County Clerk of HARRIS County, Texas, under Instrument No. X124180, of the Real Property Records of HARRIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATED 11/11/24



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, David Garvin,
Richard E. Anderson, Ray Vela, or Cesar DelaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

xxx8368 Kitzmann

509485
9002 Lacombe Ln.
Tomball, Texas 77375

NOTICE OF TRUSTEE'S SALE
and
APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, on May 21, 2020, Damian J. Shimfarr, single man executed a Deed of Trust conveying to North O. West, Trustee, the real property hereinafter described, to secure First National Bank of America, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. RP-2020-215221, Official Public Records of Harris County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Sandy Dasigenis or Jeff Leva or Steve Leva or Nicole Durrett or David Garvin, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 3, 2024, at 10:00 o'clock a.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Houston, Harris County, Texas.

Said real property is described as follows:

Lot 17, Block 2, Inverness Estates Sec. 9, amending plat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 675670, Map and/or Plat Records, Harris County, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

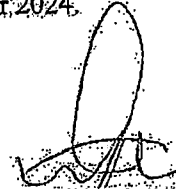
Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the sale.

Assert and protect your rights as a member of the armed forces of the United

States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Substitute Trustee's address is c/o West & West, Greer & Estorga, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on _____ day of November, 2024.



MATTHEW D. JOHNSON
State Bar No. 24098890
DEAN W. GREER
State Bar No. 08414100
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Service
West & West, Greer & Estorga
2929 Mossrock, Suite 204
San Antonio, Texas 78230

UNOFFICIAL COPY

509485
9002 Lacombe Ln.
Tomball, Texas 77375

NOTICE OF TRUSTEE'S SALE
and
APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, on May 21, 2020, Damian J. Shimfarr, single man executed a Deed of Trust conveying to North O. West, Trustee, the real property hereinafter described, to secure First National Bank of America, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. RP-2020-215221, Official Public Records of Harris County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Sandy Dasigenis or Jeff Leva or Steve Leva or Nicole Durrett or David Garvin, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 3, 2024, at 10:00 o'clock a.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Houston, Harris County, Texas.

Said real property is described as follows:

Lot 17, Block 2, Inverness Estates Sec. 9, amending plat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 675670, Map and/or Plat Records, Harris County, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

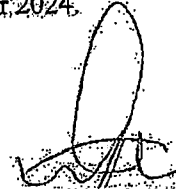
Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the sale.

Assert and protect your rights as a member of the armed forces of the United

States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Substitute Trustee's address is c/o West & West, Greer & Estorga, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on _____ day of November, 2024.



MATTHEW D. JOHNSON
State Bar No. 24098890
DEAN W. GREER
State Bar No. 08414100
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Service
West & West, Greer & Estorga
2929 Mossrock, Suite 204
San Antonio, Texas 78230

UNOFFICIAL COPY

APPOINTMENT OF SUBSTITUTE TRUSTEE AND 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. 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 Pacific Climbing Society, Shannon Winford, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Substitute Trustee to act under and by virtue of said Deed of Trust.

2. Substitute Trustee's Address: c/o TrustDeed Servicing, LLC, Mailing Address: 1968 S. Coast Hwy, Num 1250 Laguna Beach, CA 92651

3. Date, Time and Place of Sale.

Date: 12/3/2024

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: **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**

Property Address: 2707 Lucinda St, Houston, TX, 77004

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. Any conveyance of the property is subject to all matters of record affecting the property.

5. Instrument to be Foreclosed: The instrument to be foreclosed is a Deed of Trust dated 8/18/2005 and recorded 8/24/2005 in Document Y715644, real property records of Harris County, Texas, with **Jose Perez and Nereida Perez**, grantor(s) and Mila, Inc., D/B/A Mortgage Investment Lending Associates, Inc., as Beneficiary.

6. Obligation Secured: Deed of Trust executed by **Jose Perez and Nereida Perez**, securing the payment of the indebtedness in the original principal amount of **\$20,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Pacific Climbing Society** is the current mortgagee of the note and Deed of Trust.

FRCL-2024-6032
FILED 11/11/2024 9:16:28 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

7. 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.

8. Property to be sold: The property to be sold is described as follows:

THE SOUTH 40 FEET OF LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK P OF LEELAND PARK ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 121 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

9. 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.

Pacific Climbing Society, as Mortgage Servicer and mortgagee, whose address is:

Pacific Climbing Society
5530 Douglas Boulevard, Suite 130
Granite Bay, CA 95746

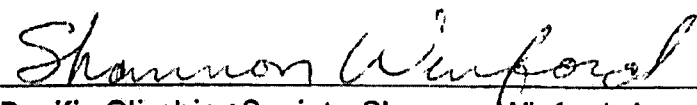
Phone: 916-241-3563

10. 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 DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: 10/31/2024

Pacific Climbing Society, Shannon Winford, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett - **Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer**



Pacific Climbing Society, Shannon Winford, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

TRUSTDEED SERVICING, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

24-219773

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Table with 2 columns and 4 rows containing deed details: Deed of Trust Date, Original Beneficiary, Recorded in, and Mortgage Servicer.

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$1,158,400.00, executed by JOHN F THRASH and REBECCA CASON THRASH and payable to the order of Lender.

Property Address/Mailing Address: 306 LONGWOODS LN, HOUSTON, TX 77024

Legal Description of Property to be Sold: LOT 8, IN BLOCK 4 OF LONGWOODS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGE 19 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Table with 2 columns: Date of Sale (December 03, 2024) and Earliest time Sale will begin (10:00 AM)

Place of sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, ZIONS BANCORPORATION, N.A., SUCCESSOR BY MERGER AND NAME CHANGE TO AMEGY MORTGAGE COMPANY, LLC, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6033
FILED 11/11/2024 9:16:28 AM

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *ZIONS BANCORPORATION, N.A., SUCCESSOR BY MERGER AND NAME CHANGE TO AMEGY MORTGAGE COMPANY, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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/Mary Akapo

Mary Akapo

Attorney for Cenlar Federal Savings Bank

State Bar No.:24125990

marakapo@raslg.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	George Leon Boyd and Deborah Boyd	Deed of Trust Date	September 15, 2007
Original Mortgagee	Colonial Savings, F.A.	Original Principal	\$180,000.00
Recording Information	Instrument #: 20070577772 Book #: ER 004-31 Page #: 0917 in Harris County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsup
Property Address	11106 Sagecanyon Drive, Houston, TX 77089	Property County	Harris

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Seattle Bank	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Seattle Bank	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	12/03/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT SIX (6), IN BLOCK SIXTY-FOUR (64) OF SAGEMONT, SECTION TEN (10), AN ADDITION TO HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 168, PAGE 126 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00909

PAGE 1

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6034

FILED 11/11/2024 9:16:28 AM

NOTICE OF TRUSTEE'S SALE

are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated November 7, 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 11/11/2024 10:23:16 AM FRCL-2024-6085 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.

1. Date, Time, and Place of Sale:

Date: December 3, 2024

Time: The earliest time at which the sale will begin is 10:00 a.m. The sale will begin at 10:00 a.m. or not later than three (3) hours after that time.

Place of Sale: The Bayou City Event Center Pavilion, 9401 Knight Road, Houston, Harris County, Texas 77045, and more specifically described as: 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 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.

2. Instrument to be Foreclosed:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, in favor of David Parnell and any duly appointed and designated successor or substitute trustee, as trustee, for the benefit and security of IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, as beneficiary, and having been recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2022-547153.¹

3. Terms of Sale.

The property shall be sold for cash, in "as is" condition, and without any warranty, express and/or implied, except as to warranty of title, and shall be purchased at the purchaser's own risk

¹ The Correction Deed of Trust creates multiple liens encumbering six separate properties being sold through separate foreclosure sales. This foreclosure sale shall only foreclose the lien created by the Correction Deed of Trust which encumbers the property referenced further herein.

UNOFFICIAL COPY

4. Obligations Secured:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, provides that it secures the payment of the indebtedness in the original principal amount of \$3,170,000.00 and, after accounting for contract interest accrued through the date of default, plus default interest of **\$30,837.60** accrued from the maturity date through January 12, 2024, and all other applicable late fees, reasonable and necessary attorney's fees, and costs, the total amount outstanding of **\$3,177,789.28**.

5. Substitute Trustee(s) Appointed to Conduct Sale.

In accordance with Texas Property Code Section 51.0076, IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, hereby appoints and authorizes John D. Herrmann, Christopher J. Matulis, Carlton D. Wilde, Jr., J. Daniel Long, and William R. Sudela, of the law firm Crady Jewett McCulley & Houren, LLP, 2727 Allen Parkway, Suite 1700, Houston, Texas 77019, as the duly authorized Substitute Trustee(s) to act under and by virtue of said Deed of Trust.

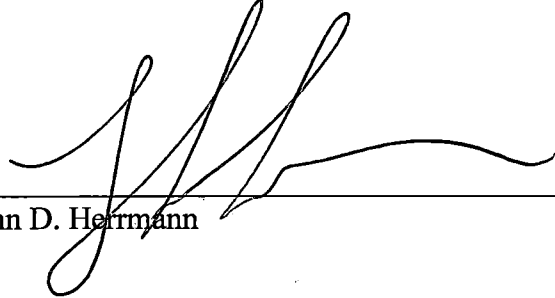
6. Property to be Sold at the Foreclosure Sale:

The real property, and all relevant improvements thereto, generally known as being located at 7046 Avenue F, Houston, Texas 77011, and being more particularly described as: **Lots Fifty-Six (56), Fifty-Seven (57), and Fifty-Eight (58), Block Forty-One (41), CENTRAL PARK, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 23 of the Map Records of Harris County, Texas.**

7. Beneficiary:

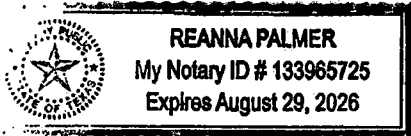
IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC.

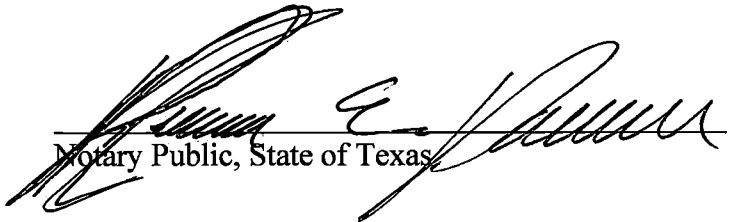
John D. Herrmann



STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of November, 2024 by John D. Herrmann, Substitute Trustee.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
John D. Herrmann
Crady, Jewett McCulley & Houren, LLP
2727 Allen Parkway, Suite 1700
Houston, Texas 77019-2125

UNOFFICIAL COPY

FILED 11/11/2024 10:23:17 AM FRCL-2024-6086 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.

1. Date, Time, and Place of Sale:

Date: December 3, 2024

Time: The earliest time at which the sale will begin is 10:00 a.m. The sale will begin at 10:00 a.m. or not later than three (3) hours after that time.

Place of Sale: The Bayou City Event Center Pavilion, 9401 Knight Road, Houston, Harris County, Texas 77045, and more specifically described as: 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 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.

2. Instrument to be Foreclosed:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, in favor of David Parnell and any duly appointed and designated successor or substitute trustee, as trustee, for the benefit and security of IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, as beneficiary, and having been recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2022-547153.¹

3. Terms of Sale.

The property shall be sold for cash, in "as is" condition, and without any warranty, express and/or implied, except as to warranty of title, and shall be purchased at the purchaser's own risk.

¹ The Correction Deed of Trust creates multiple liens encumbering six separate properties being sold through separate foreclosure sales. This foreclosure sale shall only foreclose the lien created by the Correction Deed of Trust which encumbers the property referenced further herein.

4. Obligations Secured:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, provides that it secures the payment of the indebtedness in the original principal amount of \$3,170,000.00 and, after accounting for contract interest accrued through the date of default, plus default interest of **\$30,837.60** accrued from the maturity date through January 12, 2024, and all other applicable late fees, reasonable and necessary attorney's fees, and costs, the total amount outstanding of **\$3,177,789.28**.

5. Substitute Trustee(s) Appointed to Conduct Sale.

In accordance with Texas Property Code Section 51.0076, IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, hereby appoints and authorizes John D. Herrmann, Christopher J. Matulis, Carlton D. Wilde, Jr., J. Daniel Long, and William R. Sudela, of the law firm Crady Jewett McCulley & Houren, LLP, 2727 Allen Parkway, Suite 1700, Houston, Texas 77019, as the duly authorized Substitute Trustee(s) to act under and by virtue of said Deed of Trust.

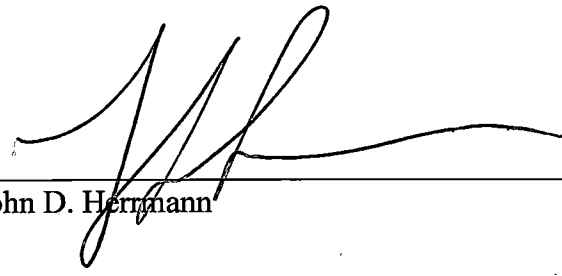
6. Property to be Sold at the Foreclosure Sale:

The real property, and all relevant improvements thereto, generally known as being located at 7049 Avenue E, Houston, Texas 77011, and being more particularly described as: **Lot Three (3), Block One (1), CENTRAL PARK AMENDING PLAT NO. 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 684501 of the Map Records of Harris County, Texas.**

7. Beneficiary:

IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC.

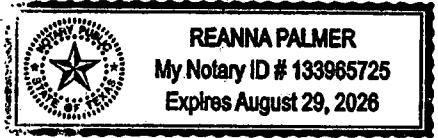
COPY

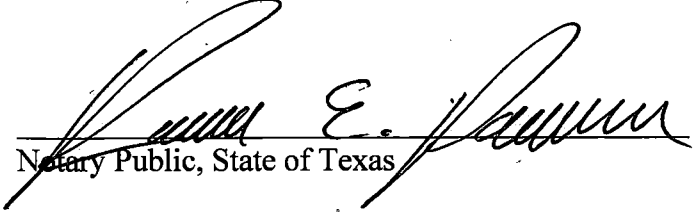


John D. Herrmann

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of November, 2024 by John D. Herrmann, Substitute Trustee.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
John D. Herrmann
Crary, Jewett McCulley & Houren, LLP
2727 Allen Parkway, Suite 1700
Houston, Texas 77019-2125

UNOFFICIAL COPY

FILED 11/11/2024 10:23:18 AM FRCL-2024-6087 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.

1. Date, Time, and Place of Sale:

Date: December 3, 2024

Time: The earliest time at which the sale will begin is 10:00 a.m. The sale will begin at 10:00 a.m. or not later than three (3) hours after that time.

Place of Sale: The Bayou City Event Center Pavilion, 9401 Knight Road, Houston, Harris County, Texas 77045, and more specifically described as: 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 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.

2. Instrument to be Foreclosed:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, in favor of David Parnell and any duly appointed and designated successor or substitute trustee, as trustee, for the benefit and security of IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, as beneficiary, and having been recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2022-547153.¹

3. Terms of Sale.

The property shall be sold for cash, in "as is" condition, and without any warranty, express and/or implied, except as to warranty of title, and shall be purchased at the purchaser's own risk.

¹ The Correction Deed of Trust creates multiple liens encumbering six separate properties being sold through separate foreclosure sales. This foreclosure sale shall only foreclose the lien created by the Correction Deed of Trust which encumbers the property referenced further herein.

4. Obligations Secured:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, provides that it secures the payment of the indebtedness in the original principal amount of \$3,170,000.00 and, after accounting for contract interest accrued through the date of default, plus default interest of \$30,837.60 accrued from the maturity date through January 12, 2024, and all other applicable late fees, reasonable and necessary attorney's fees, and costs, the total amount outstanding of \$3,177,789.28.

5. Substitute Trustee(s) Appointed to Conduct Sale.

In accordance with Texas Property Code Section 51.0076, IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, hereby appoints and authorizes John D. Herrmann, Christopher J. Matulis, Carlton D. Wilde, Jr., J. Daniel Long, and William R. Sudela, of the law firm Crady Jewett McCulley & Houren, LLP, 2727 Allen Parkway, Suite 1700, Houston, Texas 77019, as the duly authorized Substitute Trustee(s) to act under and by virtue of said Deed of Trust.

6. Property to be Sold at the Foreclosure Sale:

The real property, and all relevant improvements thereto, generally known as being located at 1412 Sydnor St., Houston, Texas 77020, and being more particularly described as:

Being a tract of land containing 0.1435 acres (6,250 square feet), situated in the S. M. Harris Survey, Abstract 327, Harris County, Texas, being all of Lot 8, and the north 25.00 feet of Lot 12, in Block 7 of said Sydnor Addition, an unrecorded subdivision in Harris County, Texas, being all of a tract of land conveyed unto Mell Investments LLC by deed recorded under County Clerk's File No. RP-2017-39361 the Official Public Records of Harris County, Texas. Said 0.1435-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the south right-of-way line of Orange Street (60.00 feet wide) on the east right-of-way line of Sydnor Street (60.00 feet wide);

THENCE South, along the east right-of-way line of said Sydnor Street, a distance of 100.00 feet to the northwest corner and POINT OF BEGINNING of the said tract herein described (from which a 2-inch metal post bears South 59°44' West, a distance of 1.0 feet);

THENCE East, a distance of 100.00 feet to the northerly northeast corner of the said tract herein described (from which a 2-inch metal post bears North 42°27' West, a distance of 1.00 feet);

THENCE South, a distance of 25.00 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 East, a distance of 50.00 feet to the easterly northeast corner of the said tract herein described (from which a found 5/8-inch iron rod bears North 02°30' East, a distance of 0.5 feet);

THENCE South, a distance of 25.00 feet to a found 1/2-inch iron rod with cap (illegible) for the southeast corner of the said tract herein described;


THENCE West, a distance of 150.00 feet to a found 1/2-inch iron rod in the east right-of-way line of said Sydnor Street for the southwest corner of the said tract herein described;

THENCE North, along the east right-of-way line of said Sydnor Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1435 acres (6,250 square feet), more or less.

FILED 11/11/2024 10:23:18 AM FRCL-2024-6087 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

7. Beneficiary:

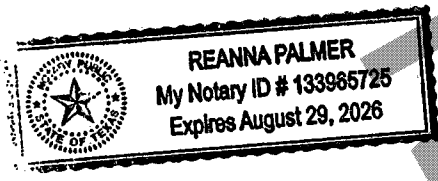
IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC.

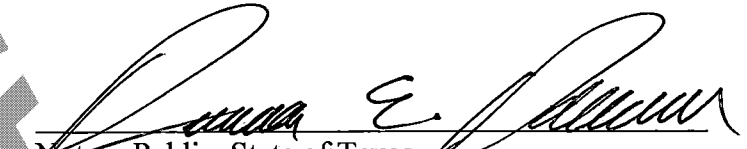


John D. Herrmann

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of November, 2024 by John D. Herrmann, Substitute Trustee.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

John D. Herrmann
Crady, Jewett McCulley & Houren, LLP
2727 Allen Parkway, Suite 1700
Houston, Texas 77019-2125

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6088
FILED 11/11/2024 10:23:19 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Date, Time, and Place of Sale:

Date: December 3, 2024

Time: The earliest time at which the sale will begin is 10:00 a.m. The sale will begin at 10:00 a.m. or not later than three (3) hours after that time.

Place of Sale: The Bayou City Event Center Pavilion, 9401 Knight Road, Houston, Harris County, Texas 77045, and more specifically described as: 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 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.

2. Instrument to be Foreclosed:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, in favor of David Parnell and any duly appointed and designated successor or substitute trustee, as trustee, for the benefit and security of IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, as beneficiary, and having been recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2022-547153.¹

3. Terms of Sale.

The property shall be sold for cash, in "as is" condition, and without any warranty, express and/or implied, except as to warranty of title, and shall be purchased at the purchaser's own risk.

¹ The Correction Deed of Trust creates multiple liens encumbering six separate properties being sold through separate foreclosure sales. This foreclosure sale shall only foreclose the lien created by the Correction Deed of Trust which encumbers the property referenced further herein.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6088
FILED 11/11/2024 10:23:19 AM

4. Obligations Secured:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, provides that it secures the payment of the indebtedness in the original principal amount of \$3,170,000.00 and, after accounting for contract interest accrued through the date of default, plus default interest of **\$30,837.60** accrued from the maturity date through January 12, 2024, and all other applicable late fees, reasonable and necessary attorney's fees, and costs, the total amount outstanding of **\$3,177,789.28**.

5. Substitute Trustee(s) Appointed to Conduct Sale.

In accordance with Texas Property Code Section 51.0076, IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, hereby appoints and authorizes John D. Herrmann, Christopher J. Matulis, Carlton D. Wilde, Jr., J. Daniel Long, and William R. Sudela, of the law firm Crady Jewett McCulley & Houren, LLP, 2727 Allen Parkway, Suite 1700, Houston, Texas 77019, as the duly authorized Substitute Trustee(s) to act under and by virtue of said Deed of Trust.

6. Property to be Sold at the Foreclosure Sale:

The real property, and all relevant improvements thereto, generally known as being located at 7002 Capitol St., Houston, Texas 77011, and being more particularly described as: **Lots Two (2) and Three (3), Block Eleven (11), MAGNOLIA PARK SUBDIVISION NO. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 93, Page 483 of the Deed Records of Harris County, Texas.**

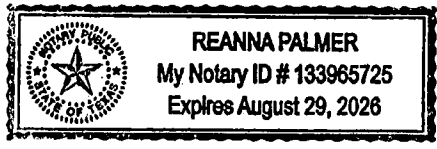
7. Beneficiary:

IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC.

John D. Herrmann

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of November, 2024 by John D. Herrmann, Substitute Trustee.



Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
John D. Herrmann
Crady, Jewett McCulley & Houren, LLP
2727 Allen Parkway, Suite 1700
Houston, Texas 77019-2125

DUPLICATE ORIGINAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Date, Time, and Place of Sale:

Date: December 3, 2024

Time: The earliest time at which the sale will begin is 10:00 a.m. The sale will begin at 10:00 a.m. or not later than three (3) hours after that time.

Place of Sale: The Bayou City Event Center Pavilion, 9401 Knight Road, Houston, Harris County, Texas 77045, and more specifically described as: 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 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.

2. Instrument to be Foreclosed:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, in favor of David Parnell and any duly appointed and designated successor or substitute trustee, as trustee, for the benefit and security of IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, as beneficiary, and having been recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2022-547153.¹

3. Terms of Sale.

The property shall be sold for cash, in "as is" condition, and without any warranty, express and/or implied, except as to warranty of title, and shall be purchased at the purchaser's own risk.

¹ The Correction Deed of Trust creates multiple liens encumbering six separate properties being sold through separate foreclosure sales. This foreclosure sale shall only foreclose the lien created by the Correction Deed of Trust which encumbers the property referenced further herein.

FILED 11/11/2024 10:23:20 AM
FRCL-2024-6089
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

4. Obligations Secured:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, provides that it secures the payment of the indebtedness in the original principal amount of \$3,170,000.00 and, after accounting for contract interest accrued through the date of default, plus default interest of **\$30,837.60** accrued from the maturity date through January 12, 2024, and all other applicable late fees, reasonable and necessary attorney's fees, and costs, the total amount outstanding of **\$3,177,789.28**.

5. Substitute Trustee(s) Appointed to Conduct Sale.

In accordance with Texas Property Code Section 51.0076, IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, hereby appoints and authorizes John D. Herrmann, Christopher J. Matulis, Carlton D. Wilde, Jr., J. Daniel Long, and William R. Sudela, of the law firm Crady Jewett McCulley & Houren, LLP, 2727 Allen Parkway, Suite 1700, Houston, Texas 77019, as the duly authorized Substitute Trustee(s) to act under and by virtue of said Deed of Trust.

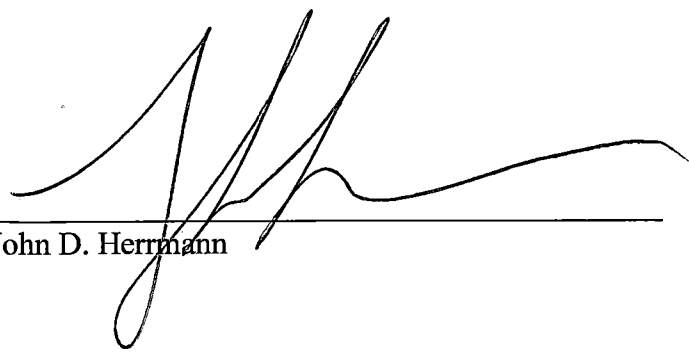
6. Property to be Sold at the Foreclosure Sale:

The real property, and all relevant improvements thereto, generally known as being located at 3910 Campbell St., Houston, Texas 77026, and being more particularly described as: **Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Eleven (11), HOME ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 20 of the Map Records of Harris County, Texas, and amended by the plat and/or replat recorded in Volume 552, Page 312 of the Deed Records of Harris County, Texas.**

7. Beneficiary:

IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC.

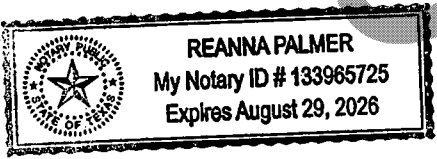
COPY UNOFFICIAL

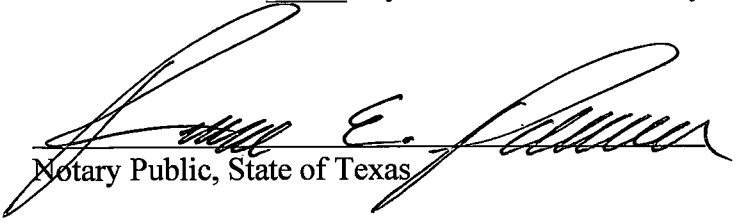


John D. Herrmann

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of November, 2024 by John D. Herrmann, Substitute Trustee.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
John D. Herrmann
Crady, Jewett McCulley & Houren, LLP
2727 Allen Parkway, Suite 1700
Houston, Texas 77019-2125

FILED 11/11/2024 10:23:21 AM FRCL-2024-6090 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.

1. Date, Time, and Place of Sale:

Date: December 3, 2024

Time: The earliest time at which the sale will begin is 10:00 a.m. The sale will begin at 10:00 a.m. or not later than three (3) hours after that time.

Place of Sale: The Bayou City Event Center Pavilion, 9401 Knight Road, Houston, Harris County, Texas 77045, and more specifically described as: 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 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.

2. Instrument to be Foreclosed:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, in favor of David Parnell and any duly appointed and designated successor or substitute trustee, as trustee, for the benefit and security of IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, as beneficiary, and having been recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2022-547153.¹

3. Terms of Sale.

The property shall be sold for cash, in "as is" condition, and without any warranty, express and/or implied, except as to warranty of title, and shall be purchased at the purchaser's own risk.

¹ The Correction Deed of Trust creates multiple liens encumbering six separate properties being sold through separate foreclosure sales. This foreclosure sale shall only foreclose the lien created by the Correction Deed of Trust which encumbers the property referenced further herein.

FILED 11/11/2024 10:23:21 AM FRCL-2024-6090 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

4. Obligations Secured:

The Correction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 4, 2021, executed by TEAM 31 CAPITOL LLC, as grantor, provides that it secures the payment of the indebtedness in the original principal amount of \$3,170,000.00 and, after accounting for contract interest accrued through the date of default, plus default interest of **\$30,837.60** accrued from the maturity date through January 12, 2024, and all other applicable late fees, reasonable and necessary attorney's fees, and costs, the total amount outstanding of **\$3,177,789.28**.

5. Substitute Trustee(s) Appointed to Conduct Sale.

In accordance with Texas Property Code Section 51.0076, IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC, hereby appoints and authorizes John D. Herrmann, Christopher J. Matulis, Carlton D. Wilde, Jr., J. Daniel Long, and William R. Sudela, of the law firm Crady Jewett McCulley & Houren, LLP, 2727 Allen Parkway, Suite 1700, Houston, Texas 77019, as the duly authorized Substitute Trustee(s) to act under and by virtue of said Deed of Trust.

6. Property to be Sold at the Foreclosure Sale:

The real property, and all relevant improvements thereto, generally known as being located at 505 71st Street, Houston, Texas 77011, and being more particularly described as: **Lots One (1) and Two (2), Block Forty-One (41), CENTRAL PARK, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Pages 23, Map Records of Harris County, Texas.**

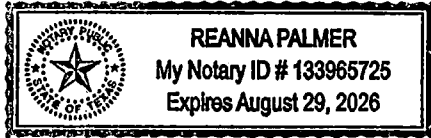
7. Beneficiary:

IOF III Trust 2B, as successor in interest and assignee of Verus Commercial Real Estate Finance, LLC.

John D. Herrmann

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of November, 2024 by John D. Herrmann, Substitute Trustee.



Reanna Palmer
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
John D. Herrmann
Cradly, Jewett McCulley & Houren, LLP
2727 Allen Parkway, Suite 1700
Houston, Texas 77019-2125

UNOFFICIAL COPY

FILED 11/11/2024 10:28:14 AM FRCL-2024-6093 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, AVALON SAI HOTELS LLC, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Assignment of Rents, Securing Agreement and Financing Statement, dated April 18, 2019, recorded under Clerk's File No. RP-2019161672 in the Official Public Records of Harris County, Texas (the "Records"), to Jay Rogers, trustee (the "Original Trustee") for the benefit of INTERNATIONAL BANK OF COMMERCE ("Lender"), covering certain land ("Land") located in Harris County, Texas, as described in Exhibit A attached thereto and hereto (the "Security Instrument"), together with Borrower's rights, privileges and appurtenances thereto and the rents, revenues, profits and income thereunto now or hereafter incident or belonging thereto, and all other personal property described therein (collectively, the "Property") and securing that certain Real Estate Lien Note dated April 18, 2019, in the stated principal amount of \$4,781,250.00 (the "Note") (the Note, together with all other indebtedness, liabilities, and obligations described in the Note, the Security Instrument and all other documents evidencing, securing, governing or otherwise pertaining to the loan evidenced by the Note hereinafter referred to as the "Indebtedness"); and

WHEREAS, in accordance with Texas Property Code Sec. 51.0076, the undersigned attorney or authorized agent for the Lender has named and appointed, and by these presents does name and appoint GEORGE S. CRAFT, an individual with an address of 1000 Main Street, 36th Floor, Houston, Texas 77002-6336; COLIN COX, an individual with an address of 1000 Main Street, 36th Floor, Houston, Texas 77002-6336; RACHELE A. MILLER, an individual with an address of 1000 Main Street, 36th Floor, Houston, Texas 77002-6336; WILLIAM DAWSON, an individual with an address of 5615 Kirby Drive, Houston, Texas 77005; BRADY BOYLE, an individual with an address of 5615 Kirby Drive, Houston, Texas 77005; ZENIA REYES, an individual with an address of 5615 Kirby Drive, Houston, Texas 77005; and PETER LEONG an individual with an address of 5615 Kirby Drive, Houston, Texas 77005, each of whom may act alone or together (each, an "Substitute Trustee") to act under and by virtue of the Security Instrument and to succeed to all of the rights, titles, powers, and estates granted and delegated in the Security Instrument to the Original Trustee and any previously appointed substitute trustees; and

WHEREAS, the Note has matured according to its own terms, and Borrower has defaulted in its obligations under the Security Instrument and the Note, including but not limited to paying the Note in full upon maturity; and

WHEREAS, Lender has made demand upon Borrower to cure the defaults under the Security Instrument and the Note but such defaults remain uncured; and

WHEREAS, Lender, as the owner of the Note and Indebtedness, has instructed the Substitute Trustee(s), acting singly or together, to post, file and mail appropriate notice and to sell the Property, in parcels or in whole, to satisfy, in whole or in part, the unpaid Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 3, 2024, no earlier than 10:00 a.m., or no later than three hours after that time, one of the Substitute Trustees will commence the sale of the Property, in parcels or as a whole, at public auction to the highest bidder for cash; such sale will be held at the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, or as designated for such sales by resolution(s) of the Commissioners' Court of Harris County, Texas; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the lien and security interest created by the Security Instrument.

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 Security Instrument. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee(s) reserve(s) the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the foreclosure sale.

This Notice of Substitute Trustee's Sale is being sent by GEORGE S. CRAFT, an individual with an address of 1000 Main Street, Houston, Texas 77002-6336.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The following language is set forth per requirement under Section 51.002(i) of the Texas Property Code, and applicable if debtor qualifies under such Section:

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Authorized Agent and Substitute Trustee has signed this notice as of November 11, 2024.

ATTORNEY OR AUTHORIZED AGENT:

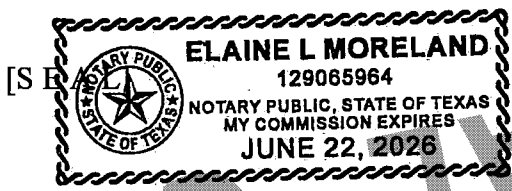
SUBSTITUTE TRUSTEE:


Name: George S. Craft


Name: George S. Craft

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on November 8th, 2024, by George S. Craft, in the capacities therein stated.




Notary Public in and for the State of Texas

COPY

FRCL-2024-6093
FILED 11/11/2024 10:28:14 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

All that certain tract or parcel of land and all improvements located thereon more particularly described as follows:

0.981 acre (42,731 square feet) Tract of land, being all of unrestricted Reserve "A", of Narayan Muni Subdivision, according to the Map or Plat thereof, recorded under 451139, Map Records, 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: November 7th, 2024

Substitute Trustee: Andrew Mattingly
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated November 7th, 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: 715 Hector Ave Pasadena, TX 77502

Note Amount: 109700.00

Deed of Trust

Date: 5/27/2015

Borrower: Elibrando Martinez and wife, Paula Leticia Sanchez, with her joining herein to perfect the security interest but not to otherwise be liable.

Mortgagee: Cp Originations, LTD. , and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: 20150224370

Assignment Instrument #: 20150235070

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

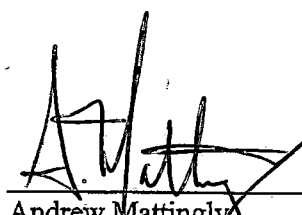
Date of Sale: December 3rd, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is **10:00 am**, Harris, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, TX 77045.

Andrew Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property .



Andrew Mattingly

AFTER RECORDING RETURN TO:
Capital Mortgage Servicing, LLC
2247 Central Dr. STE 200
Bedford, TX 76021
817.656.5153

FILED 11/11/2024 10:31:19 AM FRCL-2024-6094 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

"EXHIBIT A"

715 Hector Ave Pasadena, TX 77502

Property (including any improvements): Lot One Hundred Seventy Six (176), in Block Nine (9), of SHAVER PLACE, SECTION TWO (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 39, Page 20, of the Map Records of Harris County, Texas.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6094

FILED 11/11/2024 10:31:19 AM

Notice of Substitute Trustee's Sale

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Date: November 7th, 2024

Substitute Trustee: Andrew Mattingly
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated November 7th, 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: 916 Vivian Ave Pasadena, TX 77506

Note Amount: 106000.00

Deed of Trust

Date: 4/28/2017

Borrower: Williams Guadalupe Rodriguez Villareal and wife, Areli Sarahi Montemayor Saucedo, with her joining herein to perfect the security interest but not to otherwise be liable.

Mortgagee: CP Originations, LTD. , and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: RP-2017-188662

Assignment Instrument #: RP-2017-194053

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Harris

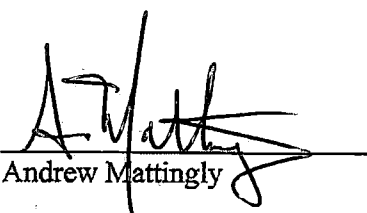
Date of Sale: December 3rd, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is **10:00 am**, Harris, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, TX 77045

Andrew Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property .


Andrew Mattingly

AFTER RECORDING RETURN TO:

Capital Mortgage Servicing, LLC
2247 Central Dr. STE 200
Bedford, TX 76021
817.656.5153

"EXHIBIT A"

916 Vivian Ave Pasadena, TX 77506

Property (including any improvements): Lot Thirty (30), in Block Seven (7), of REVELON TERRACE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 24, Page 39 of the Map and/or Records of Harris County, Texas.

UNOFFICIAL COPY

FILED 11/11/2024 10:31:20 AM FRCL-2024-6095 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Our Case Number: 24-00447-FC-2

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 30, 2023, JAZMUN HOOD, SOLE OWNERSHIP, executed a Deed of Trust/Security Instrument conveying to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number RP-2023-114458 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARRIS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 3, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bayou City Event Center 9401 Knight Road, Houston TX 77045 in **HARRIS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT NINE (9), BLOCK TWO (2), OF KINGDOM COME PLACE, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 577203, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 11810 KINGDOM COME PL, HOUSTON, TX 77048
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 8th day of November, 2024



Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, **Marinosci Law Group PC**

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6084
FILED 11/11/2024 9:56:47 AM

UNOFFICIAL COPY

FILED 11/11/2024 10:23:41 AM FRCL-2024-6091 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Owner: Dallas Adam Parker

Association: Seven Oaks Condominium Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **SEVEN OAKS**" recorded in Volume 62, Page 130 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit No. 59 in Building "J" in **SEVEN OAKS**, a Condominium Regime according to the Declaration recorded in Volume 62, Page 130, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXECUTED in multiple originals this 8th day of November, 2024.

Richard C. Lievens or Kristi A. Slaughter, Trustee
9225 Katy Freeway, Suite 250, Houston, TX 77024

NOTICE OF TRUSTEE'S SALE

Owner: Zachary Duong

Association: Westchase Forest Townhomes Association, Inc., a Texas non-profit corporation

Declaration: "Condominium Declaration for **WESTCHASE FOREST TOWNHOMES**" recorded in Volume 144, Page 88 of the Condominium Records of Harris County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit No. 2001 in Building "T" in **WESTCHASE FOREST TOWNHOMES**, a Condominium Regime according to the Declaration recorded in Volume 144, Page 88, et seq., of the Condominium Records of Harris County, Texas and all amendments thereto.

Date of Sale: December 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 1:00 p.m.

Place of Sale: At such location at 9401 Knight Road in Houston, Harris County, Texas 77045, as designated by the Harris County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXECUTED in multiple originals this 8th day of November, 2024.

Richard C. Lievens or Kristi A. Slaughter, Trustee
9225 Katy Freeway, Suite 250, Houston, TX 77024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

November 8, 2024

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

DEED OF TRUST ("Deed of Trust"):

Dated: June 29, 2010
 Grantor: EARNEST TAYLOR dba TNS Enterprises
 Trustee: Tuong Huynh
 Lender: TCHL Investments Inc.
 Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. 20100285576
 Property: All of Villa at Bethel Apartments, a subdivision located in the John White Survey, Abstract No. 1011, Harris County Texas, as recorded under Film Code No. 591209 of the Map Records of Harris County, Texas; MORE COMMONLY KNOWN AS 4110 Airport Blvd, Houston, TX 77047
 Secures: Promissory Note executed June 29, 2010 ("Note") in the original principal amount of \$390,000.00, executed by EARNEST TAYLOR dba TNS Enterprises ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
 Substitute Trustee(s): Vo & Pham Law Firm, PLLC and Loan T. Tran
 10300 Westoffice Dr, Ste 101, Houston, TX 77042

FORECLOSURE SALE:

Date: Tuesday, December 3, 2024
 Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 AM and not later than three hours thereafter.**
 Place: **Bayou City Event Center, 9401 Knight Road, Harris County, Houston, Texas 77045 or as designated by the County Commissioner's Court**
 Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.**

WHEREAS a default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, present owner and holder of the Note, has appointed Vo & Pham Law Firm, PLLC and Loan T. Tran as Substitute Trustee, pursuant to the terms and conditions of the Deed of Trust, to succeed to all the rights, powers, privileges vested in the Original Trustee under the Deed of Trust.

WHEREAS Lender has requested Substitute Trustee to sell the property.

NOW, THEREFORE NOTICE IS HEREBY GIVEN that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

/s/Loan T. Tran

Loan T. Tran
Attorney for Lender
State Bar No.: 24069159
ttran@vophamlaw.com
10300 Westoffice Dr. Ste 101, Houston, Texas 77042
Phone: 713-271-8886
Fax: 713-271-8897

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6082
FILED 11/11/2024 9:46:36 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

November 8, 2024

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

DEED OF TRUST ("Deed of Trust"):

Dated: October 10, 2019
Grantor: TERESA ELIZABETH VALLE and SERGIO V GARCIA MAYA
Trustee: Anna Luu
Lender: DANNY NGUYEN
Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. RP-2019-453414

Property: Lot One Hundred Forty Six (146) and One Hundred Forty Seven (147), in Block Six (6) of HAMPTON OAKS ADDITION, SECTION ONE (1), an addition in Harris County Texas, according to the map or plat thereof recorded in Volume 57, Page 57 of the Map Records of Harris County, Texas; MORE COMMONLY KNOWN AS 13903 Villagrove Dr., Houston, TX 77049

Secures: Promissory Note executed October 10, 2019 ("Note") in the original principal amount of \$85,000.00, executed by TERESA ELIZABETH VALLE and SERGIO V GARCIA MAYA ("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, December 3, 2024
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 AM and not later than three hours thereafter.**

Place: **Bayou City Event Center, 9401 Knight Road, Harris County, Houston, Texas 77045 or as designated by the County Commissioner's Court**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.**

UNOFFICIAL COPY

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 Tammy Tran
Loan Tammy Tran
Attorney for Lender
State Bar No.: 24069159
ttran@vophamlaw.com
10300 Westoffice Dr., Suite 101,
Houston, Texas 77042
Phone: 713-271-8886
Fax: 713-271-8897

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

November 8, 2024

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

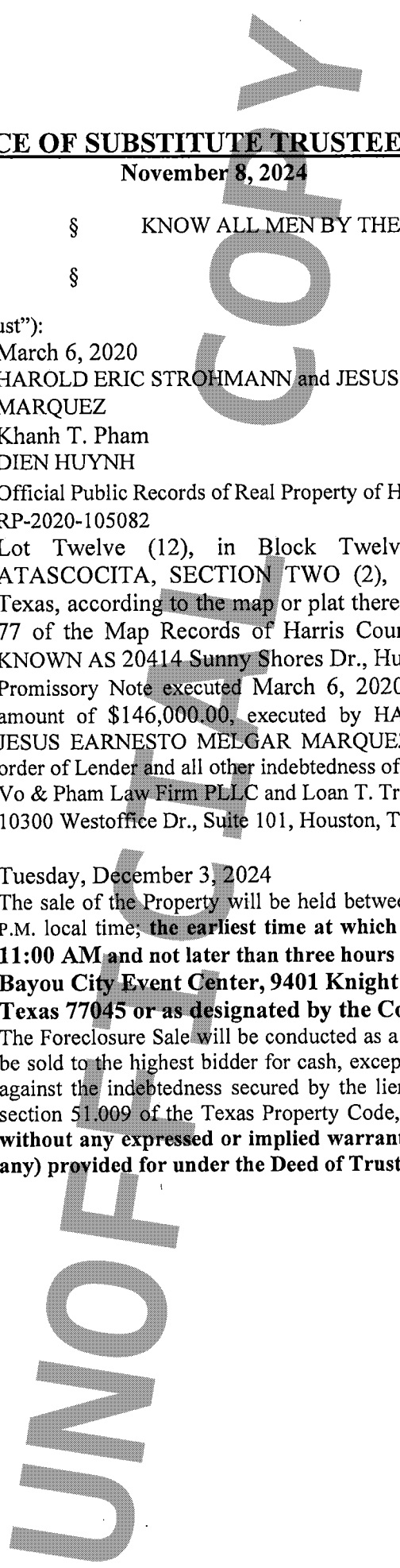
COUNTY OF HARRIS §

DEED OF TRUST ("Deed of Trust"):

Dated: March 6, 2020
 Grantor: HAROLD ERIC STROHMANN and JESUS EARNESTO MELGAR MARQUEZ
 Trustee: Khanh T. Pham
 Lender: DIEN HUYNH
 Recorded in: Official Public Records of Real Property of HARRIS County Texas under file No. RP-2020-105082
 Property: Lot Twelve (12), in Block Twelve (12) of PINEHURST OF ATASCOCITA, SECTION TWO (2), a subdivision in Harris County Texas, according to the map or plat thereof recorded in Volume 212, Page 77 of the Map Records of Harris County, Texas; MORE COMMONLY KNOWN AS 20414 Sunny Shores Dr., Humble, TX 77346
 Secures: Promissory Note executed March 6, 2020 ("Note") in the original principal amount of \$146,000.00, executed by HAROLD ERIC STROHMANN and JESUS EARNESTO MELGAR MARQUEZ ("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, December 3, 2024
 Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 AM and not later than three hours thereafter.**
 Place: **Bayou City Event Center, 9401 Knight Road, Harris County, Houston, Texas 77045 or as designated by the County Commissioner's Court**
 Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.**



WHEREAS a default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, present owner and holder of the Note, has appointed Vo & Pham Law Firm PLLC and Loan T. Tran as Substitute Trustee, pursuant to the terms and conditions of the Deed of Trust, to succeed to all the rights, powers, privileges vested in the Original Trustee under the Deed of Trust.

WHEREAS Lender has requested Substitute Trustee to sell the property.

NOW, THEREFORE NOTICE IS HEREBY GIVEN that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

/s/Loan Tammy Tran
Loan Tammy Tran
Attorney for Lender
State Bar No.: 24069159
ttran@vophamlaw.com
10300 Westoffice Dr., Suite 101,
Houston, Texas 77042
Phone: 713-271-8886
Fax: 713-271-8897

RECORDATION REQUESTED BY:
CITIZENS 1ST BANK, TYLER, TEXAS
c/o DONALD L. TURBYFILL
DEVLIN, NAYLOR & TURBYFILL, PLLC
5120 WOODWAY, SUITE 9000
HOUSTON, TEXAS 77056-1725

WHEN RECORDED, MAIL TO:
DONALD L. TURBYFILL
DEVLIN, NAYLOR & TURBYFILL, PLLC
5120 WOODWAY, SUITE 9000
HOUSTON, TEXAS 77056-1725

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

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 28, 2021, filed for record under Instrument Number RP-2022-5351 of the Official Public Records of HARRIS County, Texas, 0 JONES ROAD DEVELOPMENT, LLC as Grantor, conveyed to JAMES I. PERKINS as Trustee, for the benefit of CITIZENS 1ST BANK, TYLER, TEXAS ("Lender"), certain Real Property situated in HARRIS County, Texas, being more commonly known as 0 Jones Road, Houston, Texas 77070 and being more particularly described as follows, and the Personal Property as described therein (both "Real Property" and "Personal Property" defined collectively as the "Property"):

Being a tract of land situated in the Samuel Everett Survey, Abstract No. 956 in Harris County, Texas, same being a portion of that tract of land conveyed to David S. McDonald, Trustee, by deed recorded In Document Number

F672213, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds on the attached Property Exhibit, marked Exhibit "A"

to secure the payment of one certain Promissory Note dated September 30, 2021 in the original principal amount of \$3,110,000.00 (the "Note"), executed by Grantor and made payable to Lender, the current owner and holder of the Note, and all other indebtedness of Grantor to Lender pursuant to that Cross-Collateralization provision contained in the Deed of Trust; and extended by an Extension of Real Estate Note and Lien dated June 28, 2023 and filed for record on July 19, 2023 under Instrument Number RP-2023-270145 of the Official Public Records of HARRIS County, Texas; 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 JAMES I. PERKINS, as Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

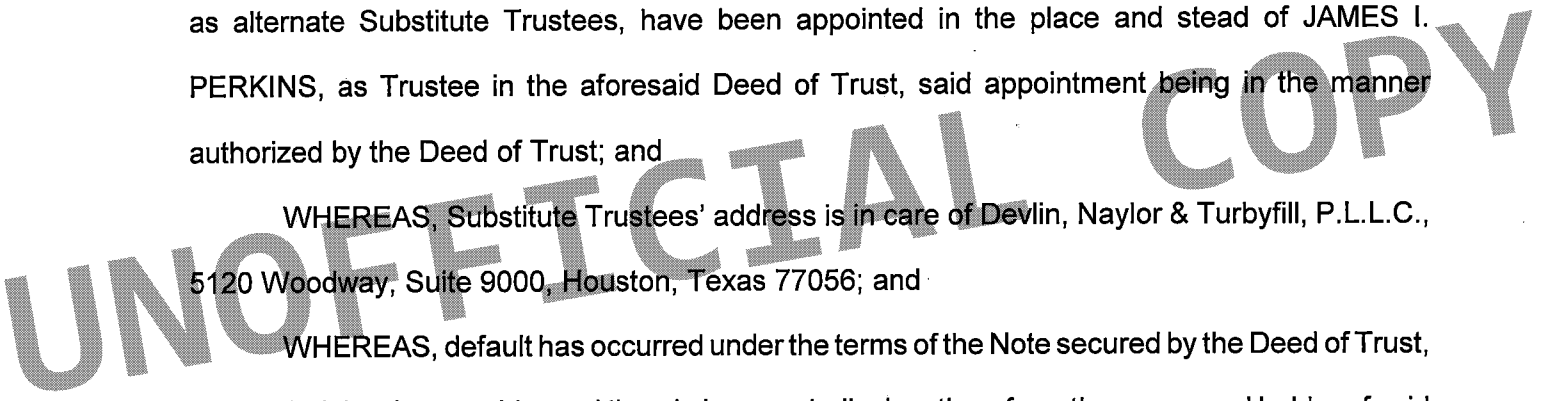
WHEREAS, Substitute Trustees' address is in care of Devlin, Naylor & Turbyfill, P.L.L.C., 5120 Woodway, Suite 9000, Houston, Texas 77056; and

WHEREAS, default has occurred under the terms of the Note 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, December 3, 2024, at no earlier than 10:00 a.m. and no later than 1:00 p.m., the undersigned will sell the Property at the following location designated by the Commissioner's Court of HARRIS County, Texas:

11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion,


and commonly known as the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045; or if the preceding area is no longer the designated area, at the area most recently



designated by the County Commissioner's Court where foreclosure sales are to take place. If no location has been designated, the sale will occur at the place where the Notice of Substitute Trustee's Sale was posted. Said Property will be sold to the highest bidder for cash.

The purchase of the 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 11th day of November 2024.


SUBSTITUTE TRUSTEE
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]
dturbyfill@dntlaw.com [E-MAIL]

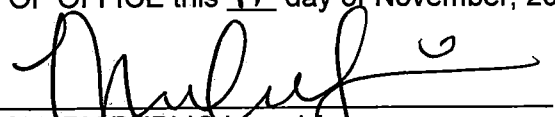
STATE OF TEXAS
COUNTY OF HARRIS

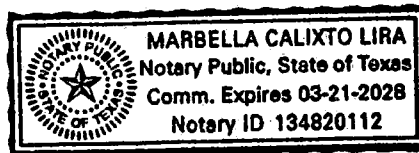
§
§
§

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/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 11 day of November, 2024.

My Commission Expires: 3/21/28


NOTARY PUBLIC in and for
THE STATE OF TEXAS



CERTIFICATE OF POSTING

My name is DONALD L. TURBYFILL and my address is 5120 Woodway, Suite 9000, Houston, Texas 77056. I declare under penalty of perjury that on NOVEMBER 11, 2024, I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County Courthouse this Notice of Sale.

Donald L. Turbyfill

Declarant's Name: DONALD L. TURBYFILL

Date: NOVEMBER 11, 2024

COPY UNOFFICIAL

FILED 11/11/2024 10:40:29 AM
FRCL-2024-6096
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

CERTIFICATE OF SERVICE

The undersigned certifies that a true and correct copy of the above and foregoing instrument was served on the below listed parties by certified mail, return receipt requested, and regular first-class mail on this November 11, 2024:

0 JONES ROAD DEVELOPMENT, LLC
5633 Southwest Freeway
Houston, Texas 77057

via certified mail
9589 0710 5270 1187 8122 09
return receipt requested
and regular first-class mail

Richard E. Brown
Registered Agent for
0 JONES ROAD DEVELOPMENT, LLC
14099 Southwest Freeway, Suite 300
Houston, Texas 77478

via certified mail
9589 0710 5270 1187 8122 16
return receipt requested
and regular first-class mail

Thomas F. Jones, III
Law Office of Thomas F Jones III
P.O. Box 570783
Houston, Texas 77257-0783

via certified mail
9589 0710 5270 1187 8122 23
return receipt requested
and regular first-class mail


DONALD L. TURBYFILL

UNOFFICIAL COPY

RP-2022-5351

UNOFFICIAL COPY

Exhibit "A"

Property 1:
Being a tract of land situated in the Samuel Everett Survey, Abstract No. 956 in Harris County, Texas, same being a portion of that tract of land conveyed to David S. McDonald, Trustee, by deed recorded in Document Number F672213, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being in the West line of Jones Road (public right-of-way) and being the Northeast corner of that tract of land conveyed to Shiba Properties, LLC, by deed recorded in Instrument Number 20090341303, Official Public Records, Harris County, Texas;

THENCE North 89 degrees 46 minutes 57 seconds West, along the North line of said Shiba Properties tract, passing along that tract of land conveyed to Hellgate Holding Company, LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 20070567657, Official Public Records, Harris County, Texas, passing along that tract of land conveyed to Houston Portfolio Joint Venture II, a California Limited Partnership, by deed recorded in Document Number M111856, Official Public Records, Harris County, Texas, a distance of 412.87 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Colombo Holdings LLC, a Texas Limited Liability Company, by deed recorded in Document Number RP-2018-8941, Official Public Records, Harris County, Texas;

THENCE North 00 degrees 31 minutes 01 seconds East, along the East line of said Colombo Holdings tract a distance of 226.18 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to The Allen and Dorothy Caine Living Trust, Allen Patrick Caine and Dorothy Marie Caine, co-trustees, by deed recorded in Document Number RP-2016-34101, Official Public Records, Harris County, Texas;

THENCE South 89 degrees 37 minutes 13 seconds East, along the South line of said The Allen and Dorothy Caine tract, a distance of 410.83 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said The Allen and Dorothy Caine tract and being in the West line of aforesaid Jones Road;

THENCE South, along the West line of said Jones Road, a distance of 225.01 feet to the POINT OF BEGINNING and containing 92,910 square feet or 2.13 acres of land.

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF HARRIS

)
) KNOW ALL MEN BY THESE PRESENTS:
)

Date of Notice: November 11, 2024

Deed of Trust:
Dated: April 13, 2021

Grantor: Shamah B. Enterprises, LLC

Grantor's Address: 4626 Yale Street, Houston, Texas 77018

Beneficiary: Saba Nassif, whose address is 11827 Mighty Redwood Drive, Houston, Texas 77059

Trustee: Charles Mansour

Substitute Trustee: Rex L. Kesler was appointed Substitute Trustee by Appointment of Substitute Trustee recorded on July 28, 2023, in the Real Property Records of the County Clerk of Harris County, Texas, under Clerk's File No. RP-2023-285106

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-2021-199571 and RP-2021-204906

Property: A tract of land out of Lot Sixteen (16), west half of LUKE MOORE LEAGUE, as described in Volume 3042, Page 281, Harris County Deed Records, same being in the City of Houston, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and to the Deed of Trust, SAVE AND EXCEPT, that certain 0.0026 acre tract, more or less, of land out of the Luke Moore Survey, Abstract No. 51, Harris County, Texas,; also being out of and a part of that certain tract conveyed to Tremarco Corporation by Deed recorded under Volume 3142, Page 623, of the Deed Records of Harris County, Texas, said 0.0026 tract being more particularly described in Exhibit "B" attached hereto and to the Deed of Trust

Date of Sale: Tuesday, December 3, 2024

C: wpwork nassif shamah b not sale3


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.

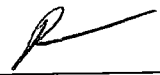
Place of Sale: Bayou City Event Center, 9401 Knight Road, Houston, Texas, in the Large Ballroom in the designated area outlined in the Harris County Commissioner's Court Order for Trustee's Sales, or as further designated by said County Commissioners

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 11th day of November, 2024.


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



REX L. KESLER, Substitute Trustee

EXHIBIT "A"

A tract of land out of Lot Sixteen (16), west half of the LUKE MOORE LEAGUE, as described in Volume 3042, at Page 281, of the Deed Records of Harris County, Texas, same being in the City of Houston, Texas, and being more particularly described as follows:

BEGINNING at point, the Southeast corner of the tract of land herein described, said point and beginning corner being located at the Northwest intersection of Cullen Boulevard Conn. and Old Spanish Trail;

THENCE South 66 deg 28 min West along South line of the above-mentioned tract, on the North side of Old Spanish Trail, 100 feet wide, a distance of 195.23 feet to an iron pin for corner, same being the beginning of a curve to the right;

THENCE in a Southwest direction following the arc of said curve to the right, having a radius of 5,679.58 feet, and a central angle of 0 deg 23min 38 sec, a distance of 39.04 feet to an iron pin in the East right-of-way line of Cullendale Street for corner;

THENCE North 19 deg 35 min, East along the West line of said tract, on the East right-of-way line of Cullendale Street, 80 feet wide, a distance of 205.31 feet to a point for corner;

THENCE North 66 deg 28 min, East a distance of 100.7 feet to a point in the West right-of-way line of Cullen Boulevard Conn. for corner;

THENCE South 21 deg 06 min East, a distance of 150.14 feet to the PLACE OF BEGINNING,

**EXHIBIT "B"
SAVE AND EXCEPT TRACT**

BEING all that certain 0.0026 acre tract of land, out of the Luke Moore Survey, Abstract No. 51, Harris County, Texas; also being out of and a part of that certain tract conveyed to the Tremarco Corporation by Deed recorded under Volume 3142, Page 623 of the Deed Records of Harris County, Texas; said 0.0026 acre tract of land being more particularly described by metes and bounds as follows (all bearings and coordinates are referenced to the Texas Coordinate System, South Central Zone);

COMMENCING at a 3/8 inch iron rod found on the southerly right-of way line of Old Spanish Trail (100 feet wide), from which point City of Houston Survey mark #5455-0904 bears South 28 deg 11 min 10 sec West, 757.83 feet;

THENCE South 64 deg 16 min 02 sec West, along the southerly right-of-way line of said Old Spanish Trail, a distance of 525.22 feet to its intersection with the East right-of-way line of Cullen Boulevard (10 feet wide);

THENCE North 23 deg 17 min 30 sec West, along the extension of the easterly right-of-way line of said Cullen Boulevard through said Old Spanish Trail, a distance of 100.09 feet to a 5/8 inch iron rod set where the northerly line of said Old Spanish Trail and the easterly line of said Cullen Boulevard intersect;

THENCE South 64 deg 16 min 02 sec West, departing the easterly right-of-way line of said Cullen Boulevard, along the extension of the northerly right-of-way line of said Old Spanish Trail, through said Cullen Boulevard, a distance of 80.07 feet, to a 5/8 inch iron rod set where the northerly line of said Old Spanish Trail and the westerly line of said Cullen Boulevard intersect, same being the POINT OF BEGINNING and the southeast corner of the herein described tract of land;

THENCE continuing South 64 deg 16 min 02 sec West, along the northerly right-of-way line of said Old Spanish Trail, a distance of 15.01 feet, to a 5/8 inch iron rod set on the northerly right-of-way line of said Old Spanish Trail, same being the Southwest corner of the herein described tract of land;

THENCE North 20 deg 29 min 16 sec East, departing the northerly right-of-way line of said Old Spanish Trail, a distance of 21.68 feet, to a 5/8 inch iron rod set on the westerly right-of-way line of said Cullen Boulevard, same being the Northeast corner of the herein described tract of land;

THENCE South 23 deg 17 min 30 sec East, along the westerly line of said Cullen Boulevard, a distance of 15.01 feet, returning to the POINT OF BEGINNING of the herein described tract of land CONTAINING 112.60 square feet or 0.0026 acres of land.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

KNOW ALL MEN BY THESE PRESENTS:

Date of Notice: November 11, 2024

Deed of Trust:

Dated: October 18, 2018

Grantor: Enna Gonzalez

Grantor's Address: 9119 W. Montgomery Road
Houston, Texas 77088

Original and Current Beneficiary: Linh Khanh Nguyen, whose address is 13104 Leader Trail, Houston, Texas 77072

Trustee: Khanh T. Pham

Substitute Trustee: Rex L. Kesler was appointed Substitute Trustee by that certain Appointment of Substitute Trustee duly recorded on or about May 11, 2020, in the Real Property Records of the County Clerk of Harris County, Texas

Recorded In: Said Deed of Trust having been duly recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2018-478277

Property: That certain tract or parcel of real property and improvements commonly known as 9119 W. Montgomery Road, Houston, Harris County, Texas 77088, and being otherwise known as Lots 5 and 6, of an unrecorded subdivision of Lot 28, in Block 1, of HIGHLAND ACRE HOMES, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 3, Page 45, of the Map Records of Harris County, Texas, and being more particularly described by metes and bound in Exhibit "A" attached hereto and made a part hereof by reference for all purposes (the "Property")

Date of Sale: Tuesday, December 3, 2024

FILED 11/11/2024 11:11:43 AM FRCL-2024-6098 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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 11th day of November, 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 213.79 FEET TO A FOUND 1-INCH IRON PIPE FOR THE MOST EASTERLY CORNER OF LOT 4, OF SAID UNRECORDED SUBDIVISION, THE MOST NORTHERLY CORNER OF SAID LOT 5, AND FOR THE MOST NORTHERLY CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 40° 10' 00" EAST, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE AND THE NORTHEAST LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 100.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE MOST EASTERLY CORNER OF SAID LOT 6, THE MOST NORTHERLY CORNER OF LOT 7, OF SAID UNRECORDED SUBDIVISION, AND THE MOST EASTERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 49° 50' 00" WEST, WITH THE COMMON BOUNDARY LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 62.55 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE COMMON SOUTHERLY CORNER OF SAID LOTS 6 AND 7, BEING IN THE COMMON BOUNDARY LINE OF LOTS 28 AND 41, IN SAID BLOCK 1, AND FOR THE MOST SOUTHERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 89° 52' 00" WEST, WITH THE SOUTH LINE OF SAID LOTS 6 AND 6, AND THE COMMON BOUNDARY LINE OF SAID LOTS 28 AND 42, A DISTANCE OF 154.61 FEET TO A 2-INCH METAL POST FOR THE COMMON SOUTHERLY CORNER OF SAID LOTS 5 AND 4, THE COMMON CORNER OF LOTS 28, 41, 40 AND 29, IN SAID BLOCK 1, AND THE MOST WESTERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 49° 50' 00" EAST, WITH THE COMMON BOUNDARY LINE OF SAID LOTS 5 AND 4, A DISTANCE OF 180.46 FEET (CALLED 180.42 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.2789 ACRES (12,150 SQUARE FEET), MORE OR LESS.

ALSO KNOWN AS: 9119 W. Montgomery Rd., Houston, Texas 77088

AFTER RECORDING RETURN TO:
Nguyetkhanh Trinh
16720 Stuebner Airline Rd. #267
Spring, Texas 77379
Harris County

NOTICE OF 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: 10/01/2015
Grantor(s): JEAN M. WINKELMAN, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NETWORK FUNDING, LP, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$253,175.00
Recording Information: Instrument 20150454631
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 7819 SILVER LURE DRIVE, HUMBLE, TX 77346

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: 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 3rd day of December, 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 Nov. 11, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

Exhibit "A"

LOT 127, BLOCK 28, AMENDING PLAT OF WALDEN ON LAKE HOUSTON, PHASE III, SPORTSMAN'S VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 392092, MAP RECORDS OF HARRIS COUNTY, TEXAS

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

UNOFFICIAL COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 07/27/2000
Grantor(s): NORMA J. WILSON, AN UNMARRIED PERSON
Original Mortgagee: BANK OF AMERICA, N.A.
Original Principal: \$55,000.00
Recording Information: Book 533-78 Page 78-2896 Instrument U537753
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 6511 BAYOU CREST, HOUSTON, TX 77091-2513

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Bank of America, N.A.
Mortgage Servicer: Bank of America, N.A.
Current Beneficiary: Bank of America, N.A.
Mortgage Servicer Address: 7105 Corporate Dr., Plano, TX 75024

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Nov. 11, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: Chris Poston

Exhibit "A"

LOT 11, IN BLOCK 7, OF INWOOD NORTHWEST, SECTION TWO(2), A SECOND PARTIAL REPLAT A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 344, PAGE 139 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 02/14/2003
Grantor(s): CARLOS GARCIA AND WIFE GRACIELA GARCIA
Original Mortgagee: CENTEX HOME EQUITY COMPANY, LLC
Original Principal: \$72,000.00
Recording Information: Book 563-62 Page 0313 Instrument W457151
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 13114 PEBBLEWALK CIRCLE NORTH, HOUSTON, TX 77041-1823

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

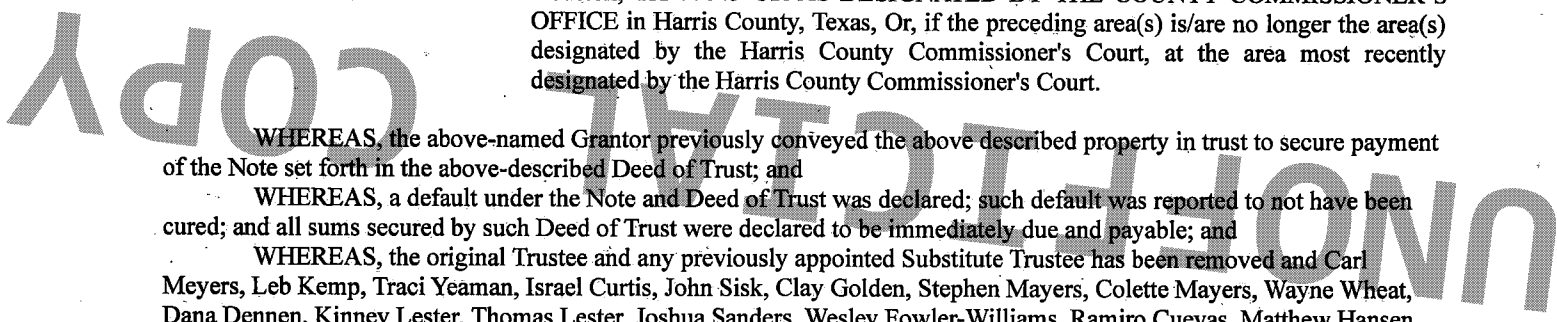
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.



4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Nov. 11, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.


By: 

Exhibit "A"

LOT THIRTY-FIVE (35), IN BLOCK FOUR (4), OF CHIMNEY HILL, SECTION FOUR, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 305, PAGE 68, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 06/07/2022
Grantor(s): SHOLA GOLD FAKORODE, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$313,500.00
Recording Information: Instrument RP-2022-302713
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 408 EICHWURZEL LN UNIT A, HOUSTON, TX 77009

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: Flagstar Bank
Current Beneficiary: Lakeview Loan Servicing, LLC
Mortgage Servicer Address: 5151 Corporate Dr., Troy, MI 48098

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Nov. 11, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

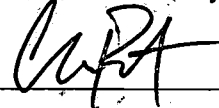
By: 

Exhibit "A"

LOT 1, BLOCK 1, OF EICHWURZEL HOMES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 569144 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED 11/11/2024 11:45:06 AM FRCL-2024-6104 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

Date: November 8, 2024

Substitute Trustee: Patricia Poston, David Poston, Nick Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Rossina Ortega, William Smith, Geoff Henley

Substitute Trustee's Address: 14800 Landmark Blvd., Ste 850, Dallas, Texas 75254

Mortgagee: Douglas Denboer

Note: Promissory Note dated October 20, 2023, in the amount of \$1,760,000.00

Deed of Trust

Date: October 20, 2023

Grantor: Willowbrook Real Estate LLC

Mortgagee: Douglas Denboer

Recording information: Recorded in the Official Public Records of Harris County, Texas under instrument number RP-2023-408963 on October 25, 2023

Property:

Being Property described in the **Exhibit "A"** attached hereto and incorporated for all purposes herein.

Being more commonly known as 17200 SH 249, Houston, Texas 77064.

County: Harris

Date of Sale (first Tuesday of month): December 3, 2024

Time of Sale: 10:00 A.M. - 1:00 P.M.

Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

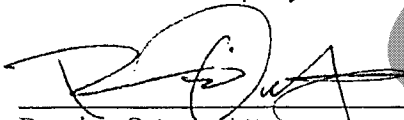
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6104
FILED 11/11/2024 11:45:06 AM

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Tex. Prop. Code § 51.0076 and the Deed of Trust referenced above, the undersigned as attorney for the Mortgagee does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Patricia Poston, David Poston, Nick Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Rossina Ortega, William Smith, Geoff Henley, Henley & Henley, P.C. as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

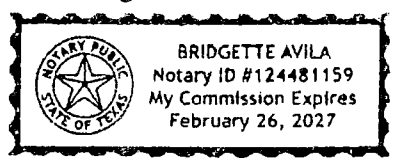
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

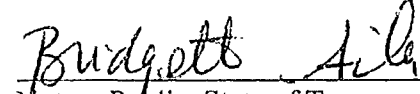


Rossina Ortega, Attorney
Henley & Henley, P.C.
2520 Fairmount St., Suite 200
Dallas, Texas 75201
Attorney for Douglas Denboer

STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me on November 8, 2024, by Rossina Ortega.






Notary Public, State of Texas
My commission expires: February 26, 2027

Dated: 11/11/24

Chris Poston
PRINTED NAME


Substitute Trustee

Patricia Poston, David Poston, Nick Poston,
Chris Poston, Amar Sood, Sandy Dasigenis,
Jeff Leva, Steve Leva, Nicole Durrett,
Rossina Ortega, William Smith, Geoff Henley

c/o Henley & Henley, P.C.
2520 Fairmount St., Suite 200
Dallas, Texas 75201

UNOFFICIAL COPY

EXHIBIT "A"

Fieldnotes for a 1.3021 acres of land out of Willowbrook Mall, a subdivision out of the G.W. Childress Survey, Abstract No. 217, in Harris County, Texas, according to the map or plat thereof recorded in Volume 321, Page 17, of the Map Records of Harris County, Texas, and being the residue of that certain 1.3774 acre tract of land conveyed to Cornerstone Savings Association by deed recorded under County Clerk's File No. L-710474 of the Real Property Records Harris County, Texas, and being that same 1.3021 acre tract of land conveyed to Willowbrook Center, Ltd. as described in deed recorded under County Clerk's File No. W-479207 of the said Real Property Records, said 1.3021 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch galvanized iron pipe found marking the most Southerly corner of said Willowbrook Mall, said point being in the most Northeasterly line of State Highway No. 249 (formerly F.M. 149), based on a 180.00 foot right-of-way;

THENCE, North 49 deg. 31 min. 47 sec. West 2508.38 feet with the Southwesterly line of said Willowbrook Mall and the said Northeasterly line of State Highway 249 to a 5/8 inch iron rod found marking the Northwest corner of that certain 0.075 acre tract of land conveyed to the State of Texas by deed recorded under Harris County Clerk's File No. N-468421 of the said Real Property Records, said point being the common Northwest corner of the aforesaid 1.3774 acre tract;

THENCE North 40 deg. 28 min. 13 sec. East 8.24 feet (called 8.32 feet) with the North line of the said State of Texas 0.075 acre tract and the said 1.3774 acre tract to a 5/8 inch steel rod set for the most Westerly corner and PLACE OF BEGINNING of the herein described tract of land, said point being in the Northeasterly line of the revised right-of-way for State Highway 249;

THENCE, continuing with the North line of the said 1.3774 acre tract, North 40 deg. 28 min. 13 sec. East 210.73 feet to a 5/8 inch steel rod found marking the most Northerly corner of the said 1.3774 acre tract and the herein described tract, said point being in the Southwesterly line of a Willowbrook Mall Access road known as Ring Road, said point also being in a non-tangent curve to the left, having a radius of 2026.00 feet and a central angle of 03 deg. 55 min. 46 sec.;

THENCE, in a Southeasterly direction with the Northeasterly line of the said 1.3774 acre tract and with the common Southwesterly line of said Ring Road and with the said curve to the left having a radius of 2026.00 feet (chord bearing South 46 deg. 50 min. 04 sec. East, 138.92 feet), an arc distance of 138.95 feet to an "X" found in concrete marking a point of compound curve to the left having a radius of 691.00 feet and a central angle of 07 deg. 21 min. 09 sec.;

THENCE continuing in a Southeasterly direction with the Northeasterly line of the said 1.3774 acre tract and the common Southwesterly line of said Ring Road with the said curve to the left having a radius of 691.00 feet (chord bearing South 52 deg. 28 min. 31 sec. East 88.61 feet) an arc distance of 88.67 feet to a 5/8 inch steel rod found marking a point of reverse curve to the right having a radius of 49.00 feet and a central angle of 96 deg. 37 min. 19 sec.;

THENCE Southerly direction with a Westerly line of a Willowbrook Mall Access road and the common Easterly line of the said 1.3774 acre tract and along the said curve to the right having a radius of 49.00 feet (chord bearing South 07 deg. 50 min. 26 sec. East 73.18 feet) an arc distance of 82.63 feet to a 5/8 inch steel rod found at a Point of Tangency;

THENCE South 40 deg. 28 min. 13 sec. West, 127.31 feet with the Northwesterly line of the said Access road and with the Southeasterly line of the said 1.3774 acre tract to a point (presently covered by a sanitary sewer manhole) for the most Southeasterly corner of the herein described tract, said point being the common most Southeasterly corner of the aforementioned State of Texas 0.075 acre tract;

THENCE, North 49 deg. 31 min. 47 sec. West 10.00 feet with the Easterly line of the said 0.075 acre tract and the revised Easterly line of State Highway No. 249, to a 3/4 inch steel rod set at an angle point;

THENCE, continuing with the line of the said 0.075 acre tract and said State Highway No. 249, South 85 deg. 00 min. 04 sec. West, 42.78 feet to a 5/8 inch steel rod set for a second angle point, said point being at the beginning of a non tangent curve to the right having a radius of 16,988.73 feet and a central angle of 00 deg. 48 min. 57 sec.;

THENCE continuing in a Northwesterly direction with the Northeasterly line of the said 0.075 acre tract and said Highway No. 249, and with the said curve to the right having a radius of 16,988.73 feet (chord bearing North 50 deg. 04 min. 04 sec. West, 241.92 feet) an arc distance of 241.92 feet to the PLACE OF BEGINNING and containing 1.3021 acres or 56,718 square feet of land, more or less.

Being more commonly known as 17200 SH 249, Houston, TX 77064.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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

§
§
§ CP

November, 11
~~October~~, 2024

Date:

Borrower:

Rodney E. Underwood, DBA Uplift House

Borrower's Address:

Rodney E. Underwood, DBA Uplift House
2221 Wentworth St.
Houston, TX 77004

Holder:

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Holder's Address:

c/o Community Loan Servicing, LLC
1415 W. Cypress Creek Road, Suite 200
Fort Lauderdale, FL 33309

Substitute Trustee:

James L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, and each of them 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 30, 2008

Grantor:

Rodney E. Underwood, DBA Uplift House

Original Lender:

Alliance of Mortgage Professionals LLC, a Florida Limited Liability Company

Trustee: Brian E. Bomstein, Esq.

Secures: Note, dated as of May 30, 2008 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Five Hundred Twenty-Five Thousand and 00/100 (\$525,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Harris County, Texas (the "Records") as Instrument Number 20080304006 in Book ER 007-67 Page 0164.

Assignment from Lender to Holder: Evidenced by that certain Assignment of Deed of Trust, Security Instrument, Assignment of Leases and Rents, and Fixture Filing dated May 30, 2008, and recorded in the Records as Instrument Number 20090155407.

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, December 3, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed James L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents

relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

[signature on following page]

Chris Poston, Substitute Trustee

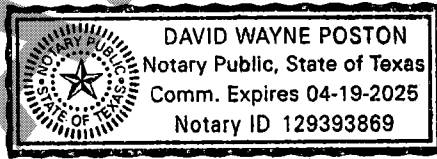
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Subscribed and sworn to before me on this 11 day of ~~July~~ ^{NOV. 2024} 2021.

David W. Poston
Notary Public, State of Texas

[SEAL]

My Commission expires:
4-19-2025



After recording return to:
Elizabeth Hayes
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A

Legal Description

Lots Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32) in Block Seven of EASTMOOR ADDITION, a subdivision 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.

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of December, 2024
Time: 10:00 am or not later than three hours after that time
Place: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: April 18, 2022
Grantor(s): Saran Adams
Original Mortgagee: Velocity Commercial Capital, LLC
Original Principal: \$106,500.00
Recording Information: Deed Inst.# RP-2022-205528
Current Mortgage/Beneficiary: U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-3
Secures: Term Note (the "Note") in the original principal amount of \$106,500.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, amended, corrected and/or extended.

PROPERTY TO BE SOLD:

Property County: Harris
Property Description: (See Attached Exhibit "A")
Property Address: 6410 Paris Street, Houston, Texas 77021-4238
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

SUBSTITUTE TRUSTEE(S): Virgil Jordan, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, or any.

SUBSTITUTE TRUSTEE ADDRESS: 14800 Landmark Blvd, Suite 850, Addison, TX 75254

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Ste. 780, Irving, Texas 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is
c/o McCalla Raymer Leibert Pierce, LLC. I declare under penalty perjury that I filed

and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at
the location directed by the Harris County Commissioners.

**Return to: Jay.Jordan@mccalla.com or McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Ste. 780,
Irving, Texas 75038**

UNOFFICIAL COPY

EXHIBIT "A"

Lot 3, Block 4 Wilsey South End, a subdivision in Harris County, Texas of the Deed Records of Harris County, Texas

FILED 11/11/2024 11:45:11 AM
FRCL-2024-6109
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of December, 2024
Time: 10:00 am or not later than three hours after that time
Place: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 17, 2018
Grantor(s): Myoho Enterprises, LLC
Original Mortgagee: South End Capital Corporation
Original Principal: \$850,000
Recording Information: Deed Inst. # RP-2018-430484
Current Mortgage/Beneficiary: U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2019-1

Secures:

Term Note (the "Note") in the original principal amount of \$850,000.00 and all obligations contained therein. All sums secured by the Deed of Trust, (the "Deed of Trust") have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, amended, corrected and/or extended.

PROPERTY TO BE SOLD:

Property County: Harris
Property Description: (See Attached Exhibit "A")
Property Address: 9133 Scott Street, Houston, Texas 77051
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Master Mortgage Servicer: N/A
Mortgage Servicer Address: N/A

SUBSTITUTE TRUSTEE(S): Virgil Jordan, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, or any.

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Dr., Ste. 780, Irving, TX 75038

DOCUMENT PREPARED BY:
McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Ste. 780, Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is c/o McCalla Raymer Leibert Pierce, LLC, I declare under penalty perjury that I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

Return to: Jay.Jordan@mccalla.com or 1320 Greenway Drive, Ste. 780, Irving, TX 75038

UNOFFICIAL COPY

EXHIBIT "A"

All of Unrestricted Reserve "A", in Teeter Totter Village, being a subdivision of 0.6112 acres of land in the B.H. Freeling Survey, A-270, Harris County, Texas, also being a replat of Lots 1,2,3 and 4, Block 9, Reed Terrace, according to the map or plat thereof under Film Code No. 452046, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate L.Scott Horne as Substitute Trustee to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

WHEREAS, default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

Notice is hereby given that on Tuesday, the 3rd day of December 2024, the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Harris County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the Bayou City Event Center Pavilion, 9401 Knight Road, Houston, TX 77045.

Date of Deed of Trust: December 21, 2017

Executed by: Chevelle Marie Johnson

Original Trustee named in Deed of Trust: Brian S. Carr

Substitute Trustee: L. Scott Horne

Original amount of Secured Indebtedness: \$346,103.72

Original Beneficiary named in Deed of Trust: Houston Modern Homes, LLC

Property described in Deed of Trust:

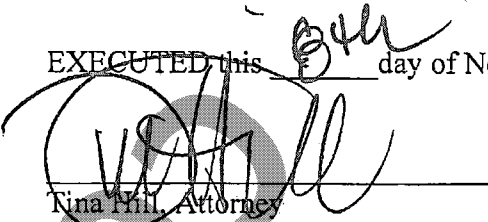
Lot 7, in Block 1, of MIRABELLA, SECTION 10, a subdivision in Harris County, Texas according to the map or plat thereof, recorded in Film Code No. 676838, of the Map Reords of Harris County, Texas. **More commonly known as 9427 Brisco Bend Lane, Cypress, Texas 77433.**

Said Deed of Trust is recorded under Document No. RP-2018-422593 in the Deed of Trust Records of Harris County, Texas.

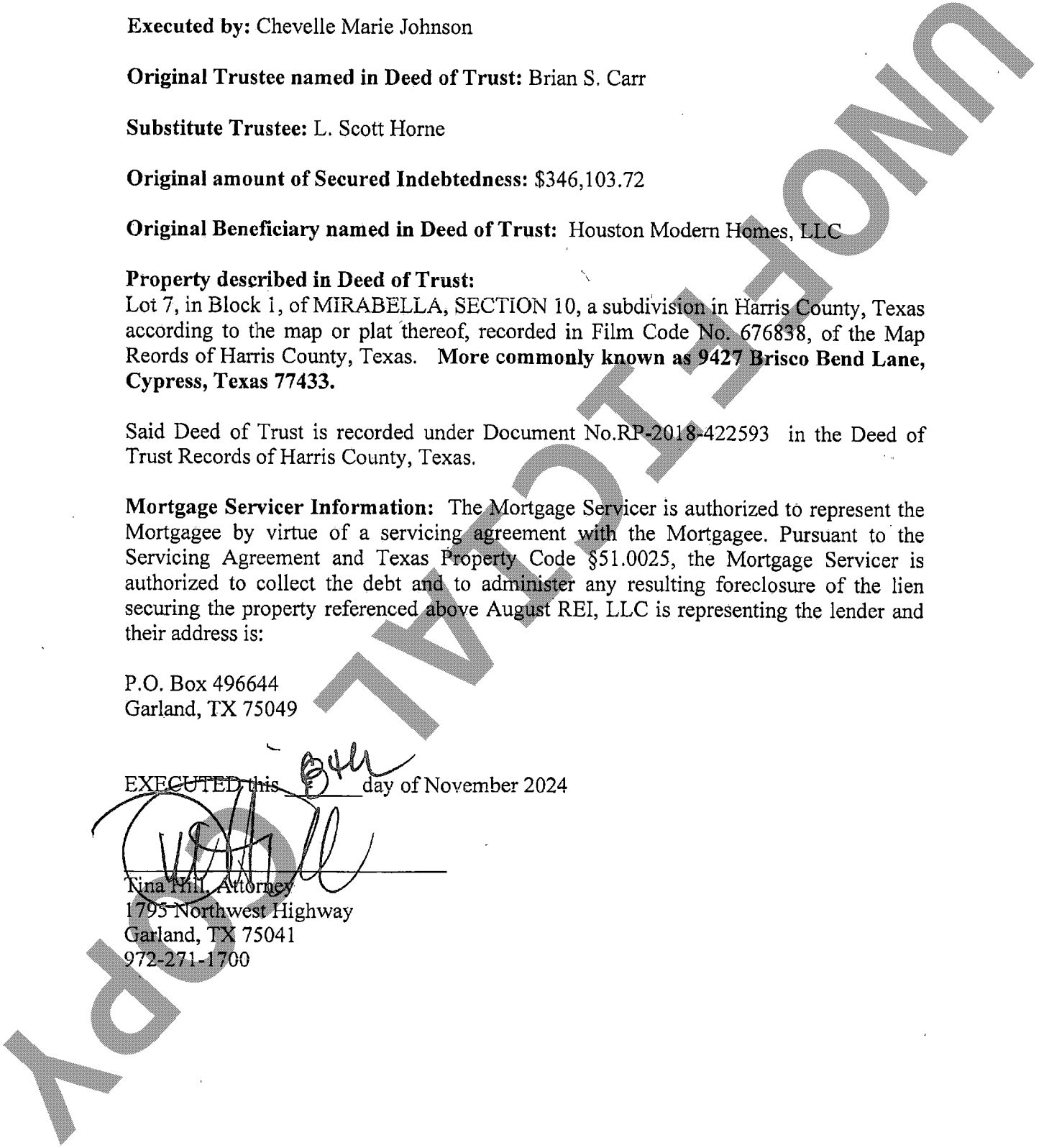
Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above August REI, LLC is representing the lender and their address is:

P.O. Box 496644
Garland, TX 75049

EXECUTED this 8th day of November 2024



Tina Hill, Attorney
1795 Northwest Highway
Garland, TX 75041
972-271-1700

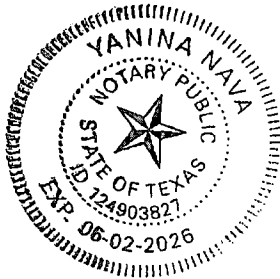


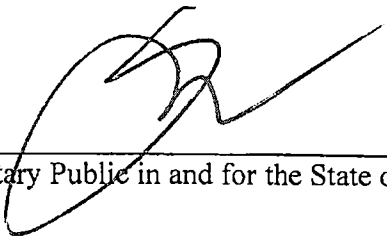
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6099
FILED 11/11/2024 11:27:46 AM

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 8 day of November 2024, by Tina Hill, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

COPY UNOFFICIAL

FILED 11/11/2024 12:43:51 PM FRCL-2024-6111 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 18th day of August, 2023, Francisco Javier Ruiz executed a Deed of Trust conveying to Bobby Dover or Jim G. Fox, Trustee, in the payment of a debt therein described, said Deed of Trust being recorded under File Number **RP-2023-332548** of the Real Property Records of Harris County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 3, 2024, between 1:00 p.m. and 4:00 p.m., I will sell said real estate to the highest bidder for cash, at the Bayou City Event Center, Magnolia South Ballroom, at 9401 Knight Road, Houston, Texas 77045.

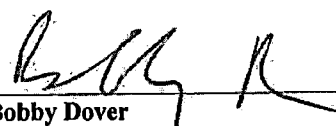
The earliest time at which said sale will occur is 1:00 o'clock p.m. and said sale will begin no later than three (3) hours after that time.

Said real estate is described as follows: In the County of Harris, State of Texas:

Lot 7, in Block 2, of LAKE FOREST SECTION 1, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 40, Page 63 of the Map Records of Harris County, Texas, which has the address of 8836 Talton, Houston, Texas 77078.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED this 11 day of November, 2024.



Bobby Dover
Trustee

UNOFFICIAL COPY

FILED 11/11/2024 12:43:52 PM FRCL-2024-6112 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 17th day of November, 2009, Helen Jones executed a Deed of Trust conveying to Bob J. Cavender, Trustee, in the payment of a debt therein described, said Deed of Trust being recorded under File Number 20090526814 of the Real Property Records of Harris County, Texas; and

WHEREAS, Note Buyers Trust, the owner and holder of the Note secured by the above recited Deed of Trust, has duly appointed Bobby Dover as Substitute Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 3, 2024, between 10:00 a.m. and 4:00 p.m., I will sell said real estate to the highest bidder for cash, at the Bayou City Event Center, Magnolia South Ballroom, at 9401 Knight Road, Houston, Texas 77045.


The earliest time at which said sale will occur is 1:00 o'clock p.m. and said sale will begin no later than three (3) hours after that time.

Said real estate is described as follows: In the County of Harris, State of Texas:

Lot 19, Block 34, of BELFORT PARK, SECTION 5, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 41, Page 25 of the Map Records of Harris County, Texas.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED this 11 day of November, 2024.



BOBBY DOVER
Substitute Trustee

UNOFFICIAL COPY

FRCL-2024-6113 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS FILED 11/11/2024 1:30:04 PM

Notice of Foreclosure Sale

November 11, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 1, 1988

Grantor: Classy M. White and Thomas James White

Trustee: Catherine M. White

Lender: James W. White

Recorded in: Document No. M088107 of the real property records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$24,500.00 executed by Grantor, as assumed by Isaac Rivers ("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: The Lot Two Hundred Eighteen (218), in Block Eight (8) of Kentshire Place, Section One (1), an addition in Harris County, Texas, as recorded in the map or plat records thereof in/under Volume 36, Page 33 of the Official Public Records of Harris County, Texas, commonly known as 8814 Madera St., Houston, TX 77078.

Substitute Trustee: Anita Suson, Cate Lauber

Substitute

Trustee's Address: 3220 Broadway Street, Suite 200
Houston, Texas 77017

Substitute Trustee

Telephone: (281) 501-3025

Foreclosure Sale

Date: **Tuesday, December 3, 2024**

COPY

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

Place: **The Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 in Harris County, Texas**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Bidder Eligibility: To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

Payee and Place of Payment: All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

Overpayments: Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Adrienne A. Graves Temporary Administrator Pending Contest of the Estate of James Warren White, Jr., as successor-in-interest to Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender’s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender’s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

Please reach out to (281) 501-3025 for more information on the matter.

By: *Anita Suson*
Anita Suson, Substitute Trustee

COPY

UNOFFICIAL

Notice of Foreclosure Sale

November 11, 2024

Deed of Trust (“Deed of Trust”):

Dated: July 21, 2014

Grantor: Jose Juan Buentello

Trustee: C. M. White

Lender: James W. White

Recorded in: Document No. 20140344718 of the real property records of Harris County, Texas.

Secures: Promissory Note (“Note”) in the original principal amount of \$65,000.00 executed by Grantor (“Borrower”) and all other indebtedness of Borrower to Lender, payable to the order of Lender.

Legal Description: The Real Property, improvements, and personal property (the “Property”) described in the Deed of Trust and all rights and appurtenances thereto described as follows: Lot 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.

Substitute Trustee: Anita Suson, Cate Lauber

Substitute

Trustee’s Address: 3220 Broadway Street, Suite 200
Houston, Texas 77017

Substitute Trustee

Telephone: (281) 501-3025

Foreclosure Sale

Date: **Tuesday, December 3, 2024**

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

Place: **The Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 in Harris County, Texas**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Bidder Eligibility: To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

Payee and Place of Payment: All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

Overpayments: Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Adrienne A. Graves Temporary Administrator Pending Contest of the Estate of James Warren White, Jr., as successor-in-interest to Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

Please reach out to (281) 501-3025 for more information on the matter.

By: *Anita Suson*
Anita Suson, Substitute Trustee

UNOFFICIAL COPY

Notice of Foreclosure Sale

November 11, 2024

Deed of Trust (“Deed of Trust”):

Dated: September 29, 2009

Grantor: Zachery Terrell

Trustee: C. M. White

Lender: James W. White

Recorded in: Document No. 20090482837 of the real property records of Harris County, Texas.

Secures: Promissory Note (“Note”) in the original principal amount of \$35,000.00 executed by Grantor(“Borrower”) and all other indebtedness of Borrower to Lender, payable to the order of Lender.

Legal Description: The Real Property, improvements, and personal property (the “Property”) described in the Deed of Trust and all rights and appurtenances thereto described as follows: The East One Half (1/2) of Lot Three (3), in Block Six (6) Prairie Home Addition, an addition in Harris County Texas, according to the Map or Plat thereof recorded in Volume 484 Page 408 of the Deed Records of Harris County, Texas, commonly known as 3410 and 3412 Hadley Street, Houston, TX 77004.

Substitute Trustee:Anita Suson, Cate Lauber

Substitute Trustee’s Address: 3220 Broadway Street, Suite 200
Houston, Texas 77017

Substitute Trustee Telephone: (281) 501-3025

Foreclosure Sale

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

Place: **The Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 in Harris County, Texas**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Bidder Eligibility: To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

Payee and Place of Payment: All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

Overpayments: Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Adrienne A. Graves Temporary Administrator Pending Contest of the Estate of James Warren White, Jr., as successor-in-interest to Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

Please reach out to (281) 501-3025 for more information on the matter.

By: *Anita Suson*
Anita Suson, Substitute Trustee

UNOFFICIAL COPY

Notice of Foreclosure Sale

November 11, 2024

Deed of Trust ("Deed of Trust"):

Date: September 1, 2009

Grantor: Alfredo Rodriguez & Daisy Carolina Perez

Trustee: C. M. White

Lender: James W. White

Recorded in: Document No. 20090430290 of the real property records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$40,000.00 executed by Grantor("Borrower") and all other indebtedness of Borrower to Lender, payable to the order of Lender.

Legal Description: The Real Property, improvements, and personal property (the "Property") described in the Deed of Trust and all rights and appurtenances thereto described as follows: The East Sixty feet (E60') of Lot Three (3) and the adjoining West fifteen feet (W15') of Lot Four (4) of Westcott Place, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 14, Page 67 of the Map Records of Harris County, Texas, commonly known as 2314 Spence Street, Houston, TX 77093.

Substitute Trustee: Anita Suson, Cate Lauber

Substitute Trustee's Address: 3220 Broadway Street, Suite 200
Houston, Texas 77017

Substitute Trustee Telephone: (281) 501-3025

Foreclosure Sale

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.**

Place: **The Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045 in Harris County, Texas**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Bidder Eligibility: To be eligible to bid, all bidders, other than Lender, must sign in on the Foreclosure Sale Attendance Sheet with their name and entity, if any, for which they are submitting bids immediately after making such bidder's first bid at the Foreclosure Sale. All bids must be made in \$500 increments above the highest bid. If any such third-party bidder submits the highest bid, the Foreclosure Sale will be recessed for 30 minutes from the time of the highest bid being made to allow the highest bidder time to produce the funds. After such 30-minute time period, Substitute Trustee will reconvene the Foreclosure Sale. If the highest bidder does not return with good funds, the Substitute Trustee at the reconvened Foreclosure Sale will strike the Property off to the next highest bidder.

Payee and Place of Payment: All certified funds shall be made payable as follows: **Adrienne A. Graves, Temporary Administrator Pending Contest of the Estate of James Warren White, Jr.**, or otherwise endorsed in a manner acceptable to Substitute Trustee at the Place of the Foreclosure Sale.

Overpayments: Any overpayment of funds by the highest bidder will be refunded by Lender within 30 days after the Foreclosure Sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Adrienne A. Graves Temporary Administrator Pending Contest of the Estate of James Warren White, Jr., as successor-in-interest to Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale, Bidder Eligibility, Payee and Place of Payment, and Overpayments described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

Please reach out to (281) 501-3025 for more information on the matter.

By: *Anita Suson*
Anita Suson, Substitute Trustee

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6117
FILED 11/11/2024 1:30:40 PM

Notice of Substitute Trustee Sale

T.S. #: 24-12240

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/3/2024
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Harris County Courthouse in Houston, Texas, at the following location:
PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

LOT 1, BLOCK 1 OF HERITAGE PARK WEST, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILE CODE NO. 388044 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 11/18/2019 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No RP-2019-515511, recorded on 11/20/2019 of the Real Property Records of Harris County, Texas.

Property Address: 3315 ZUBIN LN, KATY TX 77493

Trustor(s):	ZALERIAN INVESTMENT GROUP LLC	Original Beneficiary:	PATCH OF LAND LENDING, LLC
Current Beneficiary:	TOORAK CAPITAL PARTNERS LLC	Loan Servicer:	BSI Financial Services, Inc.
Current Substituted Trustees:	Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Nicole Durrett Prestige Default Services, LLC		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary

T.S. #: 24-12240

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 ZALERIAN INVESTMENT GROUP LLC. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 \$153,500.00, executed by ZALERIAN INVESTMENT GROUP LLC, and payable to the order of PATCH OF LAND LENDING, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ZALERIAN INVESTMENT GROUP LLC to ZALERIAN INVESTMENT GROUP LLC. TOORAK CAPITAL PARTNERS LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.


The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

TOORAK CAPITAL PARTNERS LLC
c/o BSI Financial Services, Inc.
4200 Regent Blvd, Ste B200
Irving TX 75063
800.327.7861

Dated: 11-11-24

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. #: 24-12240

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

UNOFFICIAL COPY

Notice of Substitute Trustee Sale

T.S. #: 24-12496

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/3/2024

Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**

Place: Harris County Courthouse in Houston, Texas, at the following location: **PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

Lot 21, in Block 1, of Galena Pines, Section 2, a Subdivision in Harris County, Texas, according to map or plat thereof recorded in Volume 32, Page 5, of the Map Records of Harris County, Texas.

Instrument to be Foreclosed -- The instrument to be foreclosed is the Deed of Trust is dated 1/31/2024 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No RP-2024-39403 recorded on 2/5/2024 in of the Real Property Records of Harris County, Texas.

2226 11th St, Galena Park, TX 77547

Trustor(s): BOLU STAR HOLDING LLC. **Original Beneficiary:** CV3 Financial Services, LLC

Current Beneficiary: CV3 Alpha Trust **Loan Servicer:** FCI Lender Services, Inc.

Current Substituted Trustees: Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, 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)

T.S. #: 24-12496

provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in Exhibit "B" attached hereto. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$172,000.00, executed by BOLU STAR HOLDING LLC., and payable to the order of CV3 Financial Services, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BOLU STAR HOLDING LLC. to BOLU STAR HOLDING LLC. . CV3 Alpha Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

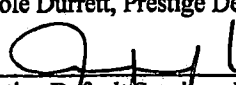
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

CV3 Alpha Trust
2101 E El Segundo Blvd.,
El Segundo, CA 90245
949-849-0028

Dated: 11-11-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston,
Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey,
Nicole Durrett, Prestige Default Services, LLC


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

NOTICE OF SUBSTITUTE TRUSTEE SALE

DEED OF TRUST Date: JULY 30, 2009

Grantor(s): MARIO CASTRO, A SINGLE PERSON

Original Mortgagee: COCHRAN INVESTMENTS INC.

Current Mortgagee: DURANGO PORTFOLIO INC.

9337 B KATY FRWY # 328 HOUSTON, TEXAS, 77024, OR ANY PLACE LENDER MAY DESIGNATE IN WRITTING

Recorded in: CLERK'S FILE NO. 20090350186

Property County: HARRIS

Legal Description:

17202 IMPERIAL VALLEY DRIVE # 5, HOUSTON, TEXAS, 77060 AND BEING MORE PARTICULARLY DESCRIBED AS LOT FIVE (5), BLOCK (A) OF OPEN PINES CONDOMINIUM, AS ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 55, PAGE 1, OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale : Tuesday December 03 , 2024

Earliest Time sale will Begin: 10 A.M. TO 1 P.M.

Place of Sale of Property:

THE BAYOU CITY EVENT CENTER PAVILLION LOCATED AT 9401 KNIGHT ROAD HOUSTON, TEXAS.

WHERE AS, THE UNDERSI HAS BEEN APPOINTED SUBSTITUTE TRUSTEE IN THE PLACE OF SAID ORGINIAL TRUSTEE, UPON CONTINGENCY AND IN THE MANNER AUTHORIZED BY SAID DEED OF TRUST.

DATED THIS NOVEMBER 07, 2024


CARLA BASKHARONE
SUBSTITUTE TRUSTEE

RETURN TO:

CARLA BASKHARONE
9337 B KATY FRWY #328 ,
HOUSTON, TEXAS, 77024

COPY

Notice of Foreclosure Sale

11/10/2024

6716 Sherman St., Houston, Texas 77011 ("Deed of Trust"):

Dated: 02/03/2023

Grantor: XENIAL HOLDINGS, LLC-Series Two

Trustee: Jonathan Paull

Lender: JJP Capital Group, LLC.

Recorded in: File #RP-2023-43487 of the real property records of Harris County, Texas

Legal Description: LOTS 37 AND 38, BLOCK 24, OF CENTRAL PARK SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 23, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

Otherwise known as:
6716 Sherman St.
Houston, Texas 77011

Secures: Deed of Trust and Promissory Note ("Note") in the original principal amount of \$422,100.00, executed by XENIAL HOLDINGS, LLC, SERIES TWO ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, December 3rd, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am and not later than three hours thereafter.

Place: Bayou City Event Center
9401 Knight Road
Houston, Texas 77045

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 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.

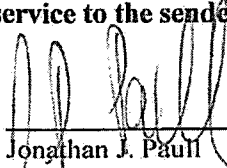
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 J. Paul
2700 Post Oak, Floor 21
Houston, TX 77056
Telephone (713) 227.1525
Telecopier (713) 227.5840

COPY
UNOFFICIAL

Notice of Foreclosure Sale

11/10/2024

10502 La Crosse St., Houston, Texas 77029, & 10506 La Crosse St., Houston, Texas 77029, and
10510 La Crosse St., Houston, Texas 77029 ("Deed of Trust"):

Dated: 11/18/2021
Grantor: XENIAL HOLDINGS, LLC, SERIES 95
Trustee: Jonathan Paull
Lender: JJP Capital Group LLC.
Recorded in: File # RP-2021-668827 of the real property records of Harris
County, Texas.

Legal Description: **Please See Exhibit A**

Otherwise known as:

10502 La Crosse St.
Houston, Texas 77029

&

10506 La Crosse St.
Houston, Texas 77029

&

10510 La Crosse St.
Houston, Texas 77029

Secures: The Deed of Trust (File # RP-2021-668827) and the Promissory
Note ("Note") in the original principal amount of \$341,775.00,
executed by XENIAL HOLDINGS, LLC, SERIES 95
("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 3rd, 2024

Time: The sale of the Property will be held between the hours of 10:00
A.M. and 4:00 P.M. local time; the earliest time at which the

Foreclosure Sale will begin is 10 am and not later than three hours thereafter.

Place: Bayou City Event Center
9401 Knight Road
Houston, Texas 77045

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 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.

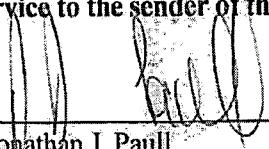
If JJP Capital Group passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 J. Paull
2700 Post Oak, Floor 21
Houston, TX 77056
Telephone (713) 227.1525
Telecopier (713) 227.5840

COPY UNOFFICIAL

Dart Land Services, LLC
16350 Park Ten Place Ste.103
Houston, TX 77084
0:281-584-6688

METES AND BOUNDS DESCRIPTION

0.1791-ACRE (7,800 SQUARE FEET)
C. Martinez Survey, Abstract No. 545
Harris County, Texas

BEING a 0.1791-acre (7,800 Sq. Ft.) tract of land located in the C. Martinez Survey, Abstract No. 545, in Harris County, Texas, being out of Lot 7 & 8, Block 6 of Meadowview Addition, a subdivision in Harris County, Texas recorded in Volume 998, Page 599 of the Deed Records of Harris County, Texas (D.R.H.C.T.) out of a called 78' x 214.20' tract of land known as 7C & 8C recorded under Harris County Clerk File (H.C.C.F.) No E034649 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 5/8-inch iron rod with cap (RPLS 5883) set, at the southeast intersection of Flint Street (60 feet wide) and La Crosse Street (60 feet wide) marking the northwest corner of aforementioned Lot 9 and a called 100' x 214.2' tract of land known as 9A recorded in Volume 3149, Page 706 D.R.H.C.T.;

THENCE North 87°10'53" East, 178.00 feet, with the south right-of-way (R.O.W.) line of aforementioned La Crosse Street, to a 1-inch iron pipe found marking the northeast corner of a called 78' x 214.20' tract recorded in Volume 3414, Page 700 D.R.H.C.T. and also the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE North 87°10'53" East, 40.9 feet, with the south R.O.W. line of aforementioned La Crosse Street passing the north common corner of aforementioned Lot 7 & 8 continuing a total distance of 78.00 feet to a 5/8-inch iron rod with cap (RPLS 5883) set marking the northwest corner of a called 78' x 214.2 tract Known as Tr. 6E & 7B recorded under H.C.C.F. No. T699904 O.P.R.H.C.T. and the northeast corner of herein described tract;

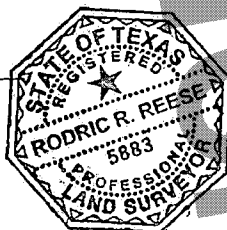
THENCE South 02°49'07" East, 100.00 feet, with the west line of aforementioned Tr 6E & 7B to a 5/8-inch iron rod with cap (RPLS 5883) set marking the southeast corner of the herein described tract;

THENCE South 87°10'53" West, 78.00 feet, to a 5/8-inch iron rod with cap (RPLS 5883) set marking the southwest corner of the herein described tract;

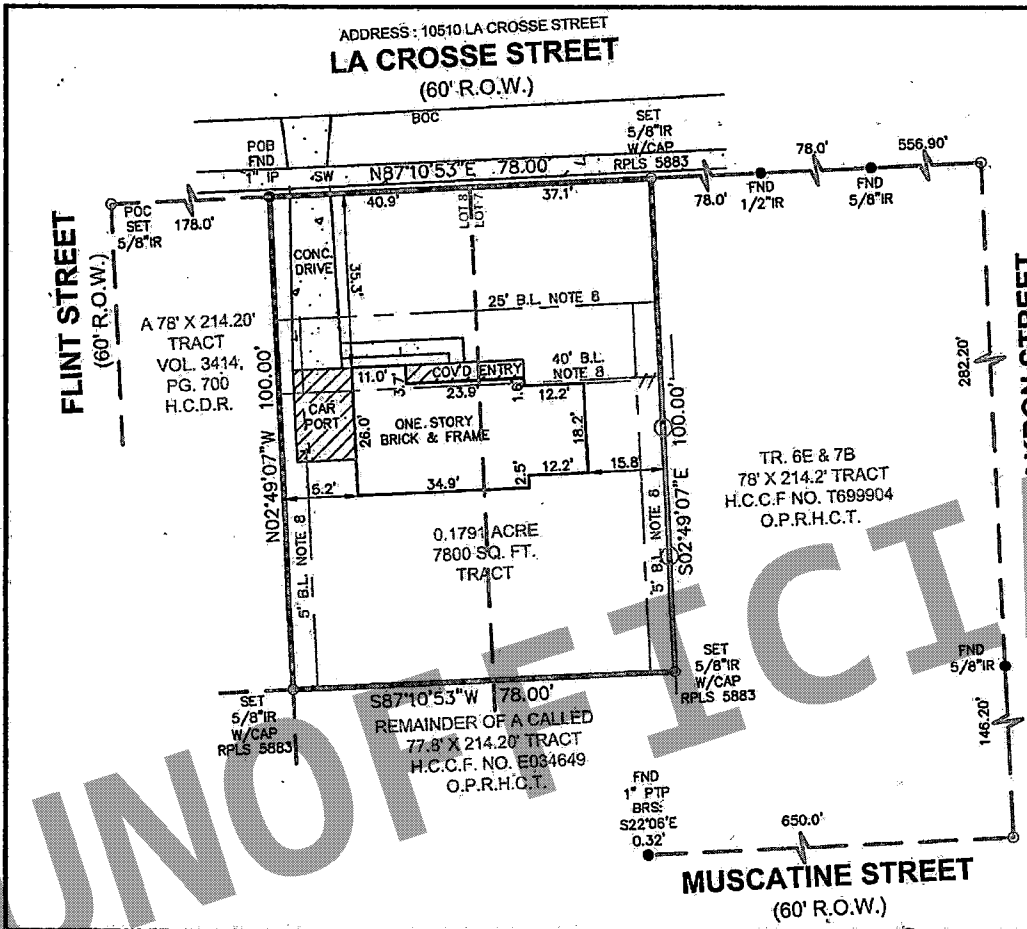
THENCE North 02°49'07" West, 100.00 feet, with the east line of aforementioned 78'x214.20 tract to the **POINT OF BEGINNING** and containing 0.1791-acre of land.

WITNESS my hand and seal this 24th day of May, 2021

Rodric R. Reese
Rodric R. Reese
R.P.L.S. No. 5883
Job No. 2021-05-025
0.1791 AC Tract
(Tr.7C&8C)



5-25-21



NOTES:

- 1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORDED IN VOLUME 998, PAGE 599 (PLAT), DEED RECORDS, HARRIS COUNTY, TEXAS, AND VOLUME 1167, PAGE 208 DEED RECORDS, HARRIS COUNTY, TEXAS.
- 2.) SUBJECT TO RIGHT OF WAY EASEMENT EXECUTED BY R.R. KROPP, ET AL TO HOUSTON LIGHTING & POWER COMPANY, DATED JUNE 28, 1940, FILED JULY 18, 1940, RECORDED IN VOLUME 1173, PAGE 452, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (NOT ON SUBJECT TRACT)
- 3.) SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878, IN CC# N253886, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS AND ORDINANCE #89-1312 OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED IN CC# M337573, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, AND CITY OF HOUSTON ORDINANCE NO. 91-1791, RECORDED IN CC# N566388, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.
- 4.) THIS SURVEY MEETS THE CURRENT STANDARDS FOR A CATEGORY 1A, CONDITION II SURVEY.
- 5.) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 6.) ALL BEARINGS AND COORDINATES ARE BASED ON TEXAS SOUTH CENTRAL ZONE, NAD 83.
- 7.) GARAGE OVERLAPS PROPERTY LINES AS SHOWN.
- 8.) SUBJECT TO BUILDING LINE RECORDED IN VOLUME 1347, PAGE 538, DEED RECORDS, HARRIS COUNTY, TEXAS. NO BUILDING SHALL BE LOCATED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN 25 FEET TO NOR FURTHER THAN 40 FEET FROM THE FRONT LOT LINE NO NEARER THAN 10 FEET TO ANY SIDE STREET LINE NOR NEARER THAN 5 FEET TO ANY SIDE LOT LINE ON SAID LANDS ABOVE RESTRICTED. THE FRONT PORCH MAY HOWEVER EXTEND NOT TO EXCEED 4 FEET IN FRONT OF HOUSE. THE SAID LOT LINE RESTRICTION SHALL NOT APPLY TO ANY DETACHED GARAGE OR SERVANTS' HOUSE LOCATED ON THE REAR ONE FOURTH OF A LOT, EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE ERRECTED NEARER THAN 10 FEET TO THE SIDE STREET LINE, NOR NEARER THAN ONE FOOT TO THE SIDE LOT LINE ON INSIDE LOTS.

LEGEND

- COVD = COVERED
- SW = SIDEWALK
- PP = POWERPOLE
- CONC = CONCRETE
- HB = HIGHBANK
- AE = AERIAL EASEMENT
- BOC = BACK OF CURB
- EOA = EDGE OF ASPHALT
- o- = CHAIN LINK FENCE
- MH = MANHOLE
- UE = UTILITY EASEMENT
- BL = BUILDING LINE
- ☉ = CENTER LINE
- I.P. = IRON PIPE
- IR = IRON ROD
- FND = FOUND
- SEW = SEWER
- SAN = SANITARY
- MH = MAN HOLE
- I- = IRON FENCE
- W- = WOOD FENCE
- EOP = EDGE OF PAVEMENT
- CM = CONTROL MONUMENT
- = CONCRETE/ASPHALT/BRICK/TILE
- ⊙ = CLEAN OUT
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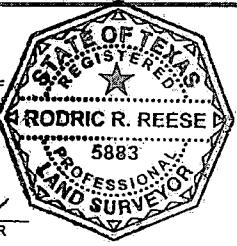
1 INCH = 30 FEET

SURVEY CONTRACTED TO
 RRR SURVEYING
 RRR@RODREESE.COM
 FIRM / LICENSE NO. 10124616

DART LAND SERVICES
 16350 Park Ten Place #103
 Houston, Texas 77084
 281-584-6688
 http://www.dartlandservices.com

I, RODRIC R. REESE, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Rodric R. Reese 5.25.21
 RODRIC R. REESE, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 5883



PROPERTY DESCRIPTION: BEING A 0.1791-ACRE (7,800 SQ. FT.) TRACT OF LAND LOCATED IN THE C. MARTINEZ SURVEY, ABSTRACT NO. 545, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 7 & 8, BLOCK 6 OF MEADOWVIEW ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS RECORDED IN VOLUME 998, PAGE 599 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (D.R.H.C.T.) OUT OF A CALLED 78' X 214.20' TRACT OF LAND KNOWN AS 7C & 8C RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO E034649 OFFICIAL PUBLIC RECORDS HARRIS COUNTY, TEXAS (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

SURVEY OF:
 ADDRESS: 10510 LA CROSSE STREET, HOUSTON, TEXAS, 77029
 OWNER / PURCHASER: AMERICAN HOME BUYER, LTD
 LENDER:
 TITLE COMPANY: CAPITAL TITLE
 Q#s: 21-585532-CY
 DRAFTER: 5-21-21/RRR CHECKER: 5-24-21/RRR CREW: 5-13-21/AP KEY MAP NO.: 486E

-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY-
 -SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW-
 -ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
 -THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS-
 -THIS SURVEY IS CERTIFIED TO THE PEOPLE AND OR COMPANIES LISTED

FLOOD-NOTE
 *THIS TRACT OR LOT... IS NOW-THE 100 YEAR FLOOD PLAIN AND IS IN ZONE *X* AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480229, MAP No. 48221C, PANEL No. 0715M, DATED 01-26-17.

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB# 2021-05-025

Dart Land Services, LLC
16350 Park Ten Place Ste.103
Houston, TX 77084
0:281-584-6688

METES AND BOUNDS DESCRIPTION

0.1791-ACRE (7,800 SQUARE FEET)
C. Martinez Survey, Abstract No. 545
Harris County, Texas

BEING a 0.1791-acre (7,800 Sq. Ft.) tract of land located in the C. Martinez Survey, Abstract No. 545, in Harris County, Texas, being out of Lot 8 & 9, Block 6 of Meadowview Addition, a subdivision in Harris County, Texas recorded in Volume 998, Page 599 of the Deed Records of Harris County, Texas (D.R.H.C.T.) out of a called 78' x 214.20' tract of land recorded in Volume 3414, Page 700 D.R.H.C.T and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with cap (RPLS 5883) set, at the southeast intersection of Flint Street (60 feet wide) and La Crosse Street (60 feet wide) marking the northwest corner of aforementioned Lot 9 and a called 100' x 214.2' tract-of land known as 9A recorded in Volume 3149, Page 706 D.R.H.C.T.;

THENCE North 87°10'53" East, 100.00 feet, with the south right-of-way (R.O.W.) line of aforementioned La Crosse Street, to a 5/8-inch iron rod with cap (RPLS 5883) set marking the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

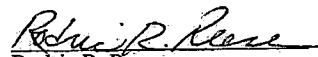
THENCE North 87°10'53" East, 18.90 feet, with the south R.O.W. line of aforementioned La Crosse Street passing the common north corner of aforementioned Lot 8 & 9 continuing a total distance of 78.00 feet to a 1-inch iron pipe found marking the northwest corner of a called 77.8' x 214.20' tract of land known as Tr. 7C & 8C recorded under Harris County Clerk File (H.C.C.F.) No. E034649 Official Public Records Harris County, Texas (O.P.R.H.C.T.) and the northeast corner of herein described tract;

THENCE South 02°49'07" East, 100.00 feet, with the west line of aforementioned Tr 7C & 8C to a 5/8-inch iron rod with cap (RPLS 5883) set marking the southeast corner of the herein described tract;

THENCE South 87°10'53" West, 78.00 feet, to a 5/8-inch iron rod with cap (RPLS 5883) set marking the southwest corner of the herein described tract;

THENCE North 02°49'07" West, 100.00 feet, with the east. line of Tr. 9A to the **POINT OF BEGINNING** and containing 0.1791-acre of land.

WITNESS my hand and seal this 24th day of May, 2021


Rodric R. Reese
R.P.L.S. No. 5883
Job No. 2021-05-025
0.1791 AC Tract



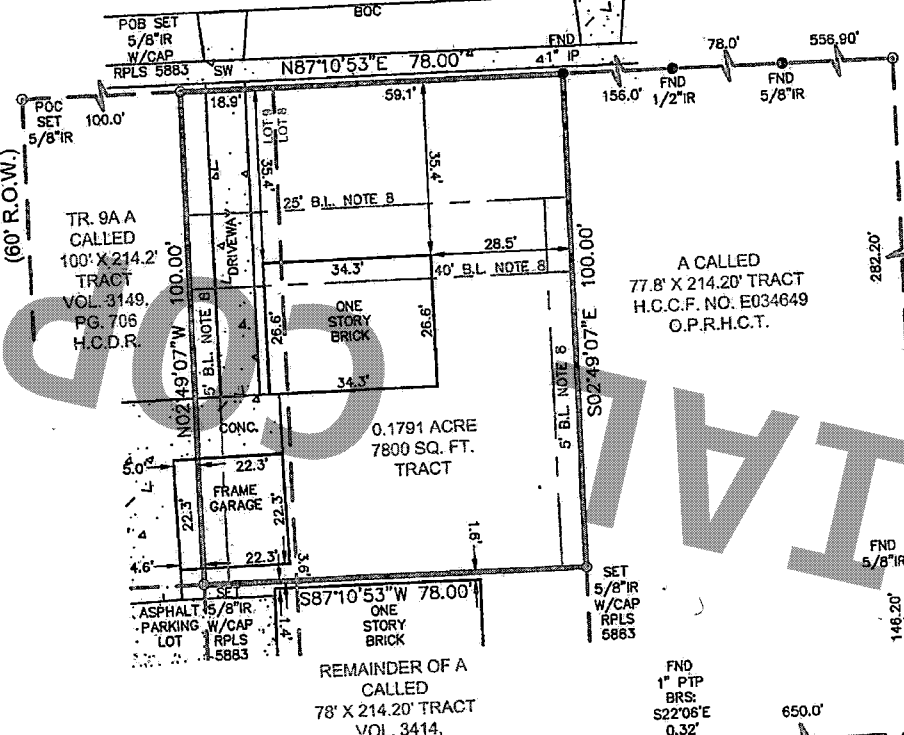
FILED 11/11/2024 2:08:43 PM
FRCL-2024-6122
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

ADDRESS: 10506 LA CROSSE STREET
LA CROSSE STREET
(60' R.O.W.)

FLINT STREET
(60' R.O.W.)

AKRON STREET
(60' R.O.W.)

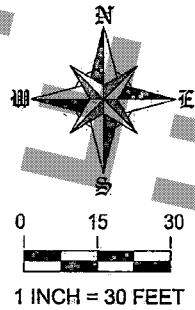
MUSCATINE STREET
(60' R.O.W.)



NOTES:
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2.) SUBJECT TO RIGHT OF WAY EASEMENT EXECUTED BY R.R. KROPP, ET AL TO HOUSTON LIGHTING & POWER COMPANY, DATED JUNE 28, 1940, FILED JULY 18, 1940, RECORDED IN VOLUME 1173, PAGE 452, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. (NOT ON SUBJECT TRACT)
3.) SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1876, IN IN CCH#263886, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS AND ORDINANCE #89-1312 OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED IN CCH#337573, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, AND CITY OF HOUSTON ORDINANCE NO. 91-1701, RECORDED IN CCH#556388, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.
4.) THIS SURVEY MEETS THE CURRENT STANDARDS FOR A CATEGORY 1A, CONDITION II SURVEY.
5.) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6.) ALL BEARINGS AND COORDINATES ARE BASED ON TEXAS SOUTH CENTRAL ZONE, NAD 83.
7.) GARAGE OVERLAPS PROPERTY LINES AS SHOWN.
8.) SUBJECT TO BUILDING LINE RECORDED IN VOLUME 1347, PAGE 536, DEED RECORDS, HARRIS COUNTY, TEXAS. - NO BUILDING SHALL BE LOCATED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN 25 FEET TO NOR FURTHER THAN 40 FEET FROM THE FRONT LOT LINE NO NEARER THAN 10 FEET TO ANY SIDE STREET LINE NOR NEARER THAN 5 FEET TO AY SIDE LOT LIE ON SAID LANDS ABOVE RESTRICTED. THE FRONT PORCH MAY HOWEVER EXTEND NOT TO EXCEED 4 FEET IN FRONT OF HOUSE. THE SAID LOT LINE RESTRICTION SHALL NOT APPLY TO ANY DETACHED GARAGE OR SERVANTS' HOUSE LOCATED ON THE REAR ONE FOURTH OF A LOT, EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE ERRECTED NEARER THAN 10 FEET TO THE SIDE STREET LINE, NOR NEARER THAN ONE FOOT TO THE SIDE LOT LINE ON INSIDE LOTS.

LEGEND

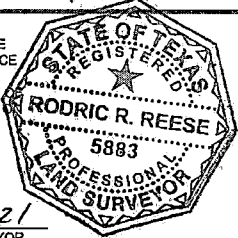
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CM	= CONTRL MONUMENT
-	= CONCRETE/ASPHALT/BRICK/TILE
⊙	= CLEAN OUT
-O-	= CHAIN LINK FENCE



SURVEY CONTRACTED TO
RRR SURVEYING
RRR@RODRESE.COM
FIRM / LICENSE NO. 10194615

DART LAND SERVICES
16350 Park Ten Place #103
Houston, Texas 77084
281-584-8688
http://www.dartlandservices.com

I, RODRIC R. REESE, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT TO THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.



Rodric R. Reese 5-25-21
RODRIC R. REESE, REGISTERED PROFESSIONAL LAND SURVEYOR
OF TEXAS REGISTRATION No. 5883

PROPERTY DESCRIPTION SURVEY OF:
BEING A 0.1791-ACRE (7,800 SQ. FT.) TRACT OF LAND LOCATED IN THE C. MARTINEZ SURVEY, ABSTRACT NO. 545, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 8 & 9, BLOCK 6 OF MEADOWVIEW ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS RECORDED IN VOLUME 998, PAGE 599 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (D.R.H.C.T.) OUT OF A CALLED 78' X 214.20' TRACT OF LAND RECORDED IN VOLUME 3414, PAGE 700 D.R.H.C.T AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:
ADDRESS: 10506 LA CROSSE STREET, HOUSTON, TEXAS, 77029
OWNER / PURCHASER: - AMERICAN HOME BUYER, LTD
LENDER: -
TITLE COMPANY: CAPITAL TITLE
G#: 21-585932-CY
DRAFTER: 5-24-21/RRR CHECKER: 5-24-21/RRR CREW: 5-13-21/AP KEY MAP NO.: 496E

-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY-
-SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW-
-ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT LINES UNLESS OTHERWISE SHOWN-
-THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS-
-THIS SURVEY IS CERTIFIED TO THE PEOPLE AND OR COMPANIES LISTED

FLOOD NOTE
* THIS TRACT OR LOT IS NOW IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480229, MAP No. 48021C, PANEL No. 0715M, DATED 01-05-11.
* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB 2024-05-025

Dart Land Services, LLC
16350 Park Ten Place Ste.103
Houston, TX 77084
0:281-584-6688

METES AND BOUNDS DESCRIPTION

0.2296-ACRE (10,000 SQUARE FEET)

C. Martinez Survey, Abstract No. 545
Harris County, Texas

BEING a 0.2296-acre (10,000 Sq. Ft.) tract of land located in the C. Martinez Survey, Abstract No. 545, in Harris County, Texas, being out of Lot 9, Block 6 of Meadowview Addition, a subdivision in Harris County, Texas recorded in Volume 998, Page 599 of the Deed Records of Harris County, Texas (D.R.H.C.T.) out of a called 100'x214.2' tract of land recorded in Volume 3149, Page 706 and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap (RPLS 5883) set, at the southeast intersection of Flint Street (60 feet wide) and La Crosse Street (60 feet wide) marking the northwest corner of aforementioned Lot 9, and 100'x214.2' tract and the herein described tract;

THENCE North 87°10'53" East, 100.00 feet, with the south right-of-way (R.O.W.) line of aforementioned La Crosse Street, to a 5/8-inch iron rod with cap (RPLS 5883) set marking the northwest corner of a called 78'x214.20' tract of land recorded in Volume 3414, Page 700 D.R.H.C.T. and the northeast corner of the herein described tract;

THENCE South 02°49'07" East, 100.00 feet, with the west line of aforementioned 78' x 214.2' tract to a 5/8-inch iron rod with cap (RPLS 5883) set marking the southeast corner of the herein described tract;

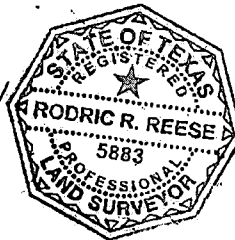
THENCE South 87°10'53" West, 100.00 feet, to a 5/8-inch iron rod with cap (RPLS 5883) set in the east R.O.W. line of aforementioned Flint Street marking the southwest corner of the herein described tract;

THENCE North 02°49'07" West, 100.00 feet, with the east R.O.W. line of aforementioned Flint Street to the **POINT OF BEGINNING** and containing 0.2296-acre of land.

WITNESS my hand and seal this 24th day of May, 2021

Rodric R. Reese 5.24.21

Rodric R. Reese
R.P.L.S. No. 5883
Job No. 2021-05-025
0.2296 AC Tract



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6122
FILED 11/11/2024 2:08:43 PM

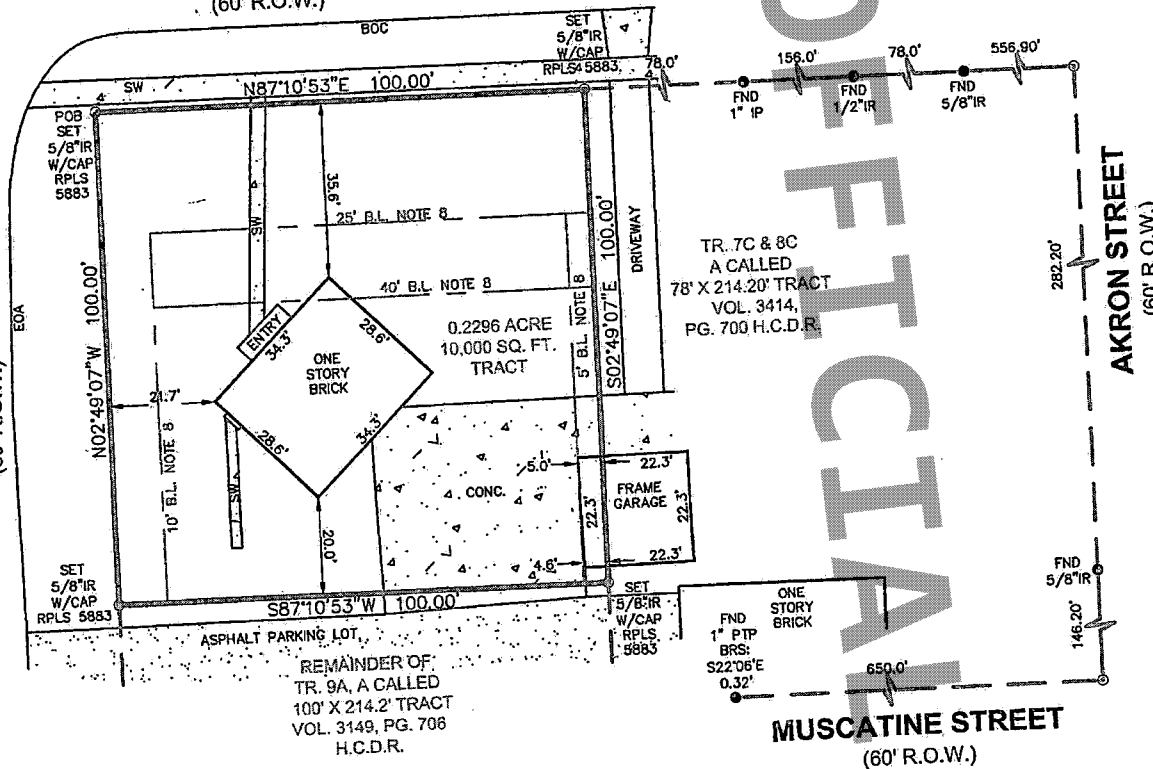
UNOFFICIAL COPY

ADDRESS : 0 LA CROSSE STREET
LA CROSSE STREET
(60' R.O.W.)

FLINT STREET
(60' R.O.W.)

AKRON STREET
(60' R.O.W.)

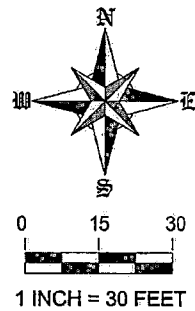
MUSCATINE STREET
(60' R.O.W.)



NOTES:
1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORDED IN VOLUME 988, PAGE 599 (PLAT), DEED RECORDS, HARRIS COUNTY, TEXAS, AND VOLUME 1167, PAGE 206 DEED RECORDS, HARRIS COUNTY, TEXAS.
2.) SUBJECT TO RIGHT OF WAY EASEMENT EXECUTED BY R.R. KROPP, ET AL TO HOUSTON LIGHTING & POWER COMPANY, DATED JUNE 28, 1940, FILED JULY 18, 1940, RECORDED IN VOLUME 1173, PAGE 452, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS; (NOT ON SUBJECT TRACT)
3.) SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878, IN IN CCH N253868, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS AND ORDINANCE #89-1312 OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED IN CCH# M337573, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, AND CITY OF HOUSTON ORDINANCE NO. 91-1701, RECORDED IN CCH# N568388, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.
4.) THIS SURVEY MEETS THE CURRENT STANDARDS FOR A CATEGORY 1A, CONDITION II SURVEY.
5.) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6.) ALL BEARINGS AND COORDINATES ARE BASED ON TEXAS SOUTH CENTRAL ZONE, NAD 83.
7.) GARAGE OVERLAPS PROPERTY LINES AS SHOWN.
8.) SUBJECT TO BUILDING LINE RECORDED IN VOLUME 1347, PAGE 536, DEED RECORDS, HARRIS COUNTY, TEXAS. NO BUILDING SHALL BE LOCATED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN 25 FEET TO NOR FURTHER THAN 40 FEET FROM THE FRONT LOT LINE NO NEARER THAN 10 FEET TO ANY SIDE STREET LINE NOR NEARER THAN 5 FEET TO ANY SIDE LOT LINE ON SAID LANDS ABOVE RESTRICTED. THE FRONT PORCH MAY HOWEVER EXTEND NOT TO EXCEED 4 FEET IN FRONT OF HOUSE. THE SAID LOT LINE RESTRICTION SHALL NOT APPLY TO ANY DETACHED GARAGE OR SERVANTS' HOUSE LOCATED ON THE REAR ONE FOURTH OF A LOT, EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE ERRECTED NEARER THAN 10 FEET TO THE SIDE STREET LINE, NOR NEARER THAN ONE FOOT TO THE SIDE LOT LINE ON INSIDE LOTS.

LEGEND

COVD = COVERED
SW = SIDEWALK
PP = POWERPOLE
CONC. = CONCRETE
HB = HIGHBANK
AE = AERIAL EASEMENT
BOC = BACK OF CURB
EOA = EDGE OF ASPHALT
-B- = CHAIN LINK FENCE
MH = MANHOLE
UE = UTILITY EASEMENT
BL = BUILDING LINE
CL = CENTER LINE
I.P. = IRON PIPE
I.R. = IRON ROD
FND = FOUND
SEW = SEWER
SAN = SANITARY
MH = MAN HOLE
-L- = IRON FENCE
-W- = WOOD FENCE
EOP = EDGE OF PAVEMENT
CM = CONTROL MONUMENT
- = CONCRETE/ASPHALT/BRICK/TILE
⊙ = CLEAN OUT
-C- = CHAIN LINK FENCE

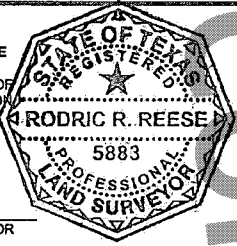


SURVEY CONTRACTED TO
RRR SURVEYING
RRR@RODREESE.COM
FIRM / LICENSE NO. 10184615

DART LAND SERVICES
16350 Park Ten Place #103
Houston, Texas 77084
281-584-6688
http://www.dartlandservices.com

I, RODRIG R. REESE, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Rodrig R. Reese 5.24.21
RODRIG R. REESE, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 5883



PROPERTY DESCRIPTION SURVEY OF:
BEING A 0.2296-ACRE (10,000 SQ. FT.) TRACT OF LAND LOCATED IN THE C. MARTINEZ SURVEY, ABSTRACT NO. 545, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 9, BLOCK 6 OF MEADOWVIEW ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS RECORDED IN VOLUME 988, PAGE 599 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (D.R.H.C.T.) OUT OF A CALLED 100'X214.2' TRACT OF LAND RECORDED IN VOLUME 3149, PAGE 706 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

ADDRESS: 10532 LA CROSSE STREET, HOUSTON, TEXAS, 77029
OWNER / PURCHASER: AMERICAN HOME BUYER, LTD
LENDER: -
TITLE COMPANY: CAPITAL TITLE
GPR: 21-685532-CY
DRAFTER: 5-21-21/RRR CHECKER: 5-24-21/RRR CREW: 5-13-21/AP KEY MAP NO.: 496E

*SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW. ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT LINES UNLESS OTHERWISE SHOWN.
*THIS TRACT OR LOT IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480289, MAP No. 48201C, PANEL No. 0718M, DATED 01-05-11.
*THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
*THIS SURVEY IS CERTIFIED TO THE PEOPLE AND OR COMPANIES LISTED

FLOOD NOTE

2021-05-025 JOB

Notice of Foreclosure Sale

11/12/2024

7422 Carrie Ln, Deer Park Texas 77536 ("Deed of Trust"):

Dated: 01/28/2021

Grantor: XENIAL HOLDINGS, LLC Series 97

Trustee: Jonathan J. Paull

Lender: JJP Capital Group LLC.

Recorded in: File # RP-2021-53088 of the real property records of Harris County, Texas

Legal Description: Lot 1, in Block 10, of SPENCER VIEW TERRACE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 39, Page 53 of the Map Records of Harris County, Texas.

Otherwise known as:

7422 Carrie Ln
Deer Park, TX 77536

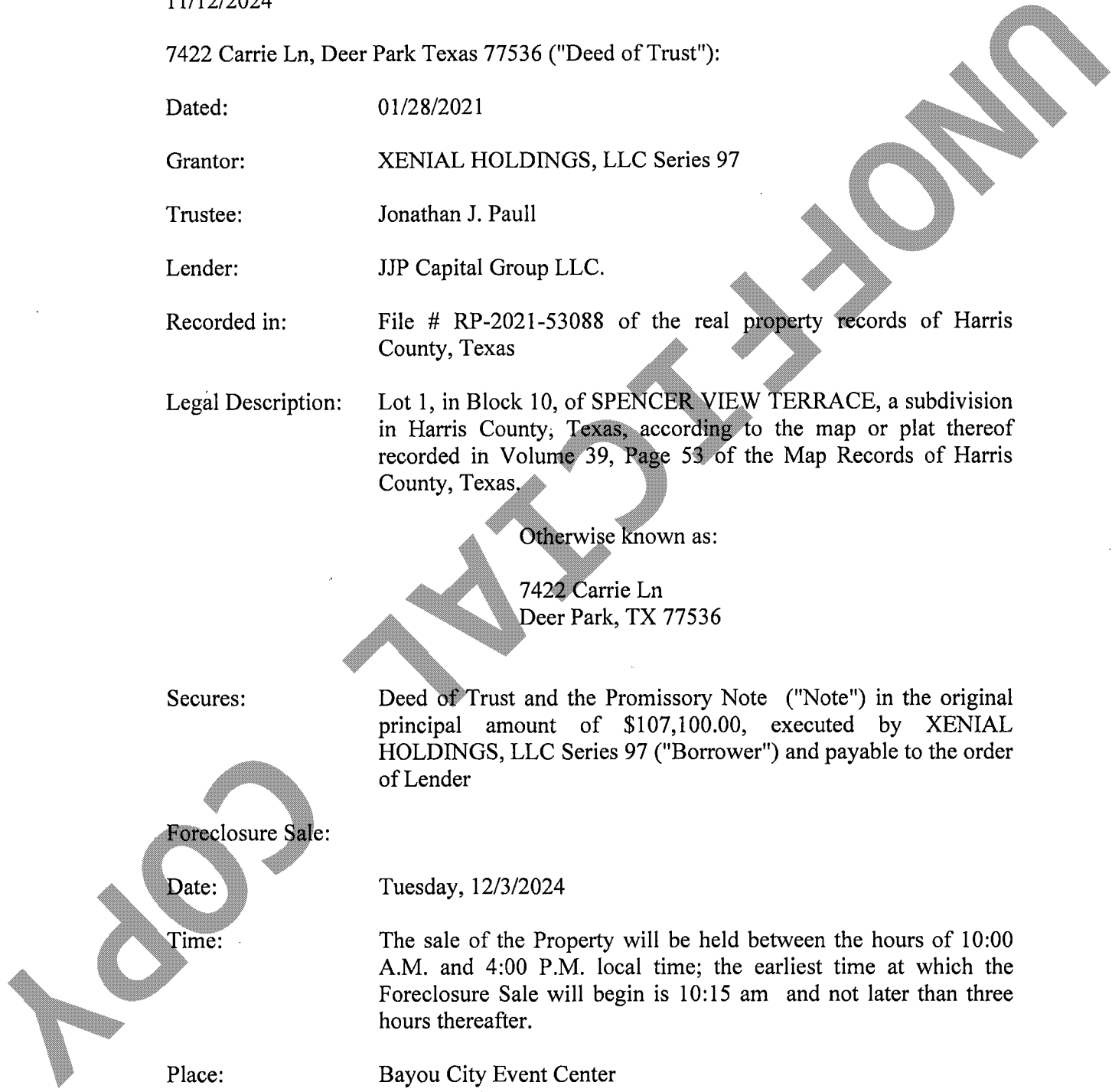
Secures: Deed of Trust and the Promissory Note ("Note") in the original principal amount of \$107,100.00, executed by XENIAL HOLDINGS, LLC Series 97 ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, 12/3/2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:15 am and not later than three hours thereafter.

Place: Bayou City Event Center
9401 Knight Road
Houston, Texas 77045



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JJP Capital Group's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and 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.

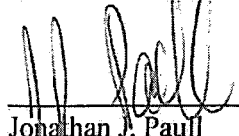
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 J. Paul
2700 Post Oak 21st Floor
Houston, TX 77002
Telephone (713) 227.1525
Telecopier (713) 227.5840

UNOFFICIAL COPY

Notice of Foreclosure Sale

11/10/2024

4704 Burning Tree Dr, Baytown, Texas 77521 ("Deed of Trust"):

Dated: 12/19/2023

Grantor: A & R Construction & Home, LLC

Trustee: Jonathan Paull

Lender: JJP Capital Group

Recorded in: File #2023-478531 of the real property records of Harris County, Texas

Legal Description: Lots Seven (7) and Eight (8) of COUNTRY CLUB OAKS, SECTION SIX, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 259, Page 15 of the Map Records of Harris County, Texas.

Otherwise known as:

4704 Burning Tree Dr
Baytown, Texas 77521

Secures: Promissory Note ("Note") in the original principal amount of \$242,372.50, executed by A & R Construction & Home, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 3rd, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am and not later than three hours thereafter.

Place: Bayou City Event Center
9401 Knight Road
Houston, Texas 77045

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 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.

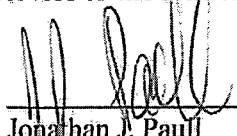
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 J. Paul
2700 Post Oak 21st Floor
Houston, TX 77002
Telephone (713) 227.1525
Telecopier (713) 227.5840

UNOFFICIAL COPY

FRCL-2024-6126
FILED 11/11/2024 3:30:11 PM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

3
TR SALE
E

RP-2024-419960
11/11/2024 RP1 \$33.00

NOTICE OF FORECLOSURE SALE

November 11, 2024

Association Assessment Lien:

Association: NORTHWOOD PINES HOMEOWNERS ASSOCIATION

Trustee: Ashleigh Musselman

Address of Trustee: 322 Spring Hill Drive, Suite A500, Spring, Texas 77386

Lien created by Declarations: Recorded as File No. U625828 in the real property records of Harris County, Texas

Notice of Lien and Notice of Delinquent Assessments: Recorded as File No. 2023-89372 in the real property records of Harris County, Texas

Property Owner: FRANCIS Y. SORTO

Property Description:

Legal Description:

LOT 25, BLOCK 1, Northwood Pines Section 4, a subdivision of record in Harris County, Texas according to the map or plat thereof, recorded under the county clerk's file number X202754 of the Real Property Records of Harris County, Texas and all amendments thereto;

Local Description:

1111 Kingbriar, Spring, Texas 77373

Foreclosure Sale:

Date: December 3, 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.

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.

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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.

UNO
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Y



Ashleigh Musselman
Attorney for Northwood Pines HOA

(3)
20R

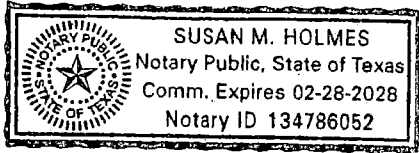
STATE OF TEXAS

§
§
§

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 11th day of November, 2024 by Ashleigh Musselman, Trustee for Northwood Pines Homeowners Association, a Texas Non-Profit Corporation, on behalf of said Non-Profit Corporation.

10R



Susan Holmes

Notary Public, State of Texas

PLEASE RETURN ORIGINAL TO: //

Law Office of Ashleigh Musselman
322 Springhill Drive, Suite A500
Spring, Texas 77386

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6126

FILED 11/11/2024 3:30:11 PM

FILED FOR RECORD

3:12:09 PM

Monday, November 11, 2024

Tenesia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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, November 11, 2024

Tenesia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



UNOFFICIAL

FILED 11/11/2024 3:30:12 PM FRCL-2024-6127 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

3
R SALE
E

RP-2024-419959
11/11/2024 RP1 \$33.00

NOTICE OF FORECLOSURE SALE

November 11, 2024

Association Assessment Lien:

Association: PRADERA CONDOMINIUM OWNERS' ASSOCIATION

Trustee: Ashleigh Musselman

Address of Trustee: 322 Spring Hill Drive, Suite A500, 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 Owner:

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: **December 3, 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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D

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.

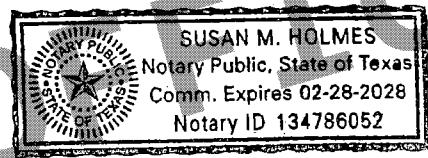
Ashleigh Musselman
Attorney for Pradera Condominium
Owners' Association

20R

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 11th day of November, 2024 by Ashleigh Musselman, Trustee for Pradera Condominium Owners' Association, a Texas Non-Profit Corporation, on behalf of said Non-Profit Corporation.

Notary Public, State of Texas



Return Original to: //

LAW OFFICE OF ASHLEIGH MUSSELMAN
322 SPRING HILL DRIVE, SUITE A500
SPRING, TX 77386

UNOFFICIAL COPY

FILED FOR RECORD

3:12:09 PM

Monday, November 11, 2024

Tenesha 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, November 11, 2024

Tenesha Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

November 12, 2024 (the "Effective Date")

Notice is hereby given that a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: December 3, 2024 (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three (3) hours after that time.

PLACE OF SALE: The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, TX 77045 or in the area designated by the Harris County commissioner's court, pursuant to Section 51.002 of the Texas Property Code.

INDEBTEDNESS PROMPTING SALE: That certain Amended and Restated Promissory Note dated June 24, 2021, executed and delivered by Medistar TMC Garage, LLC, a Delaware limited liability company ("Borrower"), as maker, payable to the order of CIM Real Estate Credit, LLC ("Original Lender"), as payee, in the original principal amount of \$59,300,000.00, as assigned by Original Lender to CREC INNOVATION, LLC, a Delaware limited liability company ("Lender"), pursuant to Allonge dated August 26, 2021 (collectively, the "Note").

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: Amended and Restated Deed of Trust, Security Agreement and Fixture Financing Statement dated as of June 24, 2021, executed and delivered by the Borrower, as Grantor, unto Sarah Kittleman, Esq., as Trustee, for the benefit of Original Lender, recorded June 28, 2021 as RP-2021-359712 in the Official Public Records of Harris County, Texas, as assigned by Original Lender to Lender by Assignment of Security Instruments dated August 26, 2021 and recorded August 30, 2021 as RP-2021-493201 in the Official Public Records of Harris County, Texas (as further amended, assigned and/or assumed from time to time, collectively, the "Deed of Trust").

PROPERTY BEING SOLD: All real property, improvements and personal property described as the Mortgaged Property or otherwise described as collateral in the Deed of Trust (and not previously released from the Deed of Trust); the legal description of the real property to be sold is attached hereto as Exhibit A and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust (and not previously released from the Deed of Trust) will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property," for all purposes hereof, means all property, real, personal, tangible and intangible, including, without limitation, the real property described on Exhibit A attached hereto, which constitutes collateral under, and described in, the Deed of Trust (and not previously released from the Deed of Trust) (collectively, the "Property").

FILED 11/12/2024 9:00:37 AM
FRCL-2024-6129
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

HOLDER: Lender is the current owner of the right to payments and the outstanding indebtedness evidenced by the Note and Lender is the current Beneficiary under the Deed of Trust and the beneficiary of the liens, security interests, terms and provisions contained within the Deed of Trust.

SUBSTITUTE TRUSTEE: Howard E. Schreiber (“Substitute Trustee”), having an address of c/o Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202, who previously has been appointed Substitute Trustee by Lender as provided in the Deed of Trust.

An Event of Default has occurred with regard to the Note, the Note has matured, and all applicable cure periods have expired; accordingly, all of the unpaid principal balance of the Note, together with all accrued and unpaid interest thereon and all other amounts due with regard to the loan evidenced by the Note, remain due and payable in full. Lender has requested that Substitute Trustee sell the Property for cash or by credit bid (if Lender is the successful bidder), the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Lender has also requested that Substitute Trustee sell all of the components of the Property that are personal property, including, without limitation, (a) all artwork, furniture, kitchen equipment, office equipment, televisions and audio visual equipment encumbered by the Deed of Trust, (b) all accounts and all funds therein and rights thereto, and (c) all contracts, including, without limitation, all Leases to the extent such Leases are not terminated as a result of the foreclosure sale contemplated by this notice, in accordance with the terms of Article 9 of the Texas Business and Commerce Code. The sale of such personal property will be held at the same time and place as the above-described real property sale; however, to the extent permitted by the Deed of Trust and Article 9 of the Texas Business and Commerce Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner of the indebtedness with respect to the Property.

Therefore, **notice is hereby given that**, at the date, time and place set forth above, Substitute Trustee will sell the Property (including all of the real property and personal property components thereof) to the successful bidder for cash or by credit bid (if Lender is the successful bidder), pursuant to the terms of the Deed of Trust and applicable law.

Notice is further given that the Deed of Trust permits Lender to postpone, withdraw or reschedule the scheduled sale for another day. Notice of the date, time and place of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and the Deed of Trust.

Notice is further given that, in accordance with Texas Property Code section 51.0075, each Substitute Trustee, as applicable, reserves the right to set additional, reasonable conditions for conducting the sale.

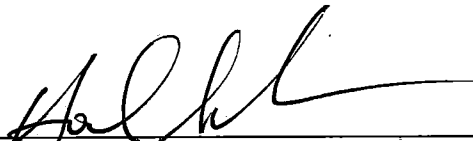
Notice is further given that, pursuant to the authority granted in the Deed of Trust, the Substitute Trustee may sell or offer for sale the Property in its entirety or in such portions, order and parcels, and in such manner, as Lender may direct such Substitute Trustee to sell or offer for sale the Property.

Notice is further given that, in the event Lender elects to assign or transfer its rights under the Deed of Trust prior to the scheduled sale, the assignee or transferee shall be entitled to all the benefits afforded to Lender under the Deed of Trust.

Notice is further given that, in accordance with Texas Property Code section 51.009, the Property will be sold "AS IS", **without any express or implied warranties, except as to the warranties of title, if any, required by the Deed of Trust.** THE SALE OF THE PROPERTY IS AND SHALL BE "AS-IS," "WHERE-IS" AND "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE OR LENDER, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NONE OF SUBSTITUTE TRUSTEE OR LENDER MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, ENVIRONMENTAL CONDITION, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE HEREBY DISCLAIMED.

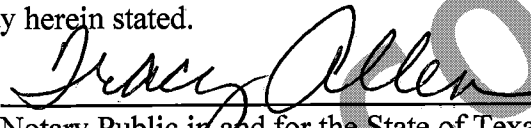
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be effective as of the Effective Date.

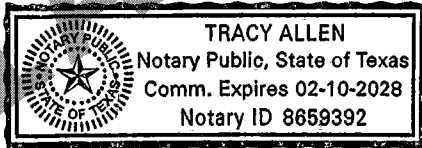
By: 
Howard E. Schreiber, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on November 11, 2024, by Howard E. Schreiber, as substitute trustee, in the capacity herein stated.


Notary Public in and for the State of Texas
Printed Name: _____

My Commission Expires: 02-10-2028



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6129
FILED 11/12/2024 9:00:37 AM

UNOFFICIAL COPY

EXHIBIT A

Legal Description

TRACT I:

RETAIL UNIT:

Retail Unit of TMC IMP, a Condominium, created pursuant to that certain Declaration of Condominium Regime – TMC IMP, a Condominium (the “**Declaration**”), recorded under Harris County Clerk’s File Number RP-2021-343602 of the Official Public Records of Real Property of Harris County, Texas, together with an undivided interest in and to the general common elements and together with the limited common elements assigned thereto pursuant to such Declaration.

NON-EXEMPT GARAGE UNIT:

Non-Exempt Garage Unit of TMC IMP, a Condominium, created pursuant to that certain Declaration of Condominium Regime – TMC IMP, a Condominium, recorded under Harris County Clerk’s File Number RP-2021-343602 of the Official Public Records of Real Property of Harris County, Texas, together with an undivided interest in and to the general common elements and together with the limited common elements assigned thereto pursuant to such Declaration.

EXEMPT GARAGE UNIT:

Exempt Garage Unit of TMC IMP, a Condominium, created pursuant to that certain Declaration of Condominium Regime – TMC IMP, a Condominium, recorded under Harris County Clerk’s File Number RP-2021-343602 of the Official Public Records of Real Property of Harris County, Texas, together with an undivided interest in and to the general common elements and together with the limited common elements assigned thereto pursuant to such Declaration.

TRACT II:

Non-Exclusive Easement Estates as created by that certain document entitled “Reciprocal Easement and Operating Agreement” dated June 15, 2021, by and between Medistar TMC IMP, LLC, a Texas limited liability company, and Medistar Student Housing, LLC, a Delaware limited liability company as set forth and described by instrument recorded under Clerk’s File No. RP-2021-340207 of the Real Property Records of Harris County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

November 12, 2024 (the "Effective Date")

Notice is hereby given that a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: December 3, 2024 (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three (3) hours after that time.

PLACE OF SALE: The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, TX 77045 or in the area designated by the Harris County commissioner's court, pursuant to Section 51.002 of the Texas Property Code.

INDEBTEDNESS PROMPTING SALE: That certain Amended and Restated Promissory Note dated June 24, 2021, executed and delivered by Medistar Student Housing, LLC, a Delaware limited liability company (the "Borrower"), as maker, payable to the order of CIM Real Estate Credit, LLC ("Original Lender"), as payee, in the original principal amount of \$76,550,000.00, as assigned by Original Lender to CREC INNOVATION, LLC, a Delaware limited liability company ("Lender"), pursuant to Allonge dated August 26, 2021 (collectively, the "Note").

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: Amended and Restated Leasehold Deed of Trust, Security Agreement and Fixture Financing Statement dated as of June 24, 2021, executed and delivered by the Borrower, as Grantor, unto Sarah Kittleman, Esq., as Trustee, for the benefit of Original Lender, recorded June 28, 2021, as RP-2021-359711 in the Official Public Records of Harris County, Texas, as assigned by Original Lender to Lender by Assignment of Security Instruments dated August 26, 2021 and recorded August 30, 2021 as RP-2021-493200 in the Official Public Records of Harris County, Texas (as further amended, assigned and/or assumed from time to time, collectively, the "Deed of Trust").

PROPERTY BEING SOLD: All real property, improvements and personal property described as the Mortgaged Property or otherwise described as collateral in the Deed of Trust (and not previously released from the Deed of Trust); the legal description of the real property to be sold is attached hereto as Exhibit A and made a part hereof for all purposes, however, the description of the real property, improvements and personal property in the Deed of Trust (and not previously released from the Deed of Trust) will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property," for all purposes hereof, means all property, real, personal, tangible and intangible, including, without limitation, the real property described on Exhibit A attached hereto, which constitutes collateral under, and described in, the Deed of Trust (and not previously released from the Deed of Trust) (collectively, the "Property").

HOLDER: Lender is the current owner of the right to payments and the outstanding indebtedness evidenced by the Note and Lender is the current Beneficiary under the Deed of Trust and the beneficiary of the liens, security interests, terms and provisions contained within the Deed of Trust.

SUBSTITUTE TRUSTEE: Howard E. Schreiber (“Substitute Trustee”), having an address of c/o Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202, who previously has been appointed Substitute Trustee by Lender as provided in the Deed of Trust.

An Event of Default has occurred with regard to the Note, the Note has matured, all applicable cure periods have expired; accordingly, all of the unpaid principal balance of the Note, together with all accrued and unpaid interest thereon and all other amounts due with regard to the loan evidenced by the Note, remain due and payable in full. Lender has requested that Substitute Trustee sell the Property for cash or by credit bid (if Lender is the successful bidder), the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Lender has also requested that Substitute Trustee sell all of the components of the Property that are personal property, including, without limitation, (a) all artwork, furniture, kitchen equipment, office equipment, televisions and audio visual equipment encumbered by the Deed of Trust, (b) all accounts and all funds therein and rights thereto, and (c) all contracts, including, without limitation, all Leases to the extent such Leases are not terminated as a result of the foreclosure sale contemplated by this notice, in accordance with the terms of Article 9 of the Texas Business and Commerce Code. The sale of such personal property will be held at the same time and place as the above-described real property sale; however, to the extent permitted by the Deed of Trust and Article 9 of the Texas Business and Commerce Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner of the indebtedness with respect to the Property.

Therefore, **notice is hereby given that**, at the date, time and place set forth above, Substitute Trustee will sell the Property (including all of the real property and personal property components thereof) to the successful bidder for cash or by credit bid (if Lender is the successful bidder), pursuant to the terms of the Deed of Trust and applicable law.

Notice is further given that the Deed of Trust permits Lender to postpone, withdraw or reschedule the scheduled sale for another day. Notice of the date, time and place of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and the Deed of Trust.

Notice is further given that, in accordance with Texas Property Code section 51.0075, each Substitute Trustee, as applicable, reserves the right to set additional, reasonable conditions for conducting the sale.

Notice is further given that, pursuant to the authority granted in the Deed of Trust, the Substitute Trustee may sell or offer for sale the Property in its entirety or in such portions, order and parcels, and in such manner, as Lender may direct such Substitute Trustee to sell or offer for sale the Property.

Notice is further given that, in the event Lender elects to assign or transfer its rights under the Deed of Trust prior to the scheduled sale, the assignee or transferee shall be entitled to all the benefits afforded to Lender under the Deed of Trust.

Notice is further given that, in accordance with Texas Property Code section 51.009, the Property will be sold **“AS IS”**, **without any express or implied warranties, except as to the warranties of title, if any, required by the Deed of Trust.** THE SALE OF THE PROPERTY IS AND SHALL BE **“AS-IS,” “WHERE-IS” AND “WITH ALL FAULTS”** AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE OR LENDER, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NONE OF SUBSTITUTE TRUSTEE OR LENDER MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, ENVIRONMENTAL CONDITION, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE HEREBY DISCLAIMED.

[SIGNATURE PAGE FOLLOWS]

COPY

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be effective as of the Effective Date.

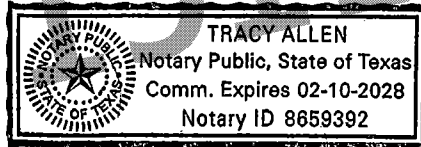
By: *Howard E. Schreiber*
Howard E. Schreiber, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on November 11, 2024, by Howard E. Schreiber, as substitute trustee, in the capacity herein stated.

Tracy Allen
Notary Public in and for the State of Texas
Printed Name: _____

My Commission Expires: 02-10-2028



COPY UNOFFICIAL

FRCL-2024-6130
FILED 11/12/2024 9:00:38 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A**Legal Description**

METES AND BOUNDS DESCRIPTION
1.7077 ACRES OUT OF
UNRESTRICTED RESERVES "A" AND "B", BLOCK 1
TEN TWENTY HOLCOMBE BOULEVARD
HOUSTON, HARRIS COUNTY, TEXAS

All that certain 1.7077 acres out of Unrestricted Reserves "A" and "B", Block 1, Ten Twenty Holcombe Boulevard according to the plat thereof as filed in Film Code Number 550292 Harris County Map Records, Houston, Harris County, Texas and out of those certain Parcels 1 and 2 as described in a deed dated 10-04-2017 from Fannin Medical, L.P. to Board of Regents of the Texas A&M University System as filed in the Official Records of Real Property of Harris County at Clerk's File Number RP-2017-438250 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone 4204);

Commencing at a Harris County Map Floodplain Reference Mark No. 040100 having published grid coordinates of X: 3,113,393.09, Y: 13,821,945.25 from which Harris County Floodplain Reference Mark No. 040105 bears S 45° 06' 21" W – 1,408.35' from said point; Thence S 88° 01' 17" W – 3,491.18' to a found "X" cut in concrete marking the POINT OF BEGINNING of herein described tract and marking the northwest corner of that certain called 1.3090 acre tract as described in deed dated 08-01-2001 from Southern Lights Investments Company to Board of Regents of the University of Texas System as filed in the Official Records of Real Property of Harris County at Clerk's File Number V214756 and Film Code Number 542-67-0481;

Thence the following (2) courses with the west line of said Board of Regents of the University of Texas tract;

1. Thence S 01° 27' 02" E – 287.75' to a found "X" cut in concrete for corner;
2. Thence N 87° 42' 24" E – 198.53' to a set 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) for corner;
3. Thence S 01° 22' 26" E – 40.00' with the west right-of-way line of Fannin Street (width varies) to a found 5/8" iron rod with cap (stamped Weisser Eng., Houston, Tx) for corner, from which a found 5/8" iron rod bears S 10° 14' 58" E – 2.00' for reference;

Thence the following (3) courses with the north line of Restricted Reserve "A", Block 1, Metro TMC Transit Center according to the plat thereof as filed in Film Code Number 522174 Harris County Map Records;

4. Thence S 87° 42' 19" W – 212.49' to a found 5/8" iron rod for corner;

5. Thence S 01° 21' 36" E – 75.00' to a set "X" cut in concrete for corner, from which a found "X" cut in concrete bears S 51° 52' 34" E – 0.31' for reference;
 6. Thence S 87° 42' 24" W – 90.46' to a found "V" cut in concrete for corner;
 7. Thence N 14° 22' 36" W – 93.40' to a set PK-Nail in asphalt for corner;
 8. Thence N 63° 23' 37" W – 350.53' to a set 5/8" iron rod with cap (stamped C.L. DAVIS – RPLS 4464) for corner;
 9. Thence N 32° 52' 24" E – 18.15' with the easterly right-of-way line of Main Street (width varies) to a set PK-Nail in asphalt for corner;
 10. Thence N 88° 27' 31" E – 394.58' to a set PK-Nail in asphalt for corner;
 11. Thence N 01° 27' 02" W – 144.57' to a set "X" cut in concrete for corner;
 12. Thence N 87° 42' 24" E – 30.00' with the south right-of-way line of Holcombe Boulevard (width varies) to a set "X" cut in concrete for corner, from which a found "X" cut in concrete bears S 01° 27' 02" E – 0.96' for reference;
- Thence S 01° 27' 02" E – 12.24' to the POINT OF BEGINNING and containing 1.7077 acres (74,389 square feet) of land more or less

TRACT II:

Non-Exclusive Easements as created by that certain document entitled "Reciprocal Easement and Operating Agreement" dated June 15, 2021, by and between Medistar TMC IMP, LLC, a Texas limited liability company, and Medistar Student Housing, LLC, a Delaware limited liability company as set forth and described by instrument recorded under Clerk's File No. RP-2021-340207 of the Real Property Records of Harris County, Texas.

COPY

NOTICE OF FORECLOSURE SALE

12 November 2024

Deed of Trust ("Deed of Trust"):

Dated: 05 April 2021

Grantor: RELIEF CARE GROUP FOR LIFE INC, a Texas Corporation

Trustee: CHRISTOPHER M. PHAM LAW GROUP, PLLC

Trustee's Address: 10700 Richmond Avenue, Suite 200, Houston, TX 77042

Lender: BHASKARA YALAMANCHILI and RADHA YALAMANCHILI

Recorded in: File No. RP-2021-203389 of the real property records of Harris County, Texas.

Legal Description: LOT SEVEN (7), IN BLOCK ONE (1), OF MODERN MIDTOWN, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 653233 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Address for Reference Only: 120 Pierce Street, Houston, TX 77002.

Secures: Promissory Note ("Note") in the original principal amount of \$430,000.00, executed by RELIEF CARE GROUP FOR LIFE INC, ("Borrower") and payable to the order of Lender BHASKARA YALAMANCHILI and RADHA YALAMANCHILI, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the Legal Description above, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: 03 December 2024

Time: The sale of the Property will be held between the hours of

1:00PM and 4:00PM local time; the earliest time at which the Foreclosure Sale will begin is 1:00PM and not later than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, Harris County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

CHRISTOPHER M. PHAM LAW GROUP, PLLC, Trustee

Christopher M. Pham

By: _____

CHRISTOPHER M. PHAM, Attorney

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6131
FILED 11/12/2024 9:15:38 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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, December 3, 2024 (which is the first Tuesday of that month).
- Time of Sale:** The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three 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).

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6131
FILED 11/12/2024 9:15:38 AM

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 November 12, 2024.



Sandy Dasigenis, Jeff Leva, Steve Leva,
Nicole Durrett, Substitute Trustee
10406 Rockley Road
Houston, Harris County, Texas

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

- 1. Property To Be Sold. The property to be sold is described as follows:

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: December 3, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: HARRIS County, Magnolia South Ballroom inside the Bayou City Event Center 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

xxx2754 Legorreta

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, 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 11/12/24



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

THE STATE OF TEXAS)

COUNTY OF HARRIS)

WHEREAS, Sorrento Property Holdings, LP (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 April 17, 2018, conveying to **John D. Hammond**, as Trustee, for the benefit of **Jones Lang LaSalle Multifamily, LLC** (the "Lender"), 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:

<u>DATE RECORDED</u>	<u>DOCUMENT NO.</u>
04/18/2018	RP-2018-164108

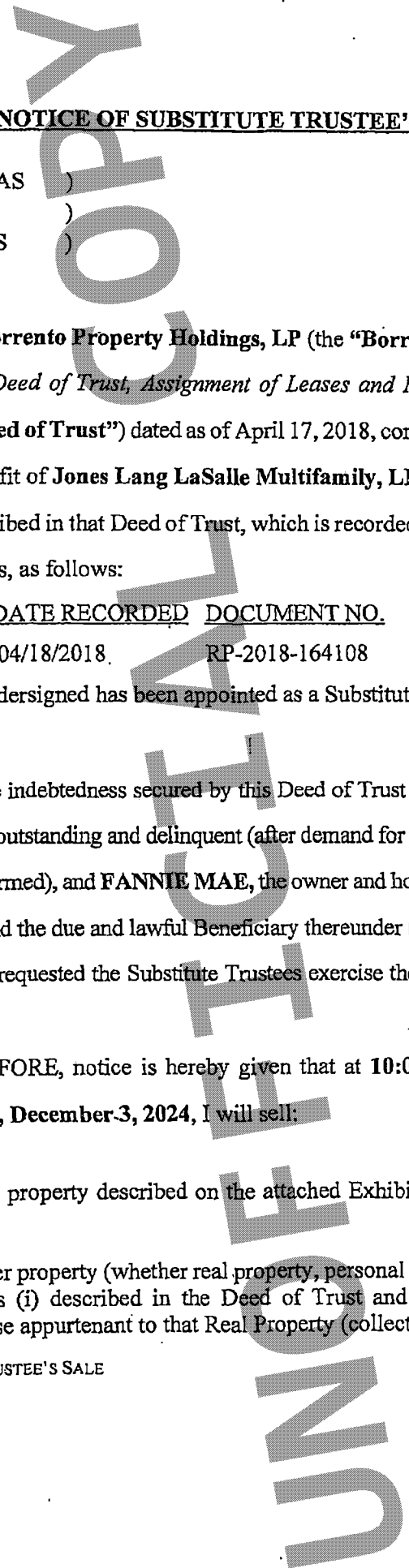
Whereas the undersigned has been appointed as a Substitute Trustee under this Deed of Trust; and

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, December 3, 2024**, I will sell:

- The real property described on the attached Exhibit "A" (the "Real Property"), and
- The other property (whether real property, personal property, fixtures or otherwise) which is (i) described in the Deed of Trust and (ii) located on, affixed to or otherwise appurtenant to that Real Property (collectively, the "Property")

NOTICE OF SUBSTITUTE TRUSTEE'S SALE



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 12th day of November, 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

COPY UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

TRACT 1:

ALL OF ROLLINGBROOK PHASE II, A SUBDIVISION OF 3.3821 ACRES IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF IN VOLUME 208, PAGE 19 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING A REPLAT OF TRACT "A", BLOCK 5, ROLLINGBROOK, SECTION ONE, AS RECORDED IN VOLUME 167, PAGE 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DECKER DRIVE (STATE HIGHWAY 330) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SHADY HILL DRIVE, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTHWESTERLY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DECKER DRIVE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 2,864.79 FEET, A CURVE LENGTH OF 368.00 FEET, A CHORD BEARING AND DISTANCE OF N 44 DEG. 28' 23" WEST, 367.75 FEET, TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF TANGENCY OF SAID CURVE;

THENCE, NORTH 40 DEG. 47' 35" WEST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DECKER DRIVE, A DISTANCE OF 574.95 FEET TO A 1/2 INCH IRON ROD MARKING THE NORTHWEST CORNER OF THIS TRACT FROM WHICH A FOUND 1/2 IRON ROD BEARS SOUTH 44 DEG. 32' EAST, 2.0 FEET;

THENCE, NORTH 88 DEG. 54' 36" EAST, WITH THE NORTH LINE OF THIS TRACT, A DISTANCE OF 126.85 FEET TO 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTHEASTERLY WITH THE NORTHEASTERLY LINE OF THIS TRACT, A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, A CURVE LENGTH OF 256.89 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 48 DEG. 57' 20" EAST, 251.47 FEET, TO A 5/8 IRON ROD SET FOR THE POINT OF TANGENCY;

THENCE, SOUTH 69 DEG. 24' 00" EAST, CONTINUING WITH THE NORTHEASTERLY LINE OF THIS TRACT, A DISTANCE OF 111.21 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF A CURVE TO THE RIGHT;

THENCE, SOUTHEASTERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, A CURVE LENGTH OF 159.87 FEET, A CHORD BEARING AND DISTANCE OF 50 DEG, 19' 00" EAST, 156.93 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF TANGENCY;

THENCE, SOUTH 31 DEG. 14' 00" EAST, CONTINUING WITH THE NORTHEASTERLY LINE OF THIS TRACT, A DISTANCE OF 48.43 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF A CURVE TO THE LEFT;

THENCE, SOUTHEASTERLY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CURVE LENGTH OF 241.74 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 43 DEG. 36' 00" EAST, 239.87 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF REVERSE CURVATURE TO THE RIGHT;

THENCE, SOUTHEASTERLY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 426.48 FEET, A CURVE LENGTH OF 54.31 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 52 DEG. 19' 07" EAST, 54.27 FEET TO A 5/8 INCH IRON ROD SET IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SHADY HILL DRIVE AND MARKING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 41 DEG. 02' 49" WEST, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SHADY HILL DRIVE, A DISTANCE OF 194.11 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE;

THENCE, SOUTH 86 DEG. 02' 44" WEST, CONTINUING WITH THE RIGHT-OF-WAY LINE OF SHADY HILL DRIVE, A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.3821 ACRES.

TRACT 2:

A TRACT OF LAND CONTAINING 6.2078 ACRES DESCRIBED AS TRACT "B", BLOCK 5, ROLLINGBROOK, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL 167, PG. 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET MARKING THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SHADY HILL DRIVE WITH THE WEST LINE OF GOOSE CREEK DRIVE;

THENCE, SOUTHWESTERLY WITH THE NORTHWESTERLY LINE OF SHADY HILL DRIVE, A CURVE TO LEFT HAVING A RADIUS OF 730.00 FEET, A CURVE LENGTH OF 283.69 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 52 DEG. 10' 48" WEST, 261.91 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF TANGENCY OF SAID CURVE;

THENCE, SOUTH 41 DEG, 02' 49" WEST, CONTINUING WITH THE NORTHWESTERLY LINE OF SHADY HILL DRIVE, A DISTANCE OF 26.73 FEET TO A 5/8 INCH IRON ROD SET MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTHWESTERLY WITH THE SOUTHWESTERLY LINE OF THIS TRACT, A CURVE TO THE LEFT HAVING A RADIUS OF 426.48 FEET, A CURVE LENGTH OF 54.31 FEET, A CHORD BEARING AND DISTANCE OF NORTH 52 DEG.19' 07" WEST, 54.27 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF REVERSE CURVATURE;

THENCE, NORTHWESTERLY CONTINUING WITH THE SOUTHWESTERLY LINE OF THIS TRACT, A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET, A CURVE LENGTH OF 241.74 FEET, A CHORD BEARING AND DISTANCE OF NORTH 43 DEG. 36' 00" WEST, 239.87 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF TANGENCY OF SAID CURVE;

THENCE, NORTH 31 DEG.14' 00" WEST, CONTINUING WITH THE SOUTHWESTERLY LINE OF THIS TRACT, A DISTANCE OF 48.43 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF A CURVE TO THE LEFT;

THENCE, NORTHWESTERLY CONTINUING WITH THE SOUTHWESTERLY LINE OF THIS TRACT A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, A CURVE LENGTH OF 159.87 FEET, A CHORD BEARING AND DISTANCE OF NORTH 50 DEG.19' 00" WEST, 156.93 FEET TO A 5/8 INCH IRON ROD SET FOR POINT OF TANGENCY;

THENCE, NORTH 69 DEG.24' 00" WEST, CONTINUING WITH THE SOUTHWESTERLY LINE OF THIS TRACT, A DISTANCE OF 111.21 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF A CURVE TO THE RIGHT;

THENCE, NORTHWESTERLY CONTINUING WITH THE SOUTHWESTERLY LINE OF THIS TRACT, A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CURVE LENGTH OF 256.89 FEET, A CHORD BEARING AND DISTANCE OF NORTH 48 DEG. 57' 28" WEST, 251.47 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 89 DEG. 54' 36" EAST, WITH THE NORTH LINE OF THIS TRACT, A DISTANCE OF 822.39 FEET, TO A 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEING LOCATED IN THE WEST LINE OF GOOSE CREEK DRIVE;

THENCE, SOUTH 01 DEG. 05' 04" EAST, WITH THE WEST LINE OF GOOSE CREEK DRIVE, A DISTANCE OF 61.54 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF A CURVE TO THE LEFT;

THENCE, SOUTHERLY CONTINUING WITH THE WEST GOOSE CREEK DRIVE, A CURVE TO THE LEFT HAVING A RADIUS OF 730.00 FEET, A CURVE LENGTH OF 285.56 FEET, A CHORD BEARING AND DISTANCE SOUTH 12 DEG. 16' 28" EAST, 283.75 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF TANGENCY;

THENCE, SOUTH 23 DEG. 29' 51" EAST, CONTINUING WITH THE WEST LINE OF GOOSE CREEK DRIVE, A DISTANCE OF 24.83 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT IN SAID RIGHT-OF-WAY;

THENCE, SOUTH 21 DEG. 30' 09" WEST, WITH THE WEST LINE OF GOOSE CREEK DRIVE A DISTANCE OF 14.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.2078 ACRES.

COPY

UNOFFICIAL

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on June 22, 2020, RQMJXL LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$666,000.00, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded under Clerk's File No. RP-2020-272796 in the Real Property Records of Harris County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Tract 1:

Lots Six (6), Seven (7), and Twelve (12), and the North Twenty-Five Feet by Fifty Feet (25 ft. x 50 ft.) of Lot Eleven (11), in Block Ninety-Eight (98), of RYON ADDITION, to the City of Houston, Harris County, Texas, according to the Map thereof recorded in Volume Z, Page 601 of the Deed Records of Harris County, Texas, currently know as 4315 Chapman Street and 1306 Weiss Street, Houston, Texas 77009

Tract 2:

The South 100 feet of Lot Eleven (11), in Block Ninety-Eight (98), of RYON ADDITION, to the City of Houston, Harris County, Texas, according to the Map thereof recorded in Volume Z, Page 601 of the Deed Records of Harris County, Texas, commonly known as 4315 Chapman Street and 1306 Weiss Street and 1309 Malvern Street, Houston, Texas 77009; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Nicole Durrett, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, December 03, 2024, being the first Tuesday of such month, at the county courthouse of Harris County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Harris County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 10 a.m., or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, December 03, 2024.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of November 12, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1943

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED 11/12/2024 9:16:16 AM
FRCL-2024-6135
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **January 05, 2024**, **Agoge Holdings Group LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Clifford D. Harmon**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$560,000.00**, payable to the order of **Jet Lending, LLC**, which Deed of Trust is recorded under **Clerk's File No. RP-2024-16522** 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 27, BLOCK 1, ATASCOCITA SHORES, SECTION SIX, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 316, PAGE 144, MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN DEED RECORDED SEPTEMBER 4, 2020 IN COUNTY CLERK'S FILE NO. RP-2020-415211, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, commonly known as 20522 Riverside Pines Drive, Humble, Texas 77346; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Nicole Durrett, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Jet Lending, LLC**, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, December 03, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Harris County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10 a.m.**, or not later than three (3) hours after such time; such time being between the hours of **10:00 a.m. and 4:00 p.m.** on said **TUESDAY, December 03, 2024**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of **November 12, 2024**.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1997

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED 11/12/2024 9:16:16 AM FRCL-2024-6136 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **March 30, 2022**, **Taneka Marshaye Walker** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Russell C. Jones**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$337,500.00**, payable to the order of **WFI Funding, Inc. d/b/a Red Door Funding**, which Deed of Trust is recorded under **Clerk's File No. RP-2022-175118** 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 Ten (10), Block "E", of WALTER STEVENS ADDITION, also referred to as WALTER STEPHENS ADDITION, to the City of Houston, in Harris County, Texas, according to the map or plat thereof recorded in Volume 241, Page 527, of the Deed Records of Harris County, Texas SAVE AND EXCEPT the South Ten (10) feet thereof conveyed until the County of Harris by deed filed under Harris County Clerk's File No. K587977, commonly known as 3221 Ennis Street, Houston, Texas 77004; 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, December 03, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Harris County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10 a.m.**, or not later than three (3) hours after such time; such time being between the hours of **10:00 a.m. and 4:00 p.m.** on said **TUESDAY, December 03, 2024**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of November 12, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1996

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 December 19, 2022, Akia Shlee Bailey ("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 \$144,250.00, payable to the order of Quest Trust Company, FBO Braddock W. Comeaux Roth, which Deed of Trust is recorded under Clerk's File No. RP-2022-598866 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 21, BLOCK 17, EDGEWOOD SECTION 7, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 40, PAGE 54, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, commonly known as 5783 Belfort Street, Houston, Texas 77033; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Nicole Durrett, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Quest Trust Company, FBO Braddock W. Comeaux Roth, 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, December 03, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Harris County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10 a.m.**, or not later than three (3) hours after such time; such time being between the hours of **10:00 a.m. and 4:00 p.m.** on said **TUESDAY, December 03, 2024**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of November 12, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1986

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-2024-6138
FILED 11/12/2024 9:16:16 AM

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 30, 2022, Palacio Homes LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$157,300.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded under Clerk's File No. RP-2023-666 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 Number Five Hundred Eighteen (518), in Block Number Twenty-three (23), of LAKEWOOD HEIGHTS, SECTION THREE (3), an addition to the City of Huffman, Harris County, Texas, according to the Map or Plat thereof recorded in/under Volume 56, Page 24, Plat Records, Harris County, Texas, commonly known as 739 Corydon Drive, Huffman, Texas 77336; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Nicole Durrett, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and New York Mutual, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, December 03, 2024, being the first Tuesday of such month, at the county courthouse of Harris County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Harris County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 10 a.m., or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, December 03, 2024.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of November 12, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1834

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6139
FILED 11/12/2024 9:16:16 AM

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **August 14, 2020**, King of Flips LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$356,650.00**, payable to the order of **ZEUSLENDING.COM**, which Deed of Trust is recorded under clerk's file no. **RP-2020-379738** in the Real Property Records of **Harris County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

LOT SEVEN (7), BLOCK EIGHT (8), OF RIVERSIDE EXTENSION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 64, MAP RECORDS, HARRIS COUNTY, TEXAS, commonly known as 3028 Prospect Street, Houston, Texas 77004; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Nicole Durrett, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **New York Mutual, LLC**, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, December 03, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Harris County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10 a.m.**, or not later than three (3) hours after such time; such time being between the hours of **10:00 a.m. and 4:00 p.m.** on said **TUESDAY, December 03, 2024**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of November 12, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1564

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **February 10, 2017**, **Bill Peterson** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Steven Kaufman**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$145,000.00**, payable to the order of **NEW YORK MUTUAL, LLC**, which Deed of Trust is recorded in the **Real Property Records of Harris County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot One (1), in Block Two (2) of BEAR CREEK PLANTATION SECTION SEVEN (7), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 430077, of the Map Records of Harris County, Texas, commonly known as 6410 Brigade Trails Drive, Katy, Texas 77449; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Nicole Durrett, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **New York Mutual, LLC**, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, December 03, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Harris County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10 a.m.**, or not later than three (3) hours after such time; such time being between the hours of **10:00 a.m. and 4:00 p.m.** on said **TUESDAY, December 03, 2024**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of November 12, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1991

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **September 20, 2022**, **DBK 8019 LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Clifford D. Harmon**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$497,500.00**, payable to the order of **Priority Investor Loans, LLC**, which Deed of Trust is recorded in the **Real Property Records of Harris County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lots 12 and 13, Block 53, PORT HOUSTON N.S.B.B., a subdivision in the **City of Houston, Harris County, Texas**, according to the map thereof recorded in **Volume 2, Page 51, Map Records of Harris County, Texas**, commonly known as **8019 Richards Street, Houston, Texas 77029**; 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, December 03, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Harris County Courthouse**, or at such other location as set by the **Commissioners Court** of such county from time to time, which is the area designated by such **Commissioners' Court** for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10 a.m.**, or not later than three (3) hours after such time; such time being between the hours of **10:00 a.m. and 4:00 p.m.** on said **TUESDAY, December 03, 2024**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of **November 12, 2024**.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1886

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED 11/12/2024 9:16:16 AM
FRCL-2024-6142
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, December 03, 2024**, being the first Tuesday of such month, at the county courthouse of **Harris County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Harris County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10 a.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, December 03, 2024**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of November 12, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1725

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on June 30, 2024, NotOneLot LLC dba ManyLots LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$525,000.00, payable to the order of Priority Investor Loans, LLC, which Deed of Trust is recorded under Clerk's File No. RP-2023-123239 in the Real Property Records of Harris County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

A tract of land containing 0.1706 Acre, being a portion of Lot 13, Block 3, Highland Acres Homes Subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 3, Page 45 of the Map and Plat Records of Harris County, Texas, being the same tract recorded in the name of the United Most Worshipful Scottish Rite Grand Lodge A.F. & A.M. and Queen of Sheba Grand Chapter of Eastern Star under Harris County Clerk's File (H.C.C.F.) No. B264059 of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on H.C.C.F. No. B391995 of the R.P.R.H.C.T.)

BEGINNING at an iron rod found at the intersection of the southwest right-of-way line of West Montgomery Road, and the common line between Lots 11 & 13 of said Block 3, being the most southerly northeast corner of this tract;

THENCE, SOUTH, with the west line of said Lot 11, being a tract recorded in the name of H.B. Turner and wife, L.M. Turner under H.C.C.F. No. D31150651 of the R.P.R.H.C.T., a distance of 122.95 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southeast corner of this tract (from which an iron rod found at Haynes Street (unopened) bears South, 63.00 Feet, West, 30.00 Feet, and South, 50.00 Feet);

THENCE, across and through the aforementioned Lot 13 with the lines of a tract recorded in the name of the United Most Worshipful Scottish Rite Grand Lodge A.F. & A.M. and Queen of Sheba Grand Chapter of Eastern Star under H.C.C.F. No. C670816 of the R.P.R.H.C.T. the following two (2) courses:

1. WEST, a distance of 18.00 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the most southerly southwest corner of this tract;

2. NORTH 43deg 47' 00" WEST, a distance of 87.00 Feet to a point at the most northerly southwest corner of this tract from which an iron rod found bears North 45deg 08' 56" West, a distance of 1.98 Feet (and from which an iron rod found at Sandle Street bears West, 86.80 Feet and South, 125.81 Feet);

THENCE, NORTH 28deg 40' 00" EAST, continuing across and through said Lot 13 with the southeast line of a tract recorded in the name of Davis World, LLC. under H.C.C.F. No. the RP-2016-94445 of the R.P.R.H.C.T., being further described under H.C.C.F. No. B391995 of the R.P.R.H.C.T., a distance of 103.64 Feet to a point on the aforementioned southwest right-of-way line of West Montgomery Road at the most northerly northeast corner of this tract from which a 1/2 Inch iron rod found bears North 22deg 05' 58" West, a distance of 1.61 Feet (and from which an iron rod found bears North 42deg 45' 56" West, a distance of 110.81 Feet);

THENCE, SOUTH 42deg 46' 00" EAST, with said southwest right-of-way line, a distance of 41.94 Feet to the POINT OF BEGINNING and containing 0.1706 Acre of land, more or less, commonly known as 8301 West Montgomery Road, Houston, Texas 77088; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Sandy Dasigenis, Jeff Leva, Steve Leva, David Garvin, Nicole Durrett,

Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Priority Investor Loans, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, December 03, 2024, being the first Tuesday of such month, at the county courthouse of Harris County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Harris County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 10 a.m., or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, December 03, 2024.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of November 12, 2024.


Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1982

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6144
FILED 11/12/2024 9:16:16 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 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: NOVEMBER 11, 2024

NOTE: Note described as follows:

Date: JULY 30, 2021
Maker: TXMV2017 LLC
Payee: FIRST TECHNOLOGY FEDERAL CREDIT UNION
Original Principal
Amount: \$21,000,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: JULY 30, 2021
Grantor: TXMV2017 LLC
Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Beneficiary: FIRST TECHNOLOGY FEDERAL CREDIT UNION
Recorded: DOCUMENT NO. RP-2021-445420, Real Property Records, HARRIS County, Texas

LENDER: FIRST TECHNOLOGY FEDERAL CREDIT UNION

BORROWER: TXMV2017 LLC

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, 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:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, at the **Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045** at the area designated by the Commissioners Court, pursuant to Section 51.002 of the Property Code where foreclosure sales are to take place. If no place is designated by the Commissioners Court, the sale will be conducted at the place where Notice of Trustee's Sale was 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 MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: JULY 30, 2021
Grantor: TXMV2017 LLC
Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY
Beneficiary: FIRST TECHNOLOGY FEDERAL CREDIT UNION
Recorded: DOCUMENT NO. RP-2021-445420, Real Property Records, HARRIS County, Texas

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, 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 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of NOVEMBER 11, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: 
Name: Michael P. Merlon, Attorney for
FIRST TECHNOLOGY FEDERAL
CREDIT UNION

Notice of Sale executed by:


Name: Sandy Dasigenis

Substitute Trustee

COPY UNOFFICIAL

EXHIBIT A

Property: 12803 Northborough Dr, Houston, TX

BEING ALL THAT TRACT OF LAND IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. SURVEY, A-174, AND BEING ALL OF THAT CALLED 9.820 ACRES DESCRIBED IN A DEED TO KAMCO LA COSTA, LTD. RECORDED UNDER CLERK'S FILE NO. 20070477967 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD FOUND ON THE SOUTHWEST LINE OF NORTHBOROUGH DRIVE (60' RIGHT OF WAY), BEING THE MOST NORTHERLY CORNER OF SAID 9.820 ACRES;

THENCE SOUTH 03 DEGREES 14 MINUTES 35 SECONDS EAST, 18.24 FEET ALONG NORTHBOROUGH DRIVE TO A 5/8 INCH STEEL ROD FOUND AT A POINT OF CURVE;

THENCE SOUTHEASTERLY, 238.98 FEET ALONG A CURVE TO THE LEFT IN NORTHBOROUGH DRIVE HAVING A RADIUS OF 507.96 FEET AND A CENTRAL ANGLE OF 26 DEGREES 57 MINUTES 21 SECONDS (CHORD BEARS SOUTH 16 DEGREES 43 MINUTES 19 SECONDS EAST, 236.78 FEET) TO A 5/8 INCH STEEL ROD FOUND AT THE POINT OF TANGENCY;

THENCE SOUTH 30 DEGREES 11 MINUTES 59 SECONDS EAST, 334.33 FEET TO A 5/8 INCH STEEL ROD FOUND AT A POINT OF CURVE;

THENCE SOUTHEASTERLY, 268.78 FEET ALONG A CURVE TO THE RIGHT IN NORTHBOROUGH DRIVE HAVING A RADIUS OF 573.11 FEET AND A CENTRAL ANGLE OF 26 DEGREES 52 MINUTES 15 SECONDS (CHORD BEARS SOUTH 16 DEGREES 45 MINUTES 52 SECONDS EAST) 266.32 FEET TO A 5/8 INCH STEEL ROD FOUND AT THE POINT OF TANGENCY;

THENCE SOUTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, 59.92 FEET TO A 5/8 INCH STEEL ROD FOUND AT A CUT BACK IN THE TRANSITION TO THE NORTH LINE OF OAKHURST GREEN DRIVE (60' RIGHT OF WAY);

THENCE SOUTH 41 DEGREES 40 MINUTES 15 SECONDS WEST, 14.14 FEET TO A 5/8 INCH STEEL ROD FOUND ON THE NORTH LINE OF OAKHURST GREEN DRIVE;

THENCE SOUTH 86 DEGREES 37 MINUTES 23 SECONDS WEST, 659.21 FEET ALONG OAKHURST GREEN DRIVE TO A 5/8 INCH STEEL ROD FOUND AT THE SOUTHWEST CORNER OF SAID 9.820 ACRES;

THENCE NORTH 03 DEGREES 25 MINUTES 28 SECONDS WEST, 592.48 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE NORTHWEST CORNER OF SAID 9.820 ACRES;

THENCE NORTH 47 DEGREES 12 MINUTES 46 SECONDS EAST, 430.37 FEET TO A 5/8 INCH STEEL ROD FOUND FOR CORNER;

THENCE NORTH 78 DEGREES 17 MINUTES 12 SECONDS EAST, 70.86 FEET TO THE POINT OF BEGINNING, CONTAINING 9.845 ACRES OF LAND.

ALSO KNOW AS:

ALL OF PINERY, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 287, PAGE 69 OF THE OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

A.P.N. 1127570000001

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: NOVEMBER 11, 2024

NOTE: Note described as follows:

Date: APRIL 2, 2020
Maker: MARY ANN CARTER
Payee: COMERICA BANK
Original Principal
Amount: \$65,700.00

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 2, 2020
Grantor: MARY ANN CARTER
Trustee: COREY R. BAILEY
Beneficiary: COMERICA BANK
Recorded: DOCUMENT NO. RP-2020-162045, Real Property Records, HARRIS County, Texas

LENDER: COMERICA BANK

BORROWER: MARY ANN CARTER

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, 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:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, at the Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045 at the area designated by the Commissioners Court, pursuant to Section 51.002 of the Property Code where foreclosure sales are to take place. If no place is designated by the Commissioners Court, the sale will be conducted at the place where Notice of Trustee's Sale was 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 MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 2, 2020
Grantor: MARY ANN CARTER
Trustee: COREY R. BAILEY
Beneficiary: COMERICA BANK
Recorded: DOCUMENT NO. RP-2020-162045, Real Property Records, HARRIS County, Texas

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, 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 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of NOVEMBER 11, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

COPY

Appointment of Substitute Trustees:

By: [Signature]
Name: Michael P. Menton, Attorney for
COMERICA BANK

Notice of Sale executed by:

[Signature]
Name: Sandy Dasigenis
Substitute Trustee

P:\ord\COMERICA BANK\CARTER, MARY ANN 24-1284\DECEMBER 2024\NOTICE OF FORECLOSURE.doc

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Exhibit A
Legal Description

BEING LOT FOURTEEN (14), IN BLOCK SEVENTEEN (17), OF REPLAT OF BLOCKS SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), OAK FOREST SECTION SEVENTEEN (17), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 60, PAGE 61, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

RP-2020-162045

UNOFFICIAL

COPY

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, December 3, 2024**, at a time commencing not earlier than **10:00 AM** and no later than **1:00 PM**, to the highest bidder for cash (except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust) at the area designated by the Harris County Commissioner's Court as the area where non-judicial foreclosures shall take place, and more specifically the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, pursuant to Section 51.002 of the Texas Property Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

PURSUANT TO SECTION 51.0075(A) OF THE TEXAS PROPERTY CODE, SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO SET FURTHER REASONABLE CONDITIONS FOR CONDUCTING SUCH SALE CONTEMPLATED BY THIS NOTICE. ANY SUCH FURTHER

COPY

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]

ORIGINAL

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 NOVEMBER 12, 2024.



Sheppard, Mullin, Richter & Hampton LLP
2200 Ross Avenue, 20th Floor
Dallas, Texas 75201

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EXHIBIT A
LEGAL DESCRIPTION

Parcel Identification Number: 095378000001

Lots 1, 2 & 3, Block 2, MARBLE ARCH, according to the map or plat thereof, recorded in Volume 95, Page 8, Map Records, Harris County, Texas.

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NOTICE OF FORECLOSURE SALE

November 8, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 31, 2023

Grantor: Paradise Gained LLC

Trustee: Hany K. Soliman

Lender: Soliman Property Solution Enterprises LLC

Recorded in: File No. RP-2023-424400 of the real property records of Harris County, Texas

Legal Description: Lots One (1), Two (2) and Three (3), of HENDERSON STREET TERRACE, an addition to the city of Houston, Harris County, Texas, according to the map or plat thereof recorded in File Code No. 672213 of the Map Records of Harris County, Texas.

Said Property Commonly known as: 2103 Crockett St., Houston, Texas 77007

Secures: Promissory Balloon Note ("Note") in the original principal amount of \$454,500.00, executed by Paradise Gained LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Specific Guaranty Agreement dated October 31, 2023, and executed by Michael T. C. Coleman III in favor of Lender

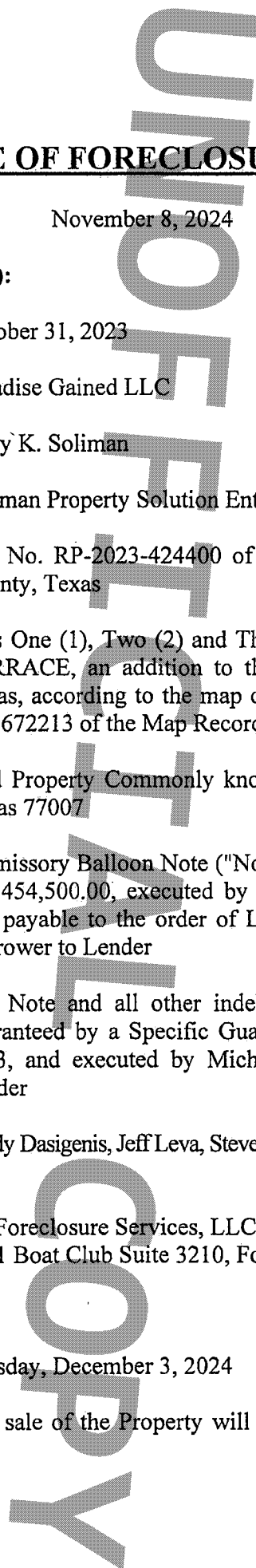
Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Suite 3210, Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00



A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045; or if the preceding area is no longer the designated area, at the area designated by the County Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Soliman Property Solution Enterprises 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, Soliman Property Solution Enterprises 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 Soliman Property Solution Enterprises 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 Soliman Property Solution Enterprises LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Soliman Property Solution Enterprises LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

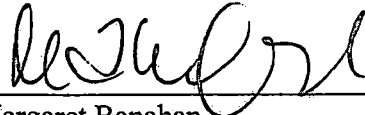
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Soliman Property Solution Enterprises LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Margaret Banahan
Texas Bar No. 24078188
Veronica Almaguer
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, or David Garvin
c/o Foreclosure Services, LLC
8101 Boat Club, Suite 320
Fort Worth, Texas 76179

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.

H05841-46

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS 7627 STALLION TRAIL DRIVE, HUMBLE, TEXAS 77338

LEGAL DESCRIPTION LOT FIFTY-FIVE (55), IN BLOCK TWO (2), SADDLE RIDGE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 568032 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY RECORDED ON JUNE 16, 2017 UNDER DOCUMENT# RP-2017-268600

3 THE SALE IS SCHEDULED TO BE HELD

PLACE DATE TIME
THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH DECEMBER 3, 2024 10:00 AM - 1:00 PM
BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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

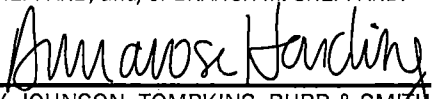
The Deed of Trust executed by TORENON BUSBY, provides that it secures the payment of the indebtedness in the original principal amount of \$134,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. ELG PROPERTIES I, LLC is the current mortgagee and servicer of the note and deed of trust. ELG PROPERTIES I, LLC's address is 1517 San Jacinto Street, Houston, Texas 77002.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 mortgagee 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:

NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

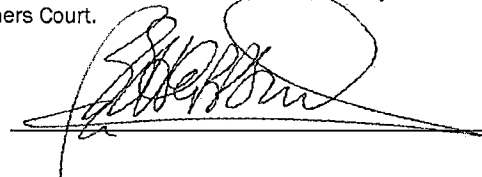

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

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: November 12, 2024

NAME: Branch M. Sheppard

 TRUSTEE

FILED 11/12/2024 9:28:55 AM FRCL-2024-6156 TENESHIA HUDSPETH, COUNTY CLERK, 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.

H09989-256

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS 23823 SILVER LIRIOPE LANE, KATY, TEXAS 77493

LEGAL DESCRIPTION LOT 18, BLOCK 2, ELYSON SEC 28, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 693200, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY RECORDED ON AUGUST 11, 2021 UNDER DOCUMENT# RP-2021-455550

3 THE SALE IS SCHEDULED TO BE HELD

PLACE DATE TIME
THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH DECEMBER 3, 2024 10:00 AM - 1:00 PM
BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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

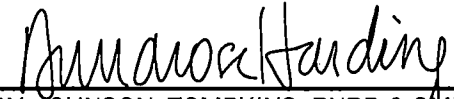
The Deed of Trust executed by DAT THANH NGUYEN, TUYET VO, and HAI THANH NGUYEN, provides that it secures the payment of the indebtedness in the original principal amount of \$433,700.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. METRO CITY BANK is the current mortgagee and mortgage servicer of the note and deed of trust. The Mortgagee's address is 5114 Buford Highway NE, Doraville, Georgia 30340. TEXAS PROPERTY CODE § 51.0025 authorizes a 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:

NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

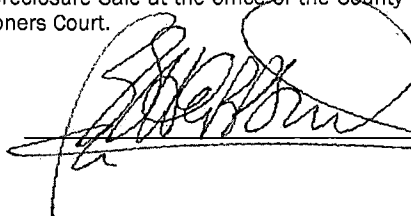

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

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: November 12, 2024

NAME: Branch M. Sheppard

 TRUSTEE

FILED 11/12/2024 9:30:49 AM FRCL-2024-6158 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

24TX255-0065
9414 ENDICOTT LN, HOUSTON, TX 77096

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:

LOT SIXTEEN (16), BLOCK TEN (10), REPLAT "C" OF THE REPLAT OF MEYERLAND, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 57, PAGE 5 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated March 26, 2024 and recorded on April 1, 2024 as Instrument Number RP-2024-111491 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by BIRMINGTON PROPERTIES LLC secures the repayment of a Note dated March 26, 2024 in the amount of \$646,000.00. 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.



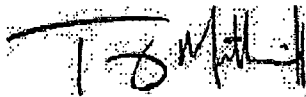
4828716

FILED 11/12/2024 9:22:11 AM
FRCL-2024-6147
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 8, 2024

NOTE: Real Estate Note described as follows:

Date: April 3, 2023
Maker: Wildcat Lending Fund One, LP
Payee: TM Remodeling LLC
Original Principal Amount: \$160,500.00

DEED OF TRUST:

Date: April 3, 2023
Grantor: TM Remodeling LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. RP-2023-132419 in the real property records of Harris County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: TM Remodeling LLC

PROPERTY: The real property described as follows:

Lots Five (5) and Six (6), Block Thirty-Four (34), Harbour Homesites Addition to the City of Houston, Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 9 of the Map Records of Harris County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett
4600 Fuller Ave., Suite 400
Irving, Texas 75038



4828713

UNOFFICIAL COPY

FILED 11/12/2024 9:22:11 AM FRCL-2024-6148 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Date: December 3, 2024

Time: To commence at 10:00 a.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for case or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of November 8, 2024.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve
Leva, Nicole Durrett

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 8, 2024

NOTE: Real Estate Note described as follows:

Date: May 3, 2024
Maker: Wildcat Lending Fund One, LP
Payee: Timberline LLC
Original Principal Amount: \$409,000.00

DEED OF TRUST:

Date: May 3, 2024
Grantor: Timberline LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. RP-2024-165969 in the real property records of Harris County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Timberline LLC

PROPERTY: The real property described as follows:

Lot Two (2), Block One (1), KERN VILLAS, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 677271, Map Records, Harris County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett
4600 Fuller Ave., Suite 400
Irving, Texas 75038



4828712

UNOFFICIAL COPY

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Date: December 3, 2024

Time: To commence at 10:00 a.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee's 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 November 8, 2024.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve
Leva, Nicole Durrett

UNOFFICIAL COPY

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 8, 2024

NOTE: Real Estate Note described as follows:

Date: May 3, 2024
Maker: Wildcat Lending Fund One, LP
Payee: Timberline LLC
Original Principal Amount: \$409,000.00

DEED OF TRUST:

Date: May 3, 2024
Grantor: Timberline LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. RP-2024-165811 in the real property records of Harris County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Timerline LLC

PROPERTY: The real property described as follows:

Lot Three (3), Block One (1), KERN VILLAS, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 677271, Map Records, Harris County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett
4600 Fuller Ave., Suite 400
Irving, Texas 75038



4828711

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Date: December 3, 2024

Time: To commence at 10:00 a.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

NOTICE

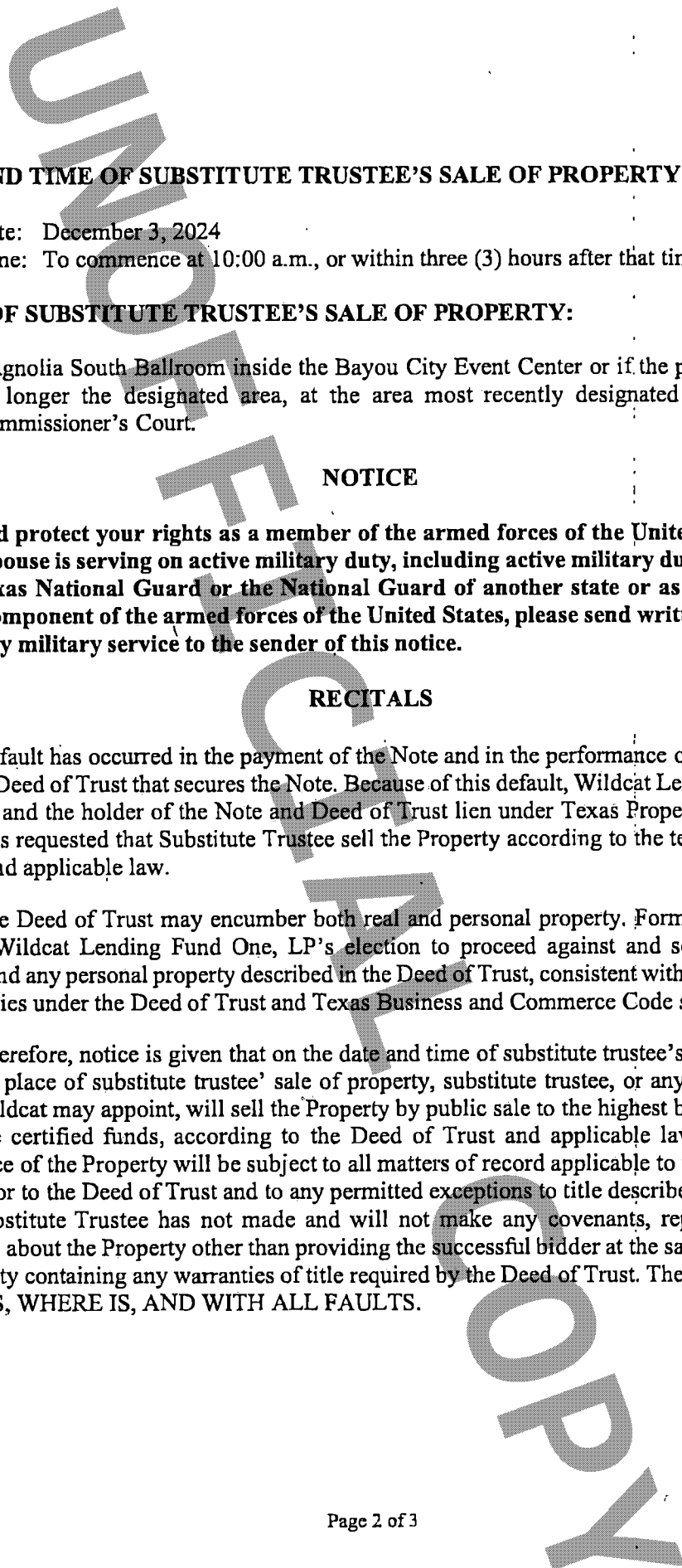
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for 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 November 8, 2024.

Sandy Dasigenis

T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve
Leva, Nicole Durrett

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 8, 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;



4828709

UNOFFICIAL COPY

THENCE South 00° 12' 00" West, a distance of 103.60 feet to a found 1/2-inch iron rod in the north right-of-way line of said Mayview Drive for the southeast corner of said tract herein described;

THENCE South 89° 49' 00" West, along said north right-of-way line, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1189 acres (5,180 square feet), more or less.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett
4600 Fuller Ave., Suite 400
Irving, Texas 75038

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Date: December 3, 2024
Time: To commence at 10:00 a.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

NOTICE

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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 November 8, 2024.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan
L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve
Leva, Nicole Durrett

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6152
FILED 11/12/2024 9:22:11 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 12, 2024

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN H. HA, or BENJAMIN K. WILLIAMS

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: February 8, 2024

Grantor: KING OF KINGS REAL ESTATE SOLUTIONS, 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-2024-62570, Official Public Records, Harris County, Texas; Document No. 2024016604, Official Public Records of Montgomery County, Texas; Document No. 2024106130, Official Public Records of Montgomery County, Texas

Property:

Tract 1: Being Lots Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), One Hundred Fifty-four (154), and One Hundred Fifty-five (155), in ENCHANTED FOREST, a subdivision situated in the EJ. Felder Survey A-216, Montgomery County, County, Texas, according to the map or plat thereof recorded in Volume 7, Page 751, of the Map Records of Montgomery County, Texas, same being a tract of land conveyed to Leland George Fusselman and wife, Kathleen Edna Fusselman, by deed recorded in Instrument Number 8851321, Official Public Records of Montgomery County, Texas: subject property being more particularly described by a metes and bounds description in Exhibit "A" attached to the above-referenced Deed of Trust.



Tract 2: Being a tract of land out of WALNUT CREEK FOREST, SECTION 2, an unrecorded subdivision situated in the T J. Stansbury Survey, Abstract No. 485, in Montgomery County, Texas, same being a tract of land conveyed to Kathleen Fusselman (Tract I), by deed recorded in Instrument Number 2001-003218, Official Public Records of Montgomery County, Texas; subject property being more particularly described by a metes and bounds description in Exhibit "B" attached to the above-referenced Correction Affidavit.

Tract 3: Being a tract of land out of WALNUT CREEK FOREST, SECTION 2, an unrecorded subdivision situated in the T.J. Stansbury Survey, Abstract No. 485, in Montgomery County, Texas, same being a tract of land conveyed to Kathleen Fusselman (Tract 2), by deed recorded in instrument Number 2001-003218, Official Public Records of Montgomery County, Texas; subject property being more particularly described by a metes and bounds description in Exhibit "C" attached to the above-referenced Correction Affidavit.

Tract 4: Lots Five (5) and Six (6), in Block One (1), of KA DUBLA VILLA, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code No. 678249 of the Map Records of Harris County, Texas.

NOTE:

Date: February 8, 2024
Amount: \$2,504,827.00
Debtor: KING OF KINGS REAL ESTATE SOLUTIONS, a Texas limited liability company
Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, December 3, 2024, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

Harris County: 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: November 12, 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; Document No. RP-2024-328170, 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, December 3, 2024, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

Benj. K. Williams
BENJAMIN K WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 12, 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: August 13, 2024

Grantor: DAMLIAN REI 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-2024-299979, Official Public Records,
Harris County, Texas

Property:

Lot Fifteen (15), Block Eight (8), of Red Bluff Terrace, Section One (1), a
Subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded
in Volume 33, Page 27 of the Map Records of Harris County, Texas.

NOTE:

Date: August 13, 2024

Amount: \$162,000.00

Debtor: DAMLIAN REI GROUP, LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC



FILED 11/12/2024 9:22:11 AM
FRCL-2024-6154
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

DATE OF SALE OF PROPERTY:

Tuesday, December 3, 2024, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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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

COPY

Notice of Foreclosure Sale

November 11, 2024

Deed of Trust ("Deed of Trust"):

Dated: April 19, 2022

Grantor: Sandra Munoz Gonzalez

Trustee: Douglas K. Watson, II

Substitute Trustee: James M. Harrison

Lender: Rosario G. Vento

Recorded in: RP-2022-208403 of the real property records of Harris County, Texas.

Property Address: 0 Preston Rd., Pasadena TX 77503

Legal Description: See Exhibit "A" attached hereto and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$333,000.00, executed by Sandra Munoz Gonzalez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and 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 Rosario G. Vento'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, Rosario G. Vento, 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 Rosario G. Vento's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Rosario G. Vento'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 Rosario G. Vento 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 Rosario G. Vento. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

/s/ James M. Harrison

James M. Harrison
4008 Vista Rd., Suite A-101
Pasadena, Texas 77504
Telephone (832) 767-644

EXHIBIT A

A TRACT OR PARCEL OF LAND CONTAINING 1.3899 ACRES BEING TRACT 32 OF SOUTH HOUSTON GARDENS SUBDIVISION, SECTION 5 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED VOLUME 4, PAGE 15 OF THE MAP RECORDS OF HARRIS COUNTY IN THE DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT 1025 IN THE CITY OF PASADENA, HARRIS COUNTY, TEXAS, SAID 1.3899 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a 1/4 inch iron rod found at the intersection of the West right-of-way line of Preston Avenue and the South right-of-way line of Primrose Drive;

THENCE South 00 degrees 29 minutes 50 seconds East with the West right-of-way line of said Preston Avenue (50 ft. right-of-way) and the East boundary of a 1.0010 acre tract conveyed to Yogi International, LLC recorded in Clerk's File No. RP-2016-401703 of the Deed Records of Harris County a distance of 658.60 ft. to a 3/8 inch iron rod set with cap at the Southeast corner of said 1.0010 acre tract and the Northeast corner and PLACE OF BEGINNING of the herein described 1.3898 acre tract;

THENCE continuing South 00 degrees 29 minutes 50 seconds East with the West right-of-way line of said Preston Avenue a distance of 153.02 ft. to a 3/8 inch iron rod set with cap at the Southeast corner of the herein described tract and the Northeast corner of the Patrick D. Nguyen 1.3670 acre tract recorded in Clerk's File No. 20090053237 of the Deed Records of Harris County;

THENCE South 89 degrees 48 minutes 22 seconds West with the North boundary of said 1.3670 acre tract a distance of 395.55 ft. to a 5/8 inch iron rod found with cap at the Southwest corner of the herein described tract, the Northwest corner of said 1.3670 acre tract being in the West boundary of Tract 32A;

THENCE North 00 degrees 38 minutes 19 seconds West with a fence line and the East boundary of said Tract 32A being a 1.7140 acres conveyed to Dwight E. Guthrie recorded in Clerk's File No. G552879 of the Harris County Deed Records a distance of 153.00 ft. to a 5/8 inch iron rod found with cap at the Northwest corner of the herein described tract, the Northeast corner of said 1.7140 acre tract being in the South boundary of a 1.0040 acre tract;

THENCE North 89 degrees 48 minutes 13 seconds East with the South boundary of said 1.0040 acre tract conveyed to Yogi International, LLC recorded in Clerk's File No. RP-2016-401703 of the Deed Records of Harris County and the South boundary of said 1.0010 acre tract a distance of 395.84 ft. to the PLACE OF BEGINNING and containing 1.3899 acres of land.

SAVE AND EXCEPT any portion of Preston Road by virtue of deed to the City of Pasadena dated February 9, 1973 filed for record under County Clerk's File No. D884887 of the Official Public Records of Harris County, Texas.

Note: The Company is prohibited from basing the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override item 2 of Schedule B hereof.

COPY

Notice of Foreclosure Sale

November 11, 2024

Deed of Trust ("Deed of Trust"):

Dated: November 2, 2021

Grantor: Matthew Skinner

Trustee: James M. Harrison

Lender: Imperial Interests, Ltd, a Texas Limited Partnership

Recorded in: RP-2021-636092 of the real property records of Harris County, Texas.

Property Address: 6418 Crestside, Pasadena, Texas 77505

Legal Description: LOT 5, BLOCK 10, CRESTHAVEN ESTATES, an addition to Harris County, Texas, according to the map or plat thereof recorded in Volume 46, Page 33 of the Map Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$193,250, executed by Matthew Skinner ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: Bayou City Event Center Pavilion, 9401 Knight Rd., Houston, Texas in the designated area outlined in the commissioners court order or as designated by the county commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Imperial Interest Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Matthew Skinner, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Imperial Interest, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Imperial Interest, Ltd.'s rights and

remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Imperial Interest, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Imperial Interest, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

/s/ James M Harrison

James M. Harrison
4008 Vista Rd., Suite A-101
Pasadena, Texas 77504
Telephone (832) 767-6446
Telecopier (832) 767-6325

Notice of Foreclosure Sale

November 11, 2024

Deed of Trust ("Deed of Trust"):

Dated: April 7, 2021

Grantor: Boris John

Trustee: James M. Harrison

Lender: Imperial Interest, LTD, a Texas limited partnership

Recorded in: RP-2021-186912 of the real property records of Harris County, Texas.

Property Address: 6918 ElmScott, Pasadena, Texas 77505

Legal Description: Lot Twenty-three (23), Block Two (2), of VILLAGE GROVE, SECTION TWO-A (2-A), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 320, Page 99 of the Map Records of Harris County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$261,900.00, executed by Boris John ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: Bayou City Event Center Pavilion, 9401 Knight Rd., Houston, Texas in the designated area outlined in the commissioners court order or as designated by the county commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Imperial Interest, LTD's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Imperial Interest, LTD, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Imperial Interest, LTD's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Imperial Interest, LTD's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Imperial Interest, LTD passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Imperial Interest, LTD. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Isl. James M. Harrison

James M. Harrison
4008 Vista Rd., Suite A-101
Pasadena, Texas 77504
Telephone (832) 767-6446

Notice of Foreclosure Sale

November 11, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 20, 2020

Grantor: Ramiro Pahua Tzintzun and Juana Pahua Tzintzun

Trustee: Kelly B. Croxton

Substitute Trustee: James M. Harrison

Lender: James Byron Anderson and William Thomas Anderson

Recorded in: RP-2020-509623 of the real property records of Harris County, Texas.

Property Address: 8519 Hinman, Houston, TX 77061

Legal Description: Lot Nine (9), in Block Ten (10), of MEADOWBROOK FREEWAY SECTION ONE (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 51, Page 61 of the Map Records of Harris County, Texas.

Secured: Promissory Note ("Note") in the original principal amount of \$217,400.00, executed by Ramiro Pahua Tzintzun and Juana Pahua Tzintzun ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: Bayou City Event Center Pavilion, 9401 Knight Rd., Houston, Texas in the designated area outlined in the commissioners court order or as designated by the county commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that James Byron Anderson and William Thomas Anderson's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, James Byron Anderson and William Thomas Anderson, the owners and holders of the Note, has requested Substitute Trustee to sell the Property.

UNOFFICIAL COPY

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of James Byron Anderson and William Thomas Anderson's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with James Byron Anderson and William Thomas Anderson's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If James Byron Anderson and William Thomas Anderson passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by James Byron Anderson and William Thomas Anderson. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

/s/ James M. Harrison

James M. Harrison
4008 Vista Rd., Suite A-101
Pasadena, Texas 77504
Telephone (832) 767-6446

NOTICE OF SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Original Mortgagee: UNITED CONTINENTAL MORTGAGE COMPANY
12602 North Freeway
Houston, Texas 77060
Current Mortgagee: VISTAMONT, L. P.
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, L. P. by that certain Note and Deed of Trust ("Mortgage") executed by TORRANCE L. BEAUFORD, Grantor of the property, of Harris County Texas, dated SEPTEMBER 25, 2018, and duly filed under Clerk's File No. RP-2018-442188 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, DECEMBER 3, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash, subject to any superior liens provided for in the Deed of Trust or by law, at the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas, 77045, beginning at 10:00 a.m., and ending not later than 3 hours thereafter, of that said day, and no earlier than that time nor later than three hours thereafter, the following described real property, to wit:

LOT THIRTY-SEVEN (37), IN BLOCK THIRTY-ONE (31), OF THE CORRECTED PLAT OF GREENGATE PLACE, SECTION FIVE (5), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 269, PAGE 102, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 6423 LYNNGATE DRIVE, SPRING, TEXAS 77373.

EXECUTED this 12TH day of NOVEMBER, 2024.


Kenneth Berntsen, Trustee

NOTICE OF SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Original Mortgagee: UNITED CONTINENTAL MORTGAGE COMPANY
12602 North Freeway
Houston, Texas 77060

Current Mortgagee: VISTAMONT LP
12602 North Freeway
Houston, Texas 77060

Loan Servicing Agent: United Continental Mortgage Company
12602 North Freeway
Houston, Texas 77060

Pursuant to the authority conferred upon VISTAMONT LP by that certain Note and Deed of Trust ("Mortgagee") executed by EDUARDO M. GONZALEZ III AND LIZETTE LINARES, Grantor of the property, of Harris County Texas, dated MAY 16, 2011, and duly filed under Clerk's File No. 20110231862 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, DECEMBER 3RD 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 SEVENTEEN (17), IN BLOCK ELEVEN (11), OF GREEN MEADOWS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGE 18 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

said property being more commonly known as 845 W. RITTENHOUSE ROAD, HOUSTON, TX 77091.

EXECUTED this 12th day of November, 2024.



Kenneth Berntsen, Trustee

NOTICE OF SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Original Mortgagee: UNITED CONTINENTAL MORTGAGE COMPANY
12602 North Freeway
Houston, Texas 77060

Current Mortgagee: VISTAMONT LP
12602 North Freeway
Houston, Texas 77060

Loan Servicing Agent: United Continental Mortgage Company
12602 North Freeway
Houston, Texas 77060

Pursuant to the authority conferred upon VISTAMONT LP by that certain Note and Deed of Trust ("Mortgagee") executed by 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, DECEMBER 3RD.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 HIGHTLAND ACRE HOMES, AND 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 12th day of NOVEMBER 2024.



Kenneth Berntsen, Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **NATANAEL ESTRADA, an Individual**, dated April 13, 2023, and duly filed for record on April 17, 2023, in the Office of the County Clerk of Harris County, Texas under Harris County Clerk's File No. **RP-2023-134608** of the Official Real Property Records of Harris County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Harris County, Texas, to-wit:

Lot Eleven (11), in Block Seven (7) of EASTEX OAKS VILLAGE, SECTION ONE, an addition situated in Harris County, Texas, according to the recorded Map and/or Plat thereof, recorded in Volume 53, Page 45 of the Map Records of Harris County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

Robert A. Schlanger

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, pursuant to Section 51.002(a) of the Texas Property Code, if the first Tuesday of a month occurs on January 1 or July 4, a public sale under Subsection (a) must be held between 10:00 a.m. and 4:00 p.m. on the first Wednesday of the month;

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

December 3, 2024

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter (but prior to 4:00 p.m.), on said day, sell the above described property to the highest bidder for cash at the following location:

That area designated by that certain Order of Commissioners Court of Harris County, Texas, adopted on August 3, 2023 and filed for record on August 11,

2023 and recorded under Harris County Clerk's File No. RP-2023-304925 (the "Designation Order"), and being generally described as that portion of the Bayou City Event Center (located at 9401 Knight Road, Houston, Texas 77045) and described as follows, to-wit:

The indoor portion of the Bayou City Event Center generally known as the Magnolia South Ballroom as designated in Exhibit "B" attached to the Designation Order, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refiling may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT

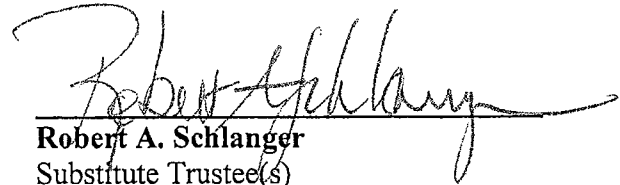
INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333



Robert A. Schlanger
Substitute Trustee(s)
Address for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6159
FILED 11/12/2024 10:06:52 AM

713 DELANO ST
HOUSTON, TX 77003

00000010000941

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 22, 2020 and recorded in Document CLERK'S FILE NO. RP-2020-590224; AS AFFECTED BY ASSUMPTION AGREEMENT IN CLERK'S FILE NO. RP-2023-296894 AND LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. RP-2023-296895 real property records of HARRIS County, Texas, with JAMES G. RICARD, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES G. RICARD, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$350,127.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



713 DELANO ST
HOUSTON, TX 77003

00000010000941

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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-2024-6159
FILED 11/12/2024 10:06:52 AM

COPY

713 DELANO ST
HOUSTON, TX 77003

00000010000941

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HARRIS

EXHIBIT "A"

LOT 7, BLOCK 1, OF CAPITOL OAKS SEC. 4, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN/UNDER FILM CODE NO. 646019 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 11/12/2024 10:06:52 AM FRCL-2024-6159 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6160
FILED 11/12/2024 10:06:52 AM

13911 HONEY BEE COURT
HOUSTON, TX 77039

0000009881624

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: December 03, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 06, 2001 and recorded in Document CLERK'S FILE NO. V235377; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. X323527 & RP-2019-316761 real property records of HARRIS County, Texas, with SYLVESTER R CLINTON AND DEWONNA BENOIT CLINTON HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SYLVESTER R CLINTON AND DEWONNA BENOIT CLINTON HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$114,705.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE
3501 OLYMPUS BLVD
5TH FLOOR, SUITE 500
DALLAS, TX 75019



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6160
FILED 11/12/2024 10:06:52 AM

13911 HONEY BEE COURT
HOUSTON, TX 77039

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0000009881624

HARRIS

EXHIBIT "A"

LOT 949, BLOCK 35, FAIRGREEN SECTION FIVE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 261, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FILED 11/12/2024 10:06:52 AM FRCL-2024-6160 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY UNOFFICIAL

FILED 11/12/2024 10:43:45 AM
FRCL-2024-6173
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: November 8, 2024

Deed of Trust ("Deed of Trust"):

Date: September 12, 2020

Grantor: Leopoldo Torres

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. RP-2020-621839 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: September 12, 2020

Borrower: Leopoldo Torres

Lender: The Owner Finance Company

Original Principal Amount: \$195,500.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT THREE (3) AND FOUR (4), IN BLOCK ONE HUNDRED SEVEN (107), OF TOWN OF LA PORTE, AN UNRECORDED ADDITION IN HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 526 N 2ND STREET, LA PORTE, TX 77571 ("PROPERTY ADDRESS")

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 03, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Harris County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

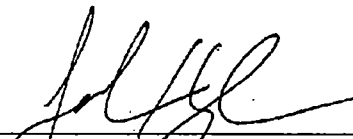
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED November 8, 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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6174
FILED 11/12/2024 10:43:46 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: November 7, 2024

Deed of Trust (“Deed of Trust”):

Date: September 7, 2022

Grantor: Perla Gutierrez Moreno and Pedro Escobar Patino

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. RP-2022-518818 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde, Gerald Gonzalez, and Mindy Vargas

Promissory Note (“Note”):

Date: September 7, 2022

Borrower: Perla Gutierrez Moreno and Pedro Escobar Patino

Lender: The Owner Finance Company

Original Principal Amount: \$315,000.00

Property To Be Sold. The property to be sold (the “Property”) is described as follows:

LOT 19, BLOCK 12, OF OAK CREEK VILLAGE, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 177, PAGE 79, OF THE MAP AND/OR RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 15026 FALLING CREEK DRIVE, HOUSTON, TEXAS 7068 (“PROPERTY ADDRESS”)

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 03, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Harris County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

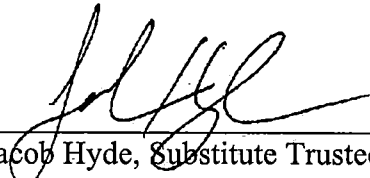
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED November 7, 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 11/12/2024 10:43:47 AM FRCL-2024-6175 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: November 8, 2024

Deed of Trust ("Deed of Trust"):

Date: September 9, 2022

Grantor: Empire You LLC

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. RP-2022-523800 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzalez

Promissory Note ("Note"):

Date: September 9, 2022

Borrower: Empire You LLC

Lender: The Owner Finance Company

Original Principal Amount: \$257,550.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT 41, BLOCK 8, OF OAKS OF ATASCOCITA, SECTION TWO, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 256, PAGE 13, OF THE MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS, WHICH IS COMMONLY KNOWN AS 19415 FOREST TIMBERS CT., HUMBLE, TEXAS 77346 ("PROPERTY ADDRESS")

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 03, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Harris County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

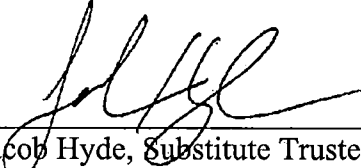
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED November 8, 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-2024-6176
FILED 11/12/2024 10:43:48 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: November 8, 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:

Date: Tuesday, December 03, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Harris County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

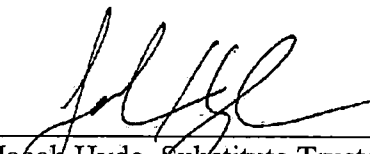
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED November 8, 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: November 7, 2024

Deed of Trust ("Deed of Trust"):

Date: February 17, 2022

Grantor: Cristopher Aldahir Rivas Reyes and Dicxi Y Euceda Giron

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. RP-2022-150897 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde, Gerald Gonzales, and Mindy Vargas

Promissory Note ("Note"):

Date: February 17, 2022

Borrower: Cristopher Aldahir Rivas Reyes and Dicxi Y Euceda Giron

Lender: The Owner Finance Company

Original Principal Amount: \$164,700.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT EIGHTEEN (18) AND THE EAST 30.5 FEET OF LOT NINETEEN (19) IN BLOCK EIGHT (8) OF GULF PALMS, SECTION FIVE (5), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 73, PAGE 52, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 1222 PALMCROFT STREET, HOUSTON, TEXAS 77034 ("PROPERTY ADDRESS")

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 03, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Harris County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED November 7, 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-2024-6178
FILED 11/12/2024 10:43:50 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: November 12, 2024

Deed of Trust ("Deed of Trust"):

Date: September 1, 2021

Grantor: Iris Martinez Sambula and Erald K. Wood Sevilla

Trustee: AJ100K Investments LLC

Beneficiary: AJ100K Investments LLC

Recorded As: Doc. No. RP-2022-149180 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note ("Note"):

Date: September 1, 2021

Borrower: Iris Martinez Sambula and Erald K. Wood Sevilla

Lender: AJ100K Investments LLC

Original Principal Amount: \$230,884.33

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT 17, IN BLOCK 1, BRAES TIMBERS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 41, MAP RECORDS OF HARRIS COUNTY, TEXAS; WHICH CURRENTLY HAS AN ADDRESS OF 6414 INDIGO STREET, HOUSTON, TEXAS 77074

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 03, 2024

Time: The sale shall begin no earlier than 2000-01-01T10:00:00Z 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.

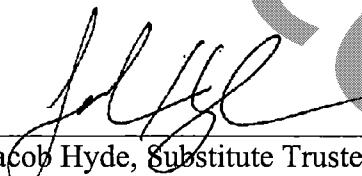
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 November 12, 2024



Jacob Hyde, Substitute Trustee
Texas Bar No. 24074464
Gerald Gonzales, Substitute Trustee
100 E. Whitestone Blvd., Ste. 148-299
Cedar Park, TX 78613
Tel: (512) 992-8591
jacob.hyde.law@gmail.com

FILED 11/12/2024 10:43:51 AM FRCL-2024-6179 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: November 12, 2024

Deed of Trust (“Deed of Trust”):

Date: January 6, 2014

Grantor: Jorge Alberto Valadez Olivares and Fabian Agustin Guia

Trustee: AJ100K Investments LLC

Beneficiary: AJ100K Investments LLC

Recorded As: Doc. No. RP-2023-230816 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note (“Note”):

Date: January 6, 2014

Borrower: Jorge Alberto Valadez Olivares and Fabian Agustin Guia

Lender: AJ100K Investments LLC

Original Principal Amount: \$365,000.00

Property To Be Sold. The property to be sold (the “Property”) is described as follows:

LOTS 25 AND 26, BLOCK 174, OF CENTRAL PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 23, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; OR MORE COMMONLY KNOWN AS: 6700 AVENUE S, HOUSTON, TEXAS 77011

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 03, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Harris County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

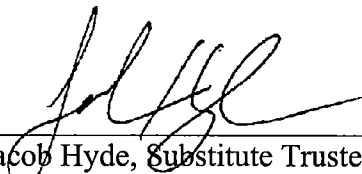
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED November 12, 2024



Jacob Hyde, Substitute Trustee
Texas Bar No. 24074464
Gerald Gonzales, Substitute Trustee
100 E. Whitestone Blvd., Ste. 148-299
Cedar Park, TX 78613
Tel: (512) 992-8591
jacob.hyde.law@gmail.com

NOTICE OF FORECLOSURE SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: November 12, 2024

Deed of Trust (“Deed of Trust”):

Date: March 28, 2023

Grantor: Jovani Lopez and Maria G Martinez Figuero

Trustee: AJ100K Investments LLC

Beneficiary: AJ100K Investments LLC

Recorded As: Doc. No. RP-2023-380003 in the Official Public Records of Harris County, Texas

Substitute Trustee: Jacob Hyde and Gerald Gonzales

Promissory Note (“Note”):

Date: March 28, 2023

Borrower: Jovani Lopez and Maria G Martinez Figuero

Lender: AJ100K Investments LLC

Original Principal Amount: \$238,000.00

Property To Be Sold. The property to be sold (the “Property”) is described as follows:

LOT 29, IN BLOCK 1, OF RED BLUFF TERRACE, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 2105 MARSHALL STREET, PASADENA, TEXAS 77506

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 03, 2024

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Harris County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

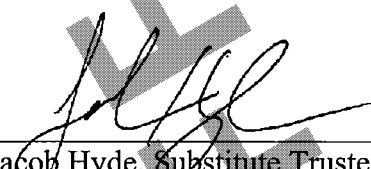
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED November 12, 2024



Jacob Hyde, Substitute Trustee
Texas Bar No. 24074464
Gerald Gonzales, Substitute Trustee
100 E. Whitestone Blvd., Ste. 148-299
Cedar Park, TX 78613
Tel: (512) 992-8591
jacob.hyde.law@gmail.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

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 (together with its successors and assigns) ("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

WHEREAS, pursuant to the Deed of Trust and in accordance with Texas Property Code Sec. 51.0076, the undersigned attorney and authorized agent for the Lender, at the request and direction of 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 (together with its successors and assigns), 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, December 3, 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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6182
FILED 11/12/2024 10:47:15 AM

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, 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 AND BENEFICIARY 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.

[The remainder of this page is intentionally left blank.]

FRCL-2024-6182 FILED 11/12/2024 10:47:15 AM 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 November 12, 2024.

ATTORNEY AND AUTHORIZED AGENT:

SUBSTITUTE TRUSTEE:

Anders T. C. Gibson
Anders T. C. Gibson

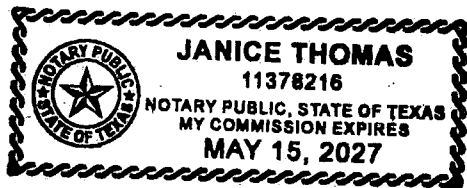
Grant Edward Hass

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on November 12, 2024, by Anders T. C. Gibson, in his capacity as Attorney and Authorized Agent.

[SEAL]

Janice Thomas
Notary Public in and for the State of Texas



STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was ACKNOWLEDGED before me on November 12, 2024, by Grant Edward Hass, in his capacity as Substitute Trustee.

[SEAL]

Notary Public in and for the State of Texas

FILED 11/12/2024 10:47:15 AM FRCL-2024-6182 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 November 12, 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 November 12, 2024, by Anders T. C. Gibson, in his capacity as Attorney and Authorized Agent.

[SEAL]

Notary Public in and for the State of Texas

STATE OF TEXAS

§

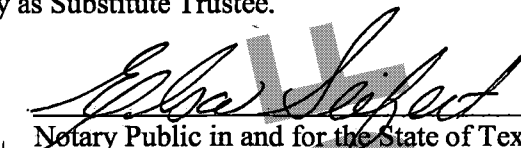
COUNTY OF MONTGOMERY

§

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This instrument was ACKNOWLEDGED before me on November 12, 2024, by Grant Edward Hass, in his capacity as Substitute Trustee.

[SEAL]



Notary Public in and for the State of Texas

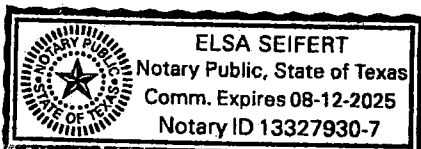


EXHIBIT A**Premises****Legal description of the land:**

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, on NOVEMBER 30, 2023, ARKS VENTURES, LLC, a Texas limited liability company ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to ROBERT J. ADAM, STEPHEN W. BING, LEIGH ANN THOMPSON OR PHILIP D. CONWAY, Trustee ("Trustee") the real property more particularly described in attached Exhibit "A", together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interest described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded at Clerk's File No. RP-2023-459752 in the Official Public Records of HARRIS County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified, or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of FRANKLIN & FRANKLIN INVESTMENTS, LLC, a Texas limited liability company dba Eagle Point Lending ("Creditor"), said note being in the original principal amount of EIGHT HUNDRED SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$806,250.00) DOLLARS.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor by written instrument made, constituted, and appointed ROBERT J. ADAM, STEPHEN W. BING, LEIGH ANN THOMPSON, PHILIP D. CONWAY, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, REX KESLER, DOUG MALLOY, MARLENE ZOGRAFOS OR ANDREW MILLS-MIDDLEBROOK, whose address is 12611 Jones Road, Suite 200, Houston, TX 77070, as substitute trustee under the Deed of Trust ("Substitute Trustee") and requested and directed Substitute Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect an announce of 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 DECEMBER 3, 2024, being the first Tuesday of said month, at 10:00 A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personalty pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

IF YOU ARE AN INDIVIDUAL, ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED in multiple original copies on the 12th day of NOVEMBER, 2024.

By: *Susan Mills*
Title: Substitute Trustee

ATTACHMENT

Exhibit "A" - Property Description

COPY UNOFFICIAL

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

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF HARRIS

DEED OF TRUST:

Date: April 30, 2021
Grantor: Kristian Ardelia Branch and Derrick Dewayne Waldrup
Original Beneficiary: Cadence Bank, N.A.
Trustee: Sharon Geib
Recording Info: Clerk's File No. RP-2021-283448 of the Real Property Records of Harris County, Texas

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank, successor-by-merger to Cadence Bank, N.A.

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger
SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


PROPERTY DESCRIPTION: Lot Eight (8), in Block Three (3) of Balmoral Sec 14, an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 689851 of the Map Records of Harris County, Texas.

DATE OF SALE: Tuesday, December 3, 2024
TIME OF SALE: No earlier than 11:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Harris County Commissioners Court, Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED: November 12, 2024


Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

FILED 11/12/2024 11:09:37 AM FRCL-2024-6183 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS: 4811031

APPOINTMENT OF SUBSTITUTE TRUSTEE AND 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. 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 Pacific Climbing Society, Shannon Winford, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Substitute Trustee to act under and by virtue of said Deed of Trust.

2. Substitute Trustee's Address: c/o TrustDeed Servicing, LLC, Mailing Address: 1968 S. Coast Hwy, Num 1250 Laguna Beach, CA 92651

3. Date, Time and Place of Sale.

Date: 12/3/2024

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: **The Bayou City Event Center Pavilion, Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

Property Address: 11031 Sagehill Dr, Houston, TX 77089

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. Any conveyance of the property is subject to all matters of record affecting the property.

5. Instrument to be Foreclosed: The instrument to be foreclosed is a Deed of Trust dated 4/24/2007 and recorded 4/27/2007 in Instrument: 20070254315, real property records of Harris County, Texas, with **Rosa Robledo**, grantor(s) and First Franklin Financial Corp., AN OP. SUB. OF MLB&T CO., FSB, a TEXAS Corporation, as Beneficiary.

6. Obligation Secured: Deed of Trust executed by **Rosa Robledo**, securing the payment of the indebtedness in the original principal amount of **\$25,240.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Housing Group Recovery Fund LP** is the current mortgagee of the note and Deed of Trust.

7. 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.

8. Property to be sold: The property to be sold is described as follows:

Lot Thirty (30), in Block Twenty-Nine (29), of SAGEMONT, SECTION SIX (6), an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 133, Page 44 of the Map Records of Harris County, Texas

9. 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.

Housing Group Recovery Fund LP, as Mortgage Servicer and mortgagee, whose address is:

Housing Group Recovery Fund LP
5530 Douglas Boulevard, Suite 130
Granite Bay, CA 95746

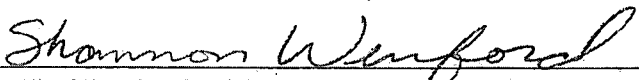
Phone: 562-708-5433

10. 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 Mortgagee, the Mortgagee's attorney.

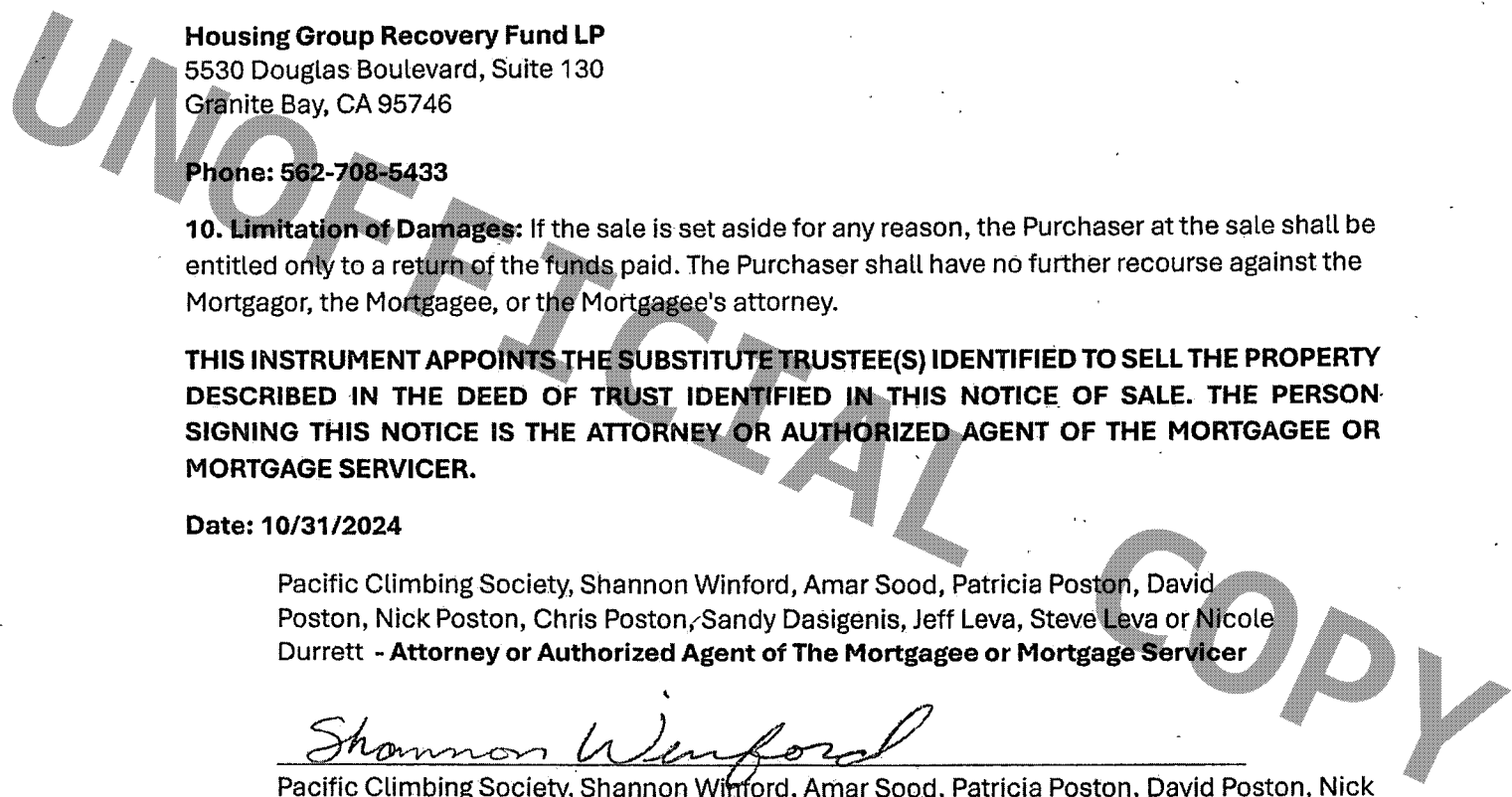
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: 10/31/2024

Pacific Climbing Society, Shannon Winford, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett - **Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer**


Pacific Climbing Society, Shannon Winford, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

TRUSTDEED SERVICING, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.



APPOINTMENT OF SUBSTITUTE TRUSTEE AND 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. 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 Housing Group Recovery Fund LP, Shannon Winford, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Substitute Trustee to act under and by virtue of said Deed of Trust.

2. Substitute Trustee's Address: c/o TrustDeed Servicing, LLC, Mailing Address: 1968 S. Coast Hwy, Num 1250 Laguna Beach, CA 92651

3. Date, Time and Place of Sale.

Date: 12/3/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

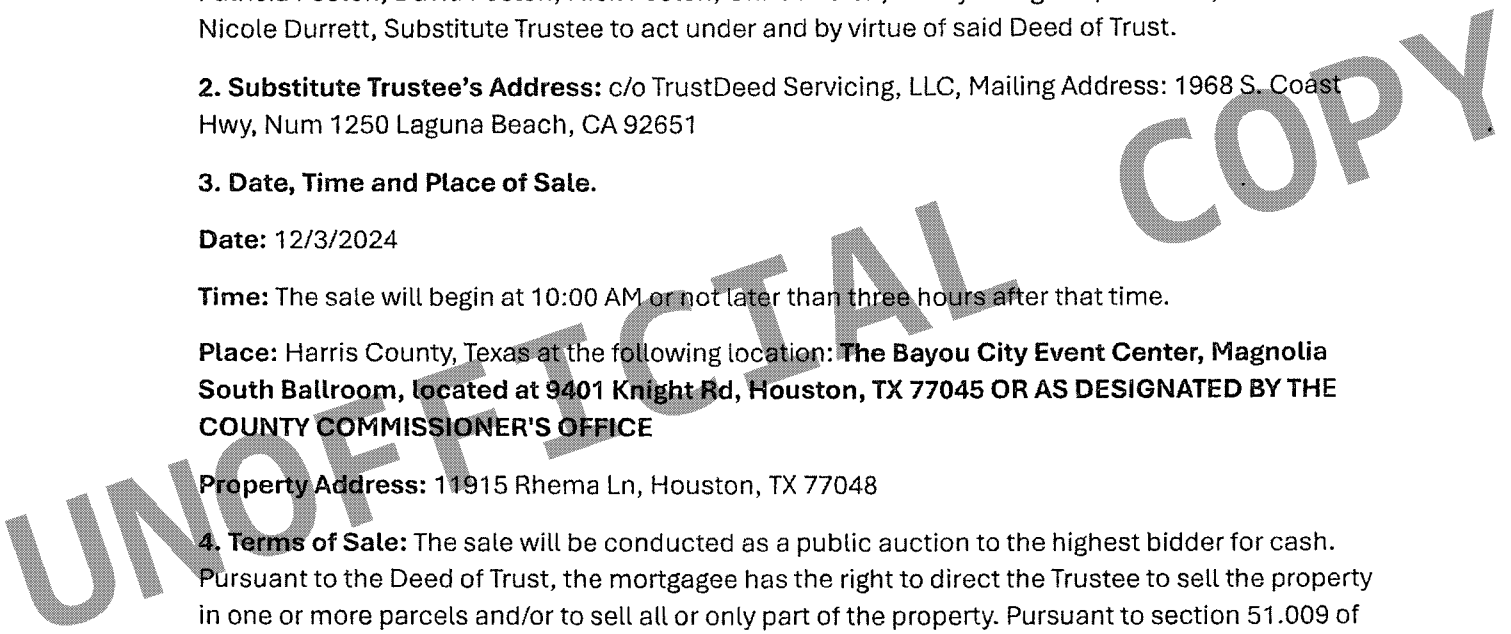
Place: Harris County, Texas at the following location: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

Property Address: 11915 Rhema Ln, Houston, TX 77048

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. Any conveyance of the property is subject to all matters of record affecting the property.

5. Instrument to be Foreclosed: The instrument to be foreclosed is a Deed of Trust dated 4/28/2006 and recorded 5/08/2006 in Instrument: Z279746, real property records of Harris County, Texas, with **Donald R. Barclay**, grantor(s) and Milestone Mortgage Corporation, a TEXAS Corporation, as Beneficiary.

6. Obligation Secured: Deed of Trust executed by **Donald R. Barclay**, securing the payment of the indebtedness in the original principal amount of **\$23,650.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Housing Group Recovery Fund LP** is the current mortgagee of the note and Deed of Trust.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6185
FILED 11/12/2024 11:26:09 AM

7. 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.

8. Property to be sold: The property to be sold is described as follows:

LOT FORTY-TWO (42), IN BLOCK ONE (1), KINGDOM COME PLACE, SEC. ONE (1), A SUBDIVISION OF 25.26 ACRES OF LAND IN THE THOMAS TOBIN SURVEY, A-774, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 565219 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

9. 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.

Housing Group Recovery Fund LP, as Mortgage Servicer and mortgagee, whose address is:

Housing Group Recovery Fund LP
5530 Douglas Boulevard, Suite 130
Granite Bay, CA 95746

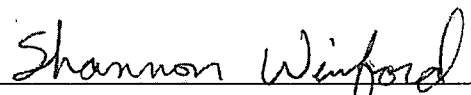
Phone: 916-241-3563

10. 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 DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

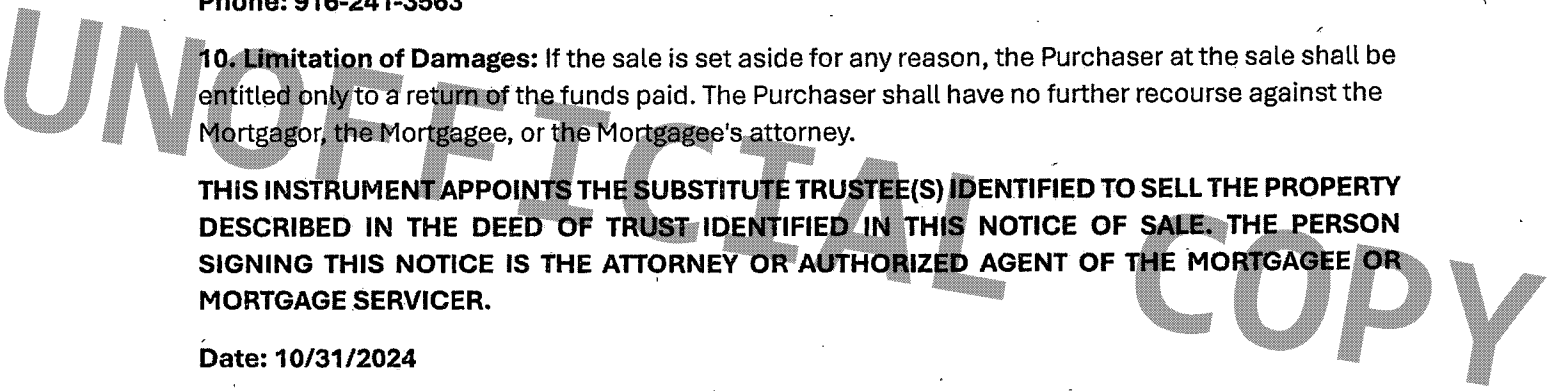
Date: 10/31/2024

Housing Group Recovery Fund LP, Shannon Winford, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett - **Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer**



Housing Group Recovery Fund LP, Shannon Winford, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

TRUSTDEED SERVICING, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.



FILED 11/12/2024 11:26:10 AM FRCL-2024-6186 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: November 11, 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, December 3, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter

FILED 11/12/2024 11:26:10 AM
FRCL-2024-6186
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Place of Sale: THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Holder has appointed James Hollerbach, 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]

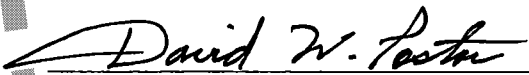
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6186
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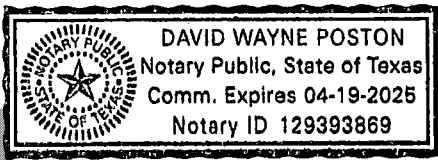

Chris Poston, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Subscribed and sworn to before me, the undersigned authority, on this 12 day of November 2024, personally appeared CHRIS POSTON, the Affiant and Substitute Trustee.


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. R054656, said 11.24 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "Survcon Inc." found (Control Monument) for the Southeast corner of said WINDCREST AT WEST ROAD and being in the West right-of-way line of Greens Crossing Boulevard (100-foot width) as shown on the plat of GREENS LANDING SECTION SIX, a subdivision plat filed for record under Film Code 365068 of the Harris County Map Records, same also being the Northeast corner of Unrestricted Reserve "B" of said GREENS LANDING SECTION SIX;

THENCE, S 86° 58' 19" W, a distance of 850.98 feet along the South line of said WINDCREST AT WEST ROAD and the North line of said Unrestricted Reserve "B" to a 3/4-inch iron rod found (Control Monument) for the Southwest corner of said WINDCREST AT WEST ROAD and the Northwest corner of said Unrestricted Reserve "B", same also being in an East line of Restricted Reserve "A" of GREENS LANDING SECTION FIVE, a subdivision plat filed for record under Film Code 363106 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.

UNOFFICIAL COPY

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Date: November 12, 2024

Borrower: J.L. Watts Company

Borrower's Address: 525 17th St.
Rock Island, IL 61201

Holder: TBK Bank, SSB

Holder's Address: 1521 Grant St.
Bettendorf, IA 52722

Substitute Trustees: James L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

Substitute Trustees' Address: 1700 Tower Life Building
San Antonio, TX 78205

Deed of Trust: Deed of Trust

Date: December 3, 2014

Grantor and Original Borrower: J. L. Watts Company

Original Lender: TBK Bank, SSB f/k/a Triumph Community Bank, N.A.

Original Trustee: Refer to Deed of Trust

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6187
FILED 11/12/2024 11:26:11 AM

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Secures:

Promissory Note, dated April 15, 2019 (the "Note"), executed by Grantor, payable to Lender, in the original stated principal amount of five million, two hundred thirteen thousand, one hundred eighty-eight dollars and 79/100 Dollars (\$5,213,188.79) as modified by that certain Change in Terms Agreement dated December 21, 2016, as modified by that certain Change in Terms Agreement dated March 29, 2022, as modified by that certain Change in Terms Agreement dated April 15, 2024, as modified by that certain Change in Terms Agreement dated July 15, 2024, presently owned and held by Holder.

Recording:

Recorded in the Official Public Records of Harris County, Texas (the "Records") as Document Number 2014052940.

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Appointment of Substitute Trustee, 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:

December 3, 2024

Time of Sale:

The sale of the Property will take place between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the sale will take place is 10:00 A.M., and the sale will commence within three hours of such time

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, the present owner and holder of the Note, has appointed James L. Hollerbach, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with

Chapter 51 of the Texas Property Code. 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 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.

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 12:45 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 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**"), 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 the Substitute Trustee (at the address 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]

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COPY UNOFFICIAL

Chris Poston

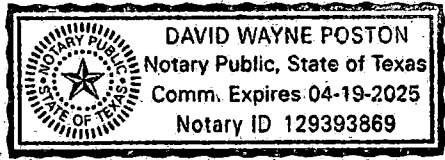
As Substitute Trustee

STATE OF TEXAS

COUNTY OF HARRIS

Before me, DAVID W. POSTON, Notary Public, on this day personally appeared CHRIS POSTON, 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 12 day of November, 2024.



David W. Poston

Notary Public, State of Texas

Print Name: DAVID W. POSTON

My Commission Expires: 4-19-2025

[AFFIX NOTARY STAMP ABOVE]

After filing return to:

DUANE MORRIS LLP
100 Crescent Court, Suite 1200
Dallas, TX 75201
Attn: Katherine Ramos
Office: (214) 257-7200
Fax: (214) 257-7201

EXHIBIT A

Real Property Legal Description

All that certain 7.540 acre tract of land situated in the Harris and Wilson Survey, Abstract No. 32, Harris County, Texas; said 7.540 acre tract being out of and a part of that certain 7.478 acre tract of land described in deed dated the 1st day of November, 1972 from Stratford of Texas, Inc. to Delta Industries, Inc. and recorded under County Clerk's File No(s) D836369, Harris County, Texas; said 7.540 acres tract being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found in the Northwestern line of Liberty Road (based width of 100.00 feet) (also known as Crosby Road), from which point the intersection of the Westerly line of Homestead Road (based on a width of 100.00 feet) with the Northwestern line of said Liberty Road bear North 64 deg 08 min 00 sec East, 785.10 feet (called) and being also to the place of beginning;

Thence South 64 deg 08 min 00 sec West, 682.20 feet along the Northwestern line of said Liberty Road to a 1/2 inch iron rod set for the most Southwesterly corner of the 7.540 acre tract herein described;

Thence North a distance of 283.40 feet (called 292.00 feet) to a 1/2 inch iron rod set for point of curve;

Thence in a Northeasterly direction along a curve to the right having a radius of 434.48 feet through a central angle of 64 deg 08 min 00 sec, for an arc distance of 488.33 feet (called 478.20 feet) to a 1/2 inch rod set for point of tangent;

Thence North 64 deg 08 min 00 sec East a distance of 410.00 feet to a 1/2 inch iron rod set for the most Northeasterly corner of the 7.540 acre tract herein described;

Thence South 666.60 feet to a found 5/8 inch iron rod, lying on the North R.O.W. of Liberty Road and being also the place of beginning.

COPY

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NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (as amended, restated, modified, supplemented or assigned, the **“Deed of Trust”**):

Dated: October 28, 2021

Trustor: OWC 182 HOLDINGS, LLC, a Delaware limited liability company

Beneficiary: HG OAKS OF WESTCHASE, LLC, a Delaware limited liability company, as successor-in-interest to HGI Commercial Funding II, LLC, a Delaware limited liability company

Original Trustee: Robert Galperin, an individual

Recorded: October 29, 2021, under Harris County Clerk's File No. RP-2021-625622, Official Records, Harris County, Texas

Assigned: March 31, 2022, as evidenced by, among other things, that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing by and between HGI Commercial Funding II, LLC, a Delaware limited liability company, as Assignor, and HGI Commercial Funding II Parent, LLC, a Delaware limited liability company, as Assignee, recorded on July 6, 2022, under Harris County Clerk's File No. RP-2022-347340, Official Records, Harris County, Texas, as further assigned on March 31, 2022, as evidenced by, among other things, that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing by and between HGI Commercial Funding II Parent, a Delaware limited liability company, as Assignor, and HGI CRE CLO 2022-FL3, LLC, a Delaware limited liability company, as Assignee, recorded on July 6, 2022, under Harris County Clerk's File No. RP-2022-347343, Official Records, Harris County, Texas, and as further assigned on October 28, 2024, as evidenced by, among other things, that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing by and between HGI CRE CLO 2022-FL3, LLC, a Delaware limited liability company, as Assignor, and HG Oaks of Westchase, LLC, a Delaware limited liability company, as Assignee, recorded on October 30, 2024, under Harris County Clerk's File No. RP-2024-402415, Official Records, Harris County, Texas

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6188
FILED 11/12/2024 11:26:12 AM

Secures: Promissory Note dated of even date with the Deed of Trust, in the original principal amount of \$14,682,880.00, executed by Trustor (as amended, restated, modified, supplemented or assigned from time to time, and as transferred to Beneficiary via allonge, the "Note")

Beneficiary's Address: HG Oaks of Westchase, LLC
999 Waterside Drive, Suite 2300
Norfolk, VA 23510

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described on Exhibit A attached hereto, and all other tangible and intangible property and rights and appurtenances thereto.

Substitute Trustee: Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: Macy D. Smith

Foreclosure Sale: (the "Foreclosure Sale")

Date: Tuesday, December 3, 2024

Time: The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., local time.

Place: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 (or another location as designated for foreclosure sales by the Harris County Commissioners Court pursuant to § 51.002 of the Texas Property Code)

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Beneficiary, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personalty, fixtures, equipment, contracts, accounts, leases and other tangible and intangible property described in the Deed of Trust or any

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related security agreements in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

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FILED 11/12/2024 11:26:12 AM FRCL-2024-6188 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

WITNESS MY HAND this 12 day of November, 2024.

COPY

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: Macy D. Smith

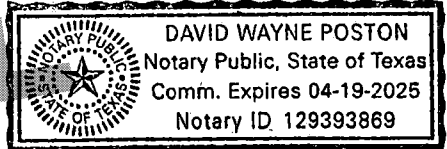
STATE OF TEXAS
COUNTY OF GALVESTON

I, the undersigned Notary Public, do hereby certify that Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Beneficiary, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the 12 day of November, 2024.

Notary Public, State of Texas
Commission Expires: 4-19-2025
Printed Name: DAVID W. POSTON

Exhibit A: Real Property Description



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FILED 11/12/2024 11:26:12 AM
FRCL-2024-6188
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

REAL PROPERTY DESCRIPTION

A TRACT OF 6.7493 ACRES OF LAND, MORE OR LESS, BEING OAKS OF WESTCHASE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 297, PAGE 106 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING A 6.7493 ACRES (293,998 SQUARE FEET) TRACT OF LAND SITUATED IN THE HENRY WOODRUFF SURVEY, A-844, HARRIS COUNTY, TEXAS, SAID 6.7493 ACRE TRACT BEING THAT SAME TRACT OF LAND CONVEYED TO OAKS OF WESTCHASE ASSOCIATES, G.P. (FORMERLY OAKS OF WESTCHASE ASSOCIATES, L.P.) BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. S787858 FILM CODE NO. 516-21-3708 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH THE BASIS OF BEARINGS BEING THE SOUTHERLY LINE OF SAID OAKS OF WESTCHASE:

BEGINNING AT A 5/8-INCH IRON ROD FOUND IN A CURVE TO THE RIGHT BEING THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOWGLEN LANE (60 FEET WIDE) FOR THE SOUTHEASTERLY CORNER OF SAID OAKS OF WESTCHASE, THE SOUTHWESTERLY CORNER OF MEADOWGLEN PLACE NORTH AS RECORDED BY MAP OR PLAT IN VOLUME 291, PAGE 13 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, THE SAME BEING A CALLED 5.3186-ACRE TRACT OF LAND CONVEYED TO HT APARTMENTS, L.P. BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. T177464, FILM CODE NO. 520-18-0892 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND BEING THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED HEREIN,

THENCE IN A WESTERLY DIRECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MEADOWGLEN LANE AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 3970.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 02 MINUTES 44 SECONDS, A CHORD BEARING OF NORTH 84 DEGREES 10 MINUTES 03 SECONDS WEST AND A CHORD DISTANCE OF 487.88 FEET FOR A CURVE LENGTH OF 488.19 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHERLY END OF A CUTBACK LINE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MEADOWGLEN LANE WITH THE EASTERLY RIGHT-OF-WAY LINE OF WALLINGFORD DRIVE (60 FEET WIDE) AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 35 DEGREES 19 MINUTES 15 SECONDS WEST, WITH SAID CUTBACK LINE, A DISTANCE OF 14.08 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHERLY END OF SAID CUTBACK LINE AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED,

THENCE NORTH 09 DEGREES 55 MINUTES 54 SECONDS EAST, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID WALLINGFORD DRIVE, A DISTANCE OF 9.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT,

THENCE IN A NORTHERLY DIRECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID WALLINGFORD DRIVE AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF

2030.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 45 MINUTES 36 SECONDS, A CHORD BEARING OF NORTH 03 DEGREES 33 MINUTES 07 SECONDS EAST AND A CHORD DISTANCE OF 451.16 FEET FOR A CURVE LENGTH OF 452.09 FEET TO 5/8 INCH IRON ROD FOUND FOR THE POINT-OF-TANGENCY,

THENCE NORTH 02 DEGREES 49 MINUTES 42 SECONDS WEST, ALONG THE EASTERLY RIGHT- OF-WAY LINE OF SAID WALLINGFORD DRIVE, A DISTANCE OF 137.85 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF WALLINGFORD EAST APARTMENTS AS RECORDED BY MAP OR PLAT IN VOLUME 297, PAGE 104 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, THE SAME BEING A CALLED 5.069 ACRE TRACT OF LAND CONVEYED TO ALLIANCE FQ, L.P. BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. W308723, FILM CODE NO. 560-80-2113 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND BEING THE NORTHWESTERLY CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87 DEGREES 32 MINUTES 04 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID WALLINGFORD EAST APARTMENTS, A DISTANCE OF 437.57 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID WALLINGFORD EAST APARTMENTS, THE SOUTHEAST CORNER OF A CALLED 5.069 ACRE TRACT OF LAND CONVEYED TO ALLIANCE FQ, L.P. BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. W308723, FILM CODE NO. 560-80-2113 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID MEADOWGLEN PLACE NORTH AND BEING THE NORTHEASTERLY CORNER OF SAID TRACT HEREIN DESCRIBED.

THENCE SOUTH 02 DEGREES 49 MINUTES 42 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID MEADOWGLEN PLACE NORTH, A DISTANCE OF 678.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.7493 ACRES (293,998 SQUARE FEET) OF LAND, MORE OR LESS.

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: November 12, 2024

Type of Security

Instrument: Deed of Trust

Date of Instrument: April 2, 2021

Debtor: Miguel Angel Perez

Isabel Marquez

Original Trustee: Sowell, Alvares & Walls, PLLC

Substitute Trustee: James N. Richards or Clayton Gaddis

Current Beneficiary: Listo Lending, LLC

County of Property: Harris County, Texas

Recording Information: Harris County Real Property Records Document Number RP-2021-317536

Property Description: LOT 795, IN BLOCK 28, OF HOME OWNED ESTATES, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 30, PAGE 27, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (more commonly known as 13307 Halifax St, Houston, Texas 77015)

Date of Sale of Property: December 3, 2024

Earliest Time of Sale of Property:

The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Harris County Courthouse, Bayou Event Center 9401 Knight Road, Houston, Texas 77045 or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
214-559-7387

Executed on November 12, 2024


James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 214-559-7387
Fx: 817-518-9286
Email: nate@jnr.law

Notice of Trustee's Sale

Date: November 12, 2024

Substitute Trustee: Keval Patel or Rex Kessler

Substitute Trustees' Addresses: 800 Bonaventure Way, Ste #103
Sugar Land, Texas 77479

Lenders: SMAK Realestate, LLC a Texas limited liability company

Debt: \$1,361,500.00 debt obligation to Lenders as specified below:

Deed of Trust to Secure Performance ("Deed of Trust"):

Dated: April 30, 2024

Grantor: AR Top Realty, LLC, A Texas limited liability company

Trustee: Keval Patel

Lenders: SMAK Realestate, LLC a Texas limited liability company

Property Address: See Attached Exhibit "A"

Recorded in: Document Number RP-2024-162657 recorded in the Real Property records of Harris County, Texas

Secures: See Attached Exhibit "A"

Property: See Attached Exhibit "A"

County: Harris County Texas

Date of Sale (first Tuesday of month): December 3, 2024

Time of Sale: 10:00 am

Place of Sale: Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045.or as designated by the county commissioners.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A

MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Keval Patel

COPY

LOT TWENTY-NINE (29), BLOCK ONE (1), of GREENFIELD VILLAGE, SECTION TWO, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 299, Page 55 of the Map Records of Harris County, Texas. as to Tract 1

LOT NINETEEN (19), BLOCK FOUR (4), of MEADOWVIEW FARMS, SEC. 5, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Cove No. 599200 of the Map Records of Harris County, Texas. as to Tract 2

LOT NINE (9), BLOCK NINETEEN (19), of STERLING FOREST, SECTION ONE, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 133, Page 26 of the Map Records of Harris County, Texas, as to Tract 3

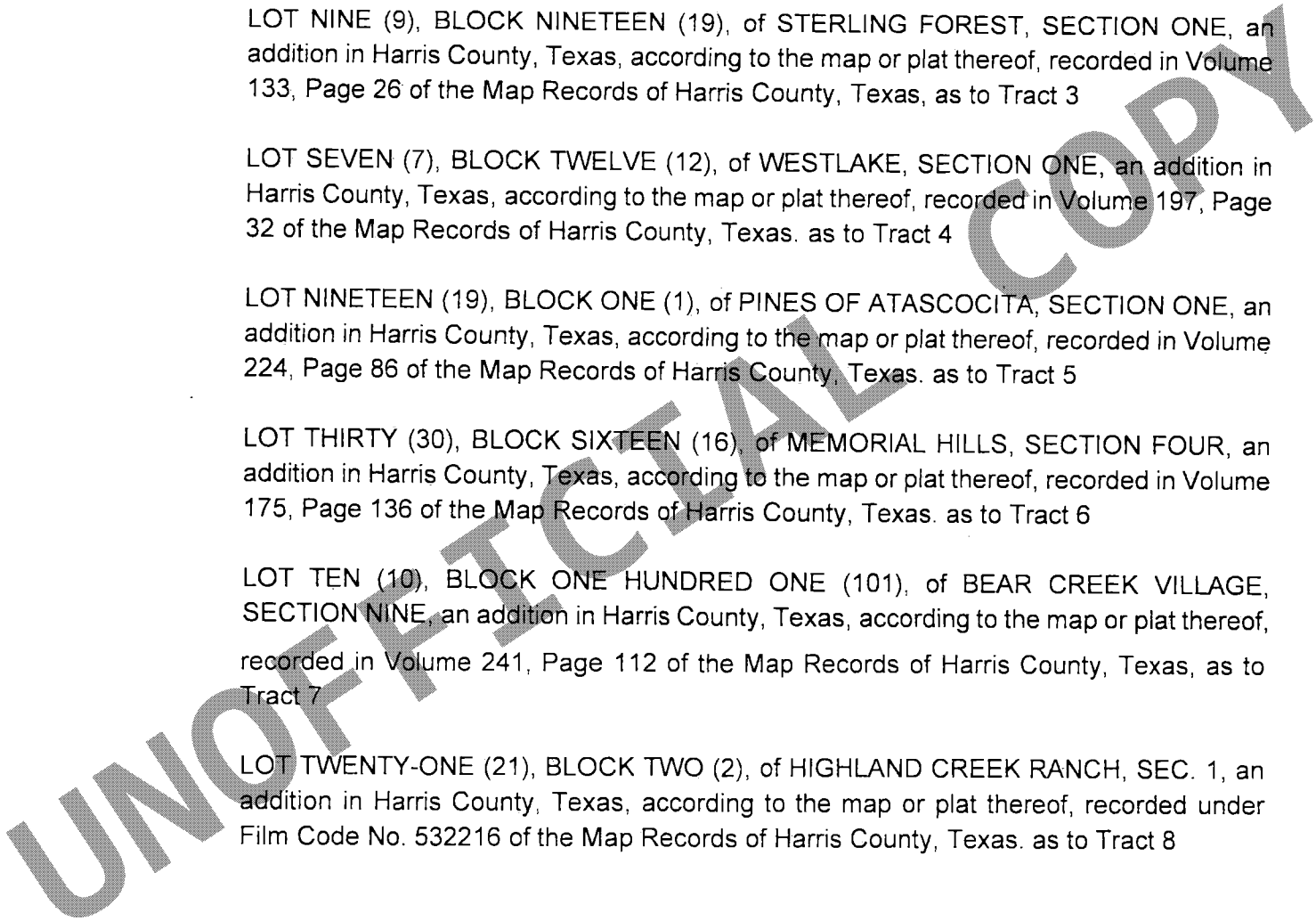
LOT SEVEN (7), BLOCK TWELVE (12), of WESTLAKE, SECTION ONE, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 197, Page 32 of the Map Records of Harris County, Texas. as to Tract 4

LOT NINETEEN (19), BLOCK ONE (1), of PINES OF ATASCOCITA, SECTION ONE, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 224, Page 86 of the Map Records of Harris County, Texas. as to Tract 5

LOT THIRTY (30), BLOCK SIXTEEN (16), of MEMORIAL HILLS, SECTION FOUR, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 175, Page 136 of the Map Records of Harris County, Texas. as to Tract 6

LOT TEN (10), BLOCK ONE HUNDRED ONE (101), of BEAR CREEK VILLAGE, SECTION NINE, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 241, Page 112 of the Map Records of Harris County, Texas, as to Tract 7

LOT TWENTY-ONE (21), BLOCK TWO (2), of HIGHLAND CREEK RANCH, SEC. 1, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 532216 of the Map Records of Harris County, Texas. as to Tract 8



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6198
FILED 11/12/2024 12:49:17 PM

Notice of Trustee's Sale

Date: November 12, 2024

Substitute Trustee: Keval Patel or Rex Kesler

Substitute Trustees' Addresses: 19855 Southwest Freeway, Suite 330
Sugar Land Texas 77479

Lenders: Snap Alpha Lending, LLC, a Texas limited liability company

Debt: \$229,000.00 debt obligation to Lenders as specified below:

Deed of Trust to Secure Performance ("Deed of Trust"):

Dated: January 31, 2023

Grantor: Sunrise Contractors Group, LLC, a Texas Limited Liability Company

Trustee: Keval Patel, 19855 Southwest Freeway, Suite 330, Sugar Land, Texas 77479

Lenders: Snap Alpha Lending, LLC a Texas limited liability company

Property Address: 1416 E. 36th Street, Houston, Texas 77022

Property: See Attached Exhibit "A"

Recorded in: Recorded Document Number RP 2023-35981 in the Real Property records of Harris County, Texas

Secures: Promissory Note dated January 31, 2023

County: Harris County Texas

Date of Sale (first Tuesday of month): December 3, 2024

Time of Sale: 10:00 am

Place of Sale: Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045. or as designated by the county commissioners

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF

ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The Lenders have appointed Keval Patel as Substitute Trustee under the Deed of Trust. The Lenders have instructed Trustees to offer the Property for sale toward the satisfaction of the debt obligations.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Keval Patel

UNOFFICIAL COPY

\$229,000.00

Houston, Texas

January 31, 2023

EXHIBIT A

Legal Description of Real Property

Lots Six (6), in Block Thirteen (13), of Bella Vista Addition, an Addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 7, Page 42, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

WHEREAS, 11519 SOUTH PETROPARK LLC, a Texas limited liability company (hereinafter collectively called the "Borrower"), executed a Deed of Trust, Security Agreement and Financing Statement dated June 26, 2020 to WALTER A. SCHROEDER, TRUSTEE, duly recorded under Clerk's File No. RP-2020-291406 of the Official Public Records of Real Property of Harris County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Deed of Trust"), to secure, inter alia, payment of certain indebtedness evidenced by that certain Promissory Note dated June 26, 2020, executed by the Borrower and payable to the order of AMERICAN FIRST NATIONAL BANK, a national banking association (hereinafter called the "Lender"), in the original principal sum of SIX HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$686,250.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note"), to which instruments reference is hereby made for all purposes; and

WHEREAS, the Lender is the present owner and holder of the Note and such indebtedness, and the mailing address of the Lender is 9999 Bellaire Blvd., Houston, Texas 77036; and

WHEREAS, after default in the payment of the indebtedness described in the Deed of Trust and pursuant to the specific provisions of the Deed of Trust, the Lender requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, Walter A. Schroeder, Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Deed of Trust and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 1:00 o'clock p.m. and no later than three (3) hours thereafter on the first Tuesday in December 2024, the same being December 3, 2024, the property set out in and described by the Deed of Trust, and described in Exhibit "A", which is attached hereto and incorporated herein by reference for all purposes, together with all and singular those rights, titles and interests, -estates, -reversions and remainders as may be granted by the Deed of Trust.

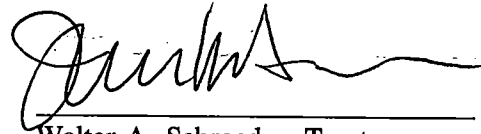
The above described property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.

In accordance with the Order of Commissioner's Court of Harris County, Texas dated October 27, 2015, and filed for record in the Office of the County Clerk of Harris County, Texas under Clerk's File No. 20150492828 of the Official Records of Real Property of Harris County, Texas, the foreclosure sale will take place in the area designated for "Sale by Trustee" at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, as designated by and more particularly described in such Order.

FRCL-2024-6196
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FILED 11/12/2024 12:41:47 PM

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 November 8, 2024.



Walter A. Schroeder, Trustee
9999 Bellaire Blvd., Suite 350
Houston, Texas 77036

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6196

FILED 11/12/2024 12:41:47 PM

COPIES
ORIGINAL
UNOFFICIAL

EXHIBIT "A"
Legal Description

0.6989 ACRE TRACT KNOWN AS RESERVE "K" OF PETROPARK SUBDIVISION, RECORDED IN VOLUME 325, PAGE 16, MAP RECORDS OF HARRIS COUNTY, TEXAS.

A TRACT OF LAND CONTAINING 0.6969 ACRES, OUT OF THE FRANCIS FRY SURVEY A-267, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER OF THE SOUTH RIGHT OF WAY LINE OF WEST LITTLE YORK (CALLED FISHER ROAD) AND ON THE WEST RIGHT OF WAY LINE OF HOUSTON LIGHTING AND POWER CO. 100 FOOT WIDE STRIP RECORDED IN FILM CODE 165-22-0801, FILING NO. D-932668 OF THE HARRIS COUNTY DEED RECORDS;

THENCE, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF WEST LITTLE YORK SOUTH 89 DEGREES 47 MINUTES 15 SECONDS WEST A DISTANCE OF 1612.00 FEET TO THE INTERSECTION OF WEST LITTLE YORK AND CUNNINGHAM ROAD TO A POINT FOR CORNER;

THENCE, ALONG THE SAID EAST RIGHT OF WAY LINE OF CUNNINGHAM ROAD (100.00 FEET RIGHT OF WAY) SOUTH 00 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 1373.63 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP FOR CORNER AND THE POINT OF BEGINNING;

THENCE, ALONG A CUT BACK LINE OF SOUTH PETROPARK DRIVE, NORTH 45 DEGREES 16 MINUTES 28 SECONDS, EAST A DISTANCE OF 14.27 FEET TO A POINT, FROM WHICH A P.K. NAIL FOUND BEARS NORTH 75 DEGREES 42 MINUTES WEST 0.5 FEET;

THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE OF SOUTH PETROPARK DRIVE (60 FEET RIGHT OF WAY) NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST, A DISTANCE OF 201.48 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP;

THENCE, SOUTH 00 DEGREES 12 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.93 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE, NORTH 89 DEGREES 22 MINUTES 47 SECONDS WEST, A DISTANCE OF 213.89 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER OF THE EAST RIGHT OF WAY LINE OF CUNNINGHAM ROAD;

THENCE, ALONG THE SAID EAST RIGHT OF WAY LINE OF CUNNINGHAM ROAD NORTH 00 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 131.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6989 ACRES OR 30,444 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.

NOTICE OF TRUSTEE'S SALE

Pursuant to Deed of Trust dated **November 30, 2022**, executed by **DERRICK R. CHAPMAN and KEOSHA N. JENKINS** ("Mortgagor") Mortgagor conveyed to **CHARLES T. DOYLE, PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, JANA L. HARTNETT, ALBERT G. REDMOND, PETER J. SAPIO, JR.** or **THEA CLARK**, as **Trustee(s)** all of their right, title, and interest in and to that one certain parcel of real property situated in Harris County, Texas and described as:

Lot Eight (8), in Block Thirty-Nine (39), of Willow Meadows, Section Fifteen (15), a Subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 55, Page 32, of the Map Records of Harris County, Texas.

to secure the payment of that one certain Promissory Note ("Note") dated **November 30, 2022**, in the original principal amount of **\$204,000.00**, executed by **DERRICK R. CHAPMAN and KEOSHA N. JENKINS** and payable to the order of **TEXAS FIRST BANK** ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under **Harris County Clerk's File No. RP-2022-571302**; all in the Official Real Property Public Records of Harris County, Texas; and

The Deed of Trust is in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the Harris County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

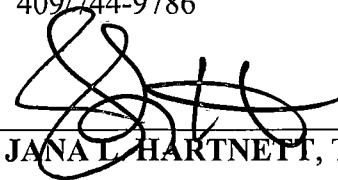
Therefore, I, **JANA L. HARTNETT**, Trustee, hereby give notice, after due publication as required by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of 1:00 p.m. and 4:00 p.m. on the first Tuesday in **December**, being **December 3, 2024**, at the Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, or as designated by the County Commissioners Court. Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6199
FILED 11/12/2024 12:50:58 PM

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Signed on November 1, 2024.

DOYLE LAW FIRM, PLLC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

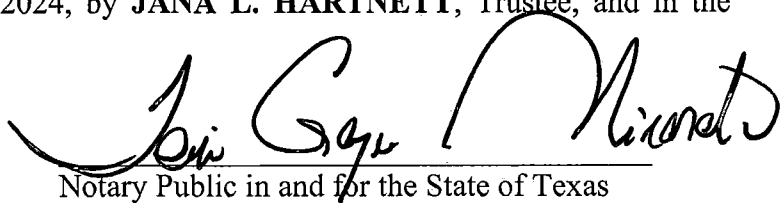
By: 
JANA L. HARTNETT, Trustee

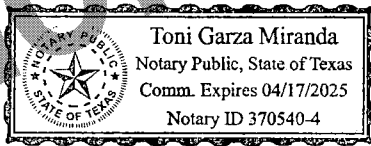
THE STATE OF TEXAS

§
§
§

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 1st day of November, 2024, by JANA L. HARTNETT, Trustee, and in the capacity therein stated.


Notary Public in and for the State of Texas



FILED 11/12/2024 11:44:58 AM FRCL-2024-6191 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

THE STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS)

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by **REMODELING INNOVATORS, INC.**, as Grantor, to **ORVAL LEE MARLOW, II**, Trustee, dated August 4, 2021, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File No. RP-2021-449354 , 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 \$94,500, 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, December 3, 2024**, at public auction to the highest bidder for cash in the area designated by the Harris County Commissioners Court at the hour of 1:00 p.m. or within three (3) hours thereafter of that day, the property described as follows:

Lot Five (5), Block Three (3), of MIMS ADDITION, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 550, Page 486, of the Deed Records of Harris County, Texas and more commonly known as 1902 Chew Street, Houston, Texas 77020.

EXECUTED this 12th day of November, 2024.



ORVAL LEE MARLOW II, Trustee

COPY

FILED 11/12/2024 1:02:29 PM FRCL-2024-6200 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

November 12, 2024

Deed of Trust ("Deed of Trust"):

Dated: July 1, 2020

Grantor: Janet Hernandez

Trustee: Margaret H. Banahan and/or Veronica A. Martinez

Lender: Najib Melham

Recorded in: Instrument No. RP-2020-294957 of the real property records of Harris County, Texas

Legal Description: Being the East One-fourth of Lot 7 & the adjoining West Three-fourths of Lot 8, in Block 12, of D. GREGGS SECOND ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 28, Page 465, of the Deed Records of Harris County, Texas, same being that tract of land conveyed to Jimmie Blackshire and wife, Frances Blackshire, by deed recorded in Film Code No. 161-19-2176, Deed Records, Harris County, Texas, and being more particularly described by metes and bounds on the attached Exhibit.

Commonly known as: 2209 Noble St., Houston, Texas 77026

Secures: Promissory Note ("Note") in the original principal amount of \$182,500.00, executed by Janet Hernandez ("Borrower") and payable to the order of Lender

Assignment: The Note and liens and security interest of the Deed of Trust were transferred and assigned to Inspira Financial Trust, LLC Custodian, FKA Quest Trust Company FBO Richard Bresler IRA #14214-11, by Assignment of Note and Liens filed under RP-2021-110425 of the real property records of Harris County, Texas

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, David Garvin, Margaret H. Banahan or Veronica Almaguer

Substitute Trustee's

Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

Foreclosure Sale:

- Date:** Tuesday, December 3, 2024
- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
- Place:** Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045; or if the preceding area is no longer the designated area, at the area designated by the County Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Inspira Financial Trust, LLC Custodian, FKA Quest Trust Company FBO Richard Bresler IRA #14214-11'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, Inspira Financial Trust, LLC Custodian, FKA Quest Trust Company FBO Richard Bresler IRA #14214-11, 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 Inspira Financial Trust, LLC Custodian, FKA Quest Trust Company FBO Richard Bresler IRA #14214-11's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Inspira Financial Trust, LLC Custodian, FKA Quest Trust Company FBO Richard Bresler IRA #14214-11'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 Inspira Financial Trust, LLC Custodian, FKA Quest Trust Company FBO Richard Bresler IRA #14214-11 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.

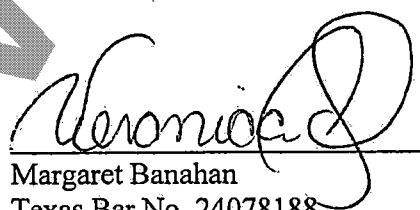
For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Inspira Financial Trust, LLC Custodian, FKA Quest Trust Company FBO Richard Bresler IRA #14214-11. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

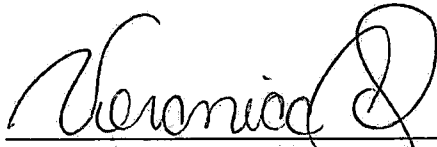
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Margaret Banahan
Texas Bar No. 24078188
Veronica Almaguer
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Almaguer Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, David Garvin, Margaret H. Banahan or Veronica Almaguer
c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

UNOFFICIAL COPY

Exhibit "A"

Being the East One-fourth of Lot 7 & the adjoining West Three-fourths of Lot 8, in Block 12, of D. GREGGS SECOND ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 28, Page 465, of the Deed Records of Harris County, Texas, same being that tract of land conveyed to Jimmie Blackshire and wife, Frances Blackshire, by deed recorded in Film Code No. 161-19-2176, Deed Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 6, in Block 105, of said addition, and the West line of Chase Street (public right-of-way);

THENCE North 28 degrees 35 minutes 49 seconds West, a distance of 228.31 feet to an "X" set in concrete, said corner being the POINT OF BEGINNING of the herein described tract;

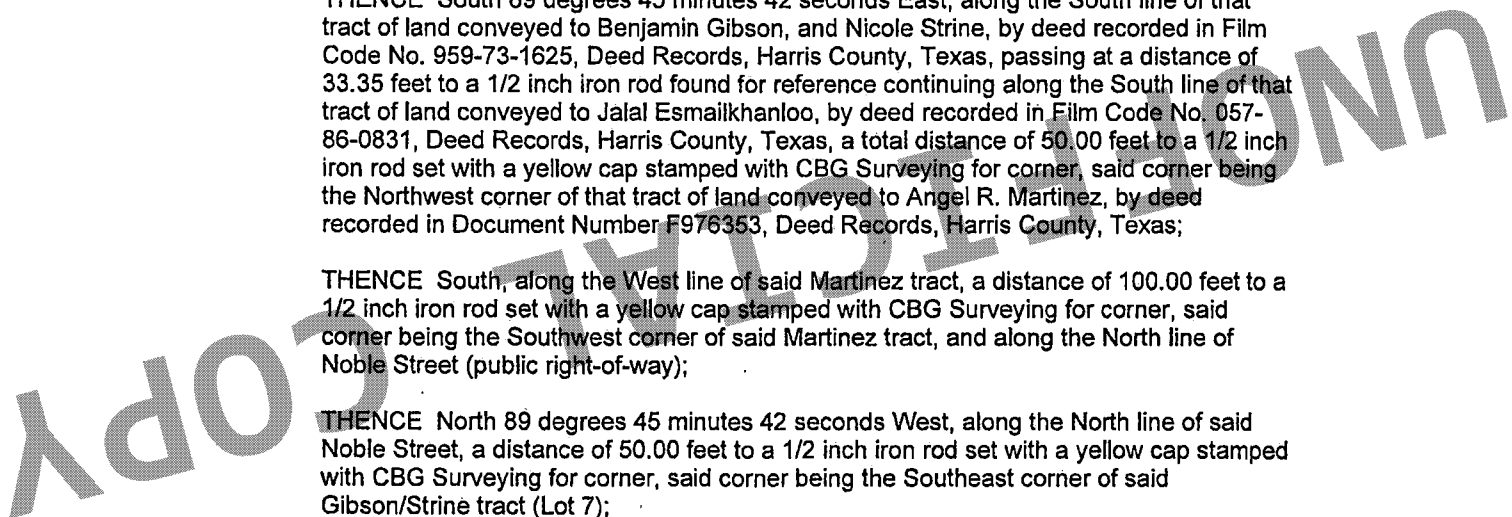
THENCE South 89 degrees 45 minutes 42 seconds East, along the South line of that tract of land conveyed to Benjamin Gibson, and Nicole Strine, by deed recorded in Film Code No. 959-73-1625, Deed Records, Harris County, Texas, passing at a distance of 33.35 feet to a 1/2 inch iron rod found for reference continuing along the South line of that tract of land conveyed to Jalal Esmailkhanloo, by deed recorded in Film Code No. 057-86-0831, Deed Records, Harris County, Texas, a total distance of 50.00 feet to a 1/2 inch iron rod set with a yellow cap stamped with CBG Surveying for corner, said corner being the Northwest corner of that tract of land conveyed to Angel R. Martinez, by deed recorded in Document Number F976353, Deed Records, Harris County, Texas;

THENCE South, along the West line of said Martinez tract, a distance of 100.00 feet to a 1/2 inch iron rod set with a yellow cap stamped with CBG Surveying for corner, said corner being the Southwest corner of said Martinez tract, and along the North line of Noble Street (public right-of-way);

THENCE North 89 degrees 45 minutes 42 seconds West, along the North line of said Noble Street, a distance of 50.00 feet to a 1/2 inch iron rod set with a yellow cap stamped with CBG Surveying for corner, said corner being the Southeast corner of said Gibson/Strine tract (Lot 7);

THENCE North, along the East line of said Gibson/Strine tract (Lot 7), a distance of 100.00 feet to the POINT OF BEGINNING and containing 5,000 square feet or 0.12 acres of land.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



TRINITY MORTGAGE GROUP, LLC, a Texas Limited Liability Company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Claudio Paul Castillo Gonzalez
1910 Kaitlyn Dr., Houston, TX 77049
Sent via first class mail and CMRR # 9489-0178-9820-3031-7045-60 on 11.11.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Claudio Paul Castillo Gonzalez and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Harris County, Texas and is recorded under Clerk's File/Instrument Number RP-2019-73682, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of December, 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 45, IN BLOCK 1, OF SONOMA RANCH, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FIIM CODE NO. 567223 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. which has the address of 1910 KAITLYN DRIVE HOUSTON, Texas 77049

3. Name and Address of Sender of Notice:

FILED 11/12/2024 1:37:46 PM FRCL-2024-6203 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

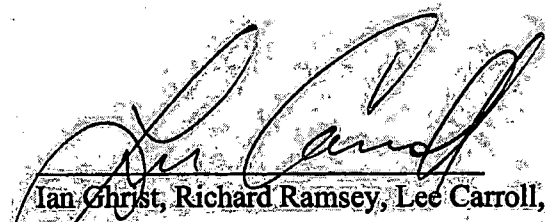
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES. PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.


Ian Ghrist, Richard Ramsey, Lee Carroll, Thuy Diem Kha
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Global Re Asset Management, Inc. a Texas corporation, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Luis Alberto Espinoza Guzman
Maria Serrano Garcia
7958 Fowlie St., Houston, TX 77028
Sent via first class mail and CMRR #:~~9489 0178 9820 3031 7045 84~~ on 11.11.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Luis Alberto Espinoza Guzman and Maria Serrano 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-2022-31095, 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 3rd day of December, 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:

Being a tract of land containing 0.0964 acres (4,199 square feet), situated in the J. L. Stanley Survey, Abstract 700, Hanis County, Texas, being all of a tract of land conveyed unto Cesar Acuna in County Clerk's File No. RP-2017-73195 of the Official Public Records of Hanis County, Texas, said Acuna tract being known as Lot 16, Block K of LIBERTY ROAD MANOR, SECTION 6, an unrecorded subdivision in Harris County, Texas, being a re-subdivision of Lot 24 of Quimby's Addition, as recorded in Volume 167, Page 8 (F.C. 2672A) Deed Records of Hanis County, Texas. Said 0.0964-acre tract being more particularly described by metes and bounds as follows: BEGINNING at a set 1/2-inch iron rod with cap marked "Survey 1" at the southwest corner of the said Acuna tract, said point being located North 10 08' 00" East, a distance of 13 5. 00 feet and East, a distance of 641.10 feet from the southwest corner of said Lot 24 of Quimby' s Addition for the southwest corner of the said tract herein described; THENCE North 0 1° 08' 00" East, a distance of 105.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the south right-of-way line of Fowlie Street (50.00 feet wide) for the northwest corner of the said tract herein described; THENCE East, along the south right-of-way line of said Fowlie Street, a distance of

40.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of the said tract herein described THENCE South 01° 08' 00" West, a distance of 105.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the southeast corner of the said tract herein described; THENCE West, a distance of 40.00 feet to the POINT OF BEGINNING and containing 0.0964 acres (4,199 square feet), more or less. More commonly known as: 7962 Fowlic Street, Houston Texas 77028.

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.

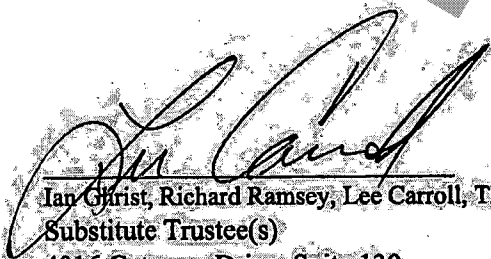
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

TIN CUP, LLC, a Texas limited liability company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Jaime Salinas
Sara Duenez
14418 Grandy Street Humble, TX 77396
Sent via first class mail and CMRR # 9489 0178 9820 3031 7046 21 on 11.11.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Jaime Salinas and Sara Duenez 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-2019-572785, 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 3rd day of December, 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:

A tract of land containing 0.2301 Acre, being all of lot 96 and a portion of Lots 94 and 95, Block 4, Humble Road Place according to the map or plat thereof recorded in Volume 39, Page 40 of the Map Records of Harris County, Texas, being a combination of a tract recorded in the name of David Brewer et ux under Harris County Clerk's File (H.C.C.F.) No. X282121 (Lot 96) of the Real Property Records of Harris County, Texas (R.P.R.H.C.T.) and part of a tract recorded in the name of John Randolph Long et ux H.C.C.F. No. RP-2016-503476 (portion of Lots 94 and 95)of the R.P.R.H.C.T., and being more particularly described by metes and bounds as follows: (Bearings based on Volume 39, Page 40 of the Map Records of Harris County, Texas) BEGINNING at a 1/2 Inch iron rod with a "Precision" cap set on the west right-of-way line of Grandy Street being the southeast corner of said Lot 96, and being the southeast corner of this tract; THENCE, SOUTH 89° 35' 00" WEST, with the north line of Lot 97, a distance of 120.00 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southwest corner of said Lot 96, being the southwest corner of this tract; THENCE, NORTH 00° 25' 00" WEST, with the east line of Lot 91, passing at a distance of

60.00 Feet the northwest corner of said Lot 96 from which a 5/8 Inch bears South 89° 35' 00" West, 120.00 Feet and South 00° 25' 00" East, 629.31 Feet, and continuing for a total distance of 79.72 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northwest corner of this tract; THENCE, NORTH 85° 55' 56" EAST, across and through the aforementioned Lot 95, a distance of 120.24 Feet to a 1/2 Inch iron rod with a "Precision" cap set on the aforementioned west right-of-way line of Grandy Street at the northeast corner of this tract; THENCE, SOUTH 00° 25' 00" EAST, with said west right-of-way line passing at a distance of 27.27 Feet the northwest corner of the aforementioned Lot 96 from which a 1/2 Inch bears North 89° 35' 00" East, a distance of 60.00 Feet, from said 1/2 Inch iron rod found a second 1/2 Inch iron rod found bears South 00° 25' 00" East a distance of 60.00 Feet, said second 1/2 Inch iron rod found a third 1/2 Inch iron rod found bears South 00° 25' 00" East a distance of 60.00 Feet, and continuing for a total distance of 87.37 Feet to the POINT OF BEGINNING and containing 0.2301 Acre.

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:

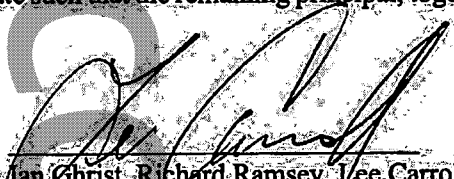
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

Phillip Powell, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Aicha Kenneh
17722 Forest Haven Tomball, Texas 77375
Sent via first class mail and CMRR # 9489 0178 9820 3031 7046 45 on 11.11.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Aicha Kenneh 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-2018-322706, 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 3rd day of December, 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 Seventeen (17), Block One (1) of MEMORIAL SPRINGS, SECTION ONE (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 455109 of the Map Records of Harris County, Texas. Commonly known as: 17722 Forest Haven Trail, Tomball, Texas 77375.

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.

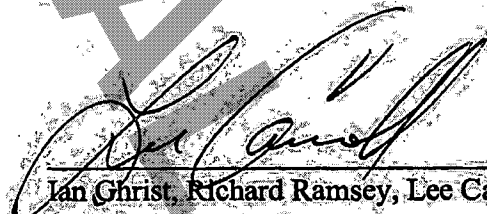
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

COPY

Sagemill Trust, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Fernando Perez, Jr.
10215 Sagemill Dr., Houston, TX 77089
Sent via first class mail and CMRR # 9489 0178 9820 3031 7046 69 on 11.11.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Fernando Perez, Jr. 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-2021-421579, 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 3rd day of December, 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:

The Southwesterly 62.00 feet of Lot Nineteen (19), and the adjoining Northeasterly 20.50 feet of Lot Twenty (20), in Block Twenty-One (21) of Sageglen, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 246, Page 34 of the Map Records of Harris County, Texas

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 11/12/2024 1:37:50 PM FRCL-2024-6207 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.



Ian Christ, Richard Ramsey, Lee Carroll
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

COPY

Tiburon Lakes Trust, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Paula K. Broughton
Clayton Wavra
6414 Tiburon Lakes Drive, Katy, TX 77493
Sent via first class mail and CMRR # 9489-0178 9820 3031 7046 83 on 11-11-2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Paula K. Broughton and Clayton Wavra 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-2021-200941, Official Public Records, 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 3rd day of December, 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 Ten (10), Block Two (2), KATY LAKES SEC 3, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 691536, Map Records, Harris County, Texas

3. Name and Address of Sender of Notice:

UNOFFICIAL COPY

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.


Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.


Ian Ghrist, Richard Ramsey, Lee Carroll
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

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, LELEITH BENT LEVY delivered that one certain Deed of Trust dated OCTOBER 23, 2023, which is recorded in INSTRUMENT NO. RP-2023-421382 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 \$230,000.00 payable to the order of BLUE SKY INVESTORS, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, BLUE SKY INVESTORS, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on DECEMBER 3, 2024, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of HARRIS County, Texas, for such sales (OR AT THE AREA OF THE MAGNOLIA SOUTH BALLROOM INSIDE THE BAYOUR CITY EVENT CENTER AT 9401 KNIGHT ROAD, HOUSTON, TEXAS, AS DESIGNATED BY THE COMMISSIONERS COURT).

NOTICE IS FURTHER GIVEN that the address of FCI LENDER SERVICES, INC., the Mortgagee or Mortgage Servicer, is P.O. BOX 27370, ANAHEIM, CA 92809. 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: NOVEMBER 12, 2024.

**SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR LEE CARROLL**

**FILE NO.: FCI-1095
PROPERTY: 8002-8004 BEECHNUT ST
HOUSTON, TEXAS 77036**

LELEITH BENT LEVY

**NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263**

EXHIBIT "A"

ALL THAT CERTAIN TRACT OF LAND BEING A PART OF LOT 32, IN BLOCK 54, OF SHARPSTOWN COUNTRY CLUB TERRACE, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 69, PAGE 53, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO LELEITH BENT LEVY, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) S091117, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" SET FOR THE SOUTHEAST CORNER OF THIS TRACT AT THE SOUTHEAST CORNER OF LOT 32, IN BLOCK 54, OF SHARPSTOWN COUNTRY CLUB TERRACE, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 69, PAGE 53 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

THENCE ALONG THE ORIGINAL NORTH LINE OF BEECHNUT STREET AND THE SOUTH LINE OF AN EASEMENT DESCRIBED IN DEED TO THE CITY OF HOUSTON RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) B407631 WITH A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 2550.00 FEET AND AN ARC LENGTH OF 78.33 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT AT THE SOUTHWEST CORNER OF LOT 32.

THENCE NORTH 18 DEG. 37 MIN. 04 SEC. EAST AT A DISTANCE OF 8.83 FEET PASSING AN IRON ROD SET AND CONTINUING FOR A TOTAL DISTANCE OF 133.75 FEET TO A FENCE POST FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AT THE NORTHWEST CORNER OF LOT 32.

THENCE SOUTH 68 DEG. 20 MIN. 52 SEC. EAST A DISTANCE OF 126.51 FEET ALONG THE NORTH LINE OF LOT 32 TO AN IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT AT THE NORTHWEST CORNER OF A TRACT OF LAND AWARDED TO THE STATE OF TEXAS IN CONDEMNATION PROCEEDINGS FILED UNDER CAUSE NO. 535357 IN COUNTY CIVIL COURT AT LAW NO. 4, HARRIS COUNTY, TEXAS.

THENCE SOUTH 45 DEG. 50 MIN. 26 SEC. WEST A DISTANCE OF 101.51 FEET TO AN IRON ROD SET FOR AN ANGLE POINT.

THENCE SOUTH 68 DEG. 13 MIN. 15 SEC. WEST A DISTANCE OF 25.69 FEET TO AN "X" SET FOR AN ANGLE POINT.

THENCE SOUTH 84 DEG. 22 MIN. 27 SEC. WEST A DISTANCE OF 27.33 FEET TO AN "X" SET FOR AN INTERIOR CORNER OF THIS TRACT ON THE NORTH LINE OF SAID CITY OF HOUSTON EASEMENT.

THENCE ALONG THE NORTH LINE OF SAID CITY OF HOUSTON EASEMENT WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2555.38 FEET AND AN ARC LENGTH OF 26.02 FEET TO AN IRON ROD SET FOR A POINT OF REVERSE CURVATURE.

THENCE ALONG THE NORTH LINE OF SAID CITY OF HOUSTON EASEMENT WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 35.00 FEET AND AN ARC LENGTH OF 39.53 FEET TO AN "X" SET FOR AN ANGLE POINT.

THENCE SOUTH 45 DEG. 15 MIN. 48 SEC. WEST A DISTANCE OF 33.31 FEET BACK TO THE PLACE OF BEGINNING.

FILE NO.: FCI-1095
LELEITH BENT LEVY

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, ALLISON E. MATNEY, A SINGLE WOMAN delivered that one certain Deed of Trust dated OCTOBER 30, 2012, which is recorded in INSTRUMENT NO. 20120515449 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 \$274,500.00 payable to the order of HOUSTON CAPITAL MORTGAGE, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, GATEWAY MORTGAGE (F/K/A GATEWAY MORTGAGE GROUP, LLC), A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on DECEMBER 3, 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 FIVE (5), IN BLOCK ONE (1), OF GARDEN OAKS PATIO HOMES, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 544222, 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 GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. 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: NOVEMBER 12, 2024.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR LEE CARROLL

FILE NO.: GMG-1194
PROPERTY: 3809 BRINKMAN STREET
HOUSTON, TEXAS 77018
ALLISON E. MATNEY

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF TEXAS

United States Bankruptcy Court
Southern District of Texas

ENTERED

July 29, 2024

In Re: Allison Elizabeth Matney

Case No.: 24-32112

Nathan Ochsner, Clerk

Debtor

Chapter: 13

**ORDER
OF DISMISSAL WITH PREJUDICE
TO REFILE ANOTHER CASE FOR 180 DAYS**

The Court conducted a hearing in this case. Based on the pleadings filed in this case, the evidence taken at the hearing and the reasons stated on the record, it is therefore

ORDERED that:

1. The above-styled case is DISMISSED.
2. The Debtor is barred from filing another bankruptcy case for 180 days following entry of this Order pursuant to 11 U.S.C. § 109(g)(1).
3. Violations of this Order may be punishable by contempt.

Signed and Entered on Docket: 7/29/24.

Eduardo V. Rodriguez
Chief United States Bankruptcy Judge

Bankruptcy Court
District of Texas

ENTERED

July 29, 2024

Nathan Ochsner, Clerk

COPY

UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6210

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UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF TEXAS

United States Bankruptcy Court
Southern District of Texas

ENTERED

August 16, 2023

Nathan Ochsner, Clerk

In Allison Elizabeth Matney
Re:

Case No.: 23-32890

Debtor

Chapter: 13

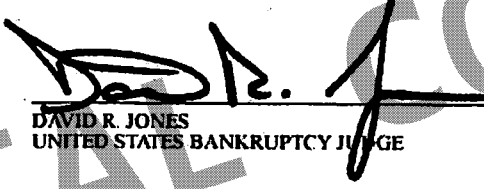
ORDER OF DISMISSAL

Appropriate notice having been given that the case would be dismissed without further notice if the debtor failed to comply with the Deficiency Order issued in this case, and

The Clerk having informed the court that the debtor has failed to satisfy the deficiency, as set out in the docket entry for this order

It is ORDERED that this case is DISMISSED.

Signed and Entered on Docket: 8/16/23



DAVID R. JONES
UNITED STATES BANKRUPTCY JUDGE

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FRCL-2024-6210
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

United States District Court
Southern District of Texas

ENTERED

March 29, 2022

Nathan Ochsner, Clerk

IN THE UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION

ALLISON E. MATNEY
Plaintiff,

§ Case Number: 4:22-cv-00409

vs.

GATEWAY MORTGAGE GROUP
Defendant.

ORDER OF DISMISSAL WITH PREJUDICE

On this day this Court considered the parties Agreed Stipulation of Dismissal with Prejudice; and this Court (a) hereby adopts the stipulation of the parties, and (b) finds that this case should be dismissed with prejudice. It is therefore

ORDERED, ADJUDGED AND DECREED that this case is hereby dismissed with prejudice pursuant to *Tex. R. Civ. Pro 41(a)(2)*.

Date: March 29, 2022


United States District Judge

Approved:

By: VILT AND ASSOCIATES – TX, P.C.

/s/ Robert C. Vilt

ROBERT C. VILT

State Bar No. 00788586

S.D. No.: 20296

Email: clay@viltlaw.com

5177 Richmond Avenue, Suite 1132

Houston, Texas 77056

Telephone: 713-840-7570

Facsimile: 713-877-1827

Attorneys for Plaintiff

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6210

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By: MICHAEL J. SCHROEDER, P.C.
/s/Michael J. Schroeder
State Bar No.: 17817380
S.D. No.: 9267
Email: Michael@lawmjs.com
3610 N. Josey Lane, Suite 206
Carrollton, TX 75007
Telephone: 972-394-3086
Facsimile: 972-394-1263
Attorneys For Defendant

UNOFFICIAL

COPY

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF TEXAS



In Allison Elizabeth Matney
Re: Debtor

Case No.: 20-30930
Chapter: 13

ENTERED
05/12/2020

**ORDER DISMISSING CASE WITH
PREJUDICE TO REILING ANOTHER CASE FOR 180 DAYS**

1. On the chapter 13 trustee's motion, this case is dismissed with prejudice pursuant to 11.U.S.C. § 109(g). The Court's reasons for dismissal were stated on the record in open court.
2. The Debtor(s) shall not file another bankruptcy petition for 180 days following entry of this Order. Violation of this paragraph may be punished as a contempt of court.
3. The deadline for filing an application for an administrative expense in this case is set at 21 days following entry of this order. The deadline for filing a motion for allowance of a claim arising under § 507(b) in this case is also set at 21 days following entry of this order.
4. If an application for allowance of professional fees and expenses has previously been filed in this case, the applicant is not required to file a new application for allowance of administrative expenses under § 503 if the new application only seeks allowance of the same professional fees and expenses previously requested.
5. Any prior order directing an employer or other person to pay funds to the chapter 13 trustee is terminated. Any prior order authorizing an ACH or other means of electronic payment is terminated.
6. The Court finds good cause to direct the payment of funds held by the chapter 13 trustee at the time of entry of this Order as follows:
 - (a) First, the balance on hand in the Emergency Savings Fund will be paid to the Debtor(s);
 - (b) Second, to any unpaid chapter 13 trustee's statutory compensation;
 - (c) Third, the balance on hand in the Reserves for *ad valorem* taxes, to the holder of the claim secured by the senior security interest against the property for which the Reserves were established;
 - (d) Fourth, the balance in any other Reserve account to the Debtor;
 - (e) Fifth, to any unpaid payments mandated to be made by the Trustee under a prior Court order, including but not limited to any mandated adequate protection payments;
 - (f) Sixth, to pay any unpaid fees to Debtor(s)' attorneys and to reserve for any filed applications for which no order has yet been entered; and
 - (g) Seventh, to the Debtor(s).

Any party-in-interest objecting to the "for cause" distributions under this paragraph must file an objection within 14 days of entry of this Order. The chapter 13 trustee will defer making distributions under this paragraph until the next ordinary disbursement date following the later of (i) 22 days following entry of this Order; or (ii) entry of an order resolving any timely filed objection

Signed and Entered on Docket: 5/12/20.


DAVID R. JONES
UNITED STATES BANKRUPTCY JUDGE

p. 4

Cause No. 2019-79696

ATFEX
TINJY
11A

ALLISON E. MATNEY
Plaintiff
vs.

§
§
§
§
§
§
§

IN THE DISTRICT COURT

OF HARRIS COUNTY

11TH JUDICIAL DISTRICT

GATEWAY MORTGAGE GROUP
Defendant

FINAL JUDGMENT

This matter came on for hearing before this Court on Defendant's Motion to Dismiss on January 6, 2020; Plaintiff ___ appeared ___ did not appear; Defendant appeared by and through its local counsel Rosa Tennate; and the Court, after hearing and considering the evidence presented and the arguments of counsel, finds as follows:

1. Plaintiff has failed to allege a plausible entitlement to relief.
2. Plaintiff's request for injunctive relief has no basis in law or fact.
3. Plaintiff's request for injunctive relief is moot.
4. Pursuant to Tex. Rule Civ. Pro. 91a.7 this Court awards GATEWAY MORTGAGE GROUP a judgment against ALLISON E. MATNEY for its reasonable attorney fees in the amount of \$ 1410.⁰⁰.

IT IS FURTHER ORDERED that Plaintiff's request that a temporary restraining order or a temporary injunction issue is hereby denied with prejudice; that all other relief requested by Plaintiff is hereby denied with prejudice; and that Defendant's motion to dismiss this case is granted. This case is hereby dismissed. This is a final order.

Dated: Jan 6, 2020


Presiding Judge

FILED
 Marilyn Burgess
 District Clerk
 JAN 06 2020
 Time: 9:45 am
 Harris County, Texas
 By: [Signature]
 Deputy

Submitted by:

MICHAEL J. SCHROEDER, P.C.

/s/ Michael J. Schroeder

Michael J. Schroeder

State Bar No. 17817380

Email: mike@lawmjs.com

3610 North Josey Lane, Suite 206

Carrollton, TX 75007

Telephone: (972) 394-3086

Facsimile: (972) 394-1263

ATTORNEYS FOR DEFENDANT

UNOFFICIAL COPY

Information to identify the case:					
Debtor 1	<u>Allison Elizabeth Matney</u>			Social Security number or ITIN	xxx-xx-5183
	First Name	Middle Name	Last Name	EIN	-----
Debtor 2 (Spouse, if filing)	<u></u>			Social Security number or ITIN	-----
	First Name	Middle Name	Last Name	EIN	-----
United States Bankruptcy Court Southern District of Texas					
Case number: 16-30520					

Order of Discharge

12/15

IT IS ORDERED: A discharge under 11 U.S.C. § 1328(a) is granted to:

Allison Elizabeth Matney

4/1/19

By the court: Jeff Bohm
United States Bankruptcy Judge

Explanation of Bankruptcy Discharge in a Chapter 13 Case

This order does not close or dismiss the case.

Creditors cannot collect discharged debts

This order means that no one may make any attempt to collect a discharged debt from the debtors personally. For example, creditors cannot sue, garnish wages, assert a deficiency, or otherwise try to collect from the debtors personally on discharged debts. Creditors cannot contact the debtors by mail, phone, or otherwise in any attempt to collect the debt personally. Creditors who violate this order can be required to pay debtors damages and attorney's fees.

However, a creditor with a lien may enforce a claim against the debtors' property subject to that lien unless the lien was avoided or eliminated. For example, a creditor may have the right to foreclose a home mortgage or repossess an automobile.

This order does not prevent debtors from paying any debt voluntarily. 11 U.S.C. § 524(f).

Most debts are discharged

Most debts are covered by the discharge, but not all. Generally, a discharge removes the debtors' personal liability for debts provided for by the chapter 13 plan.

In a case involving community property: Special rules protect certain community property owned by the debtor's spouse, even if that spouse did not file a bankruptcy case.

Some debts are not discharged

Examples of debts that are not discharged are:

- ◆ debts that are domestic support obligations;
- ◆ debts for most student loans;
- ◆ debts for certain types of taxes specified in 11 U.S.C. §§ 507(a)(8)(C), 523(a)(1)(B), or 523(a)(1)(C) to the extent not paid in full under the plan;

For more information, see page 2

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 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

◆ debts that the bankruptcy court has decided or will decide are not discharged in this bankruptcy case;

◆ debts for most fines, penalties, forfeitures, or criminal restitution obligations;

◆ some debts which the debtors did not properly list;

◆ debts provided for under 11 U.S.C. § 1322(b)(5) and on which the last payment or other transfer is due after the date on which the final payment under the plan was due;

◆ debts for certain consumer purchases made after the bankruptcy case was filed if obtaining the trustee's prior approval of incurring the debt was practicable but was not obtained;

◆ debts for restitution, or damages, awarded in a civil action against the debtor as a result of malicious or willful injury by the debtor that caused personal injury to an individual or the death of an individual; and

◆ debts for death or personal injury caused by operating a vehicle while intoxicated.

In addition, this discharge does not stop creditors from collecting from anyone else who is also liable on the debt, such as an insurance company or a person who cosigned or guaranteed a loan.

This information is only a general summary of a chapter 13 discharge; some exceptions exist. Because the law is complicated, you should consult an attorney to determine the exact effect of the discharge in this case.

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FILED 11/12/2024 1:32:35 PM
FRCL-2024-6201
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§

COUNTY OF HARRIS

§

WHEREAS, M6 Houston, LP, a Texas limited partnership ("Borrower"), executed and delivered a first lien Deed of Trust, Assignment of Leases and Repts and Security Agreement (herein called the "Mortgage") dated as of March 30, 2012 and filed for record in the Deed Records of Harris County, Texas, on April 14, 2012, as Document No. 20120144871, to Viewpoint Bank National Association ("Original Lender") conveying to Mark E. Hurd, Trustee (herein called the "Trustee"), the property hereinafter described as security for payment of a certain secured promissory note of even date therewith executed by Borrower and payable to the order of Original Lender in the original principal amount of Twelve Million and 00/100 Dollars (\$12,000,000) (herein called the "Note"); and all other indebtedness owing under the terms of the Mortgage; and

WHEREAS, Original Lender assigned the Note and Mortgage to Legacy Texas Bank, who in turn assigned the Note and Mortgage to Liberty Bankers Life Insurance Company, an Oklahoma insurance company, the current owner of the Note and Mortgage ("Lender"); and

WHEREAS, by instrument entitled Appointment of Substitute Trustee dated November 12, 2024 recorded in the Official Records of Harris County, Texas, Lender, the legal owner and holder of the Note, acting pursuant to terms of the Mortgage, removed the Trustee originally named in the Mortgage and any substitute theretofore appointed and named, constituted and appointed JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, REX KESSLER, DOUG MALLOY, MARLENE ZOGRAFOS, ANDREW MILLS-MIDDLEBROOK and Jay A. LaJone, or any of them, as Substitute Trustee under the Mortgage, thereby vesting in the substitute trustee the same estate, rights, powers and duties vested in the original Trustee in the Mortgage; and

WHEREAS, default has occurred in the payment of the Note, and the Lender, the legal owner of the Note, has requested the Substitute Trustee to enforce the Mortgage and sell the Mortgaged Property covered thereby.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT, after this notice has been duly posted, and written notice has been duly served upon each person obligated to pay the debt secured by the Mortgage, as required by the Mortgage and by law, the Substitute Trustee will sell the Mortgaged Property at public auction, to the highest bidder, for cash, at the area designated by the County Commissioners Court of Harris County, Texas, between the hours of 10:00 a.m. and 1:00 p.m. on Tuesday, December 3, 2024, being the first Tuesday in December. The earliest time at which the sale of the Mortgaged Property will occur shall be ten o'clock a.m. (10:00 a.m.) on Tuesday, December 3, 2024, in accordance with Section 51.002(b) of the Texas Property Code.

Executed this the 12th day of November, 2024.


Jay LaJone, Substitute Trustee
500 N. Akard St., Suite 3200
Dallas, Texas 75201

RP-2019-394834

EXHIBIT A
LEGAL DESCRIPTION

Tract 1

Being a 2.487 acre (108,340 square foot) tract of land located in the Joel Wheaton Survey, Abstract No. 80, and the David Middleton Survey No. 535, both in Harris County, Texas, said 2.487 acre tract also being the same as Tracts 1 and 2 as conveyed to Gillett Properties, Ltd. as per an instrument recorded under County Clerk's File No. P683521 (Film Code No. 199-46-0792) of the Official Public Records of Real Property and those tracts conveyed to Gillett Properties, Ltd. as per an instrument recorded under County Clerk's File No. R805252 (Film Code No. 507-30-2027) of the said Official Public Records, said 2.487 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the northwest corner of the herein described tract, same being the southwest corner of a called 1.1728 acre tract conveyed to Farouk Alattar as per an instrument recorded under County Clerk's File No. N266761 (Film Code No. 040-04-0279) of the said Official Public Records, said 1/2 inch iron rod also being in the east line of Barker Reservoir;

THENCE North 87° 27' 00" East, along the north line of the herein described tract, same being the south line of the said called 1.1728 acre tract, a distance of 134.89 feet to a 1/2 inch iron rod found for an interior corner of the herein described tract, from which a found 1/2 inch iron rod bears North 04° 35' 40" West, 0.23 feet;

THENCE North 02° 33' 00" West, continuing along the south line of said called 1.1728 acre tract, same being the north line of the herein described tract, a distance of 21.59 feet to a 1/2 inch iron rod found for an exterior corner of the herein described tract;

THENCE North 87° 27' 00" East, continuing along the north line of the herein described tract, same being the south line of the said called 1.1728 acre tract, a distance of 203.23 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract and the Beginning of a Curve to the left whose center bears North 71° 23' 30" East and from which a found 1/2 inch iron rod bears South 73° 03' 23" West, 0.60 feet;

THENCE in a southeasterly direction along the arc of said curve to the left, same being in the west right-of-way line of State Highway No. 6, based on a width of 160 feet, same being the east line of the herein described tract, having a Radius of 2372.00 feet, a Central Angle of 02° 52' 54", an Arc Length of 119.30 feet, and a Long Chord which bears South 20° 02' 57" East, 119.29 feet to a 5/8 inch iron rod found for the Point of Tangency of said curve to the left;

THENCE South 21° 29' 24" East, continuing along the said west right-of-way line, a distance of 89.91 feet to a 1/2 inch iron rod found for the most westerly southeast corner of the herein described tract, same being the northeast corner of Barker's Point, a subdivision per map or plat thereof recorded in Volume 245, Page 62 of the Map Records of Harris County, Texas;

THENCE South 87° 24' 44" West, along the said north line, a distance of 227.00 feet to a 5/8 inch iron rod found for an interior corner of the herein described tract;

THENCE South 02° 36' 33" East, along the most southerly east line of the herein described tract, a distance of 152.98 feet to a 5/8 inch iron rod found another interior corner of the herein described tract;

THENCE North 87° 24' 44" East, a distance of 47.11 feet to a 1/2 inch iron rod found for the Beginning of a Curve to the left from which a found 5/8 inch iron rod bears South 73° 03' 23" West, 0.60 feet;

THENCE in a northeasterly direction along the arc of said curve to the left, having a Radius of 288.00 feet, a Central Angle of 18° 54' 08", an Arc Length of 95.01 feet, and a Long Chord which bears North 77° 57' 40" East, 94.58 feet to a 1/2 inch iron rod found for the Point of Tangency of said Curve from which a found 5/8 inch iron rod bears North 25° 45' 52" East, 0.20 feet;

RP-2019-394834

THENCE North 68° 30' 36" East, a distance of 27.38 feet to a 1/2 inch iron rod found for the Beginning of a Curve to the left following along and with the back of a curb;

THENCE in a northeasterly direction along the arc of said curve to the left, having a Radius of 200.00 feet, a Central Angle of 09° 56' 11", an Arc Length of 34.68 feet, and a Long Chord which bears North 63° 32' 31" East, 34.64 feet to a 1/2 inch iron rod set for the Point of Reverse Curve following along and with the back of a curb;

THENCE continuing in a northeasterly direction along the arc of said Reverse Curve to the right, having a Radius of 200.00 feet, a Central Angle of 09° 56' 11", an Arc Length of 34.68 feet, and a Long Chord which bears North 63° 32' 31" East, 34.64 feet to a 5/8 inch iron rod found for the Point of Tangency following along and with the back of a curb;

THENCE North 68° 30' 36" East, a distance of 30.00 feet to a railroad spike found in the said west right-of-way line of State Highway 6 for the most westerly southeast corner of the herein described tract;

THENCE South 21° 29' 24" East, along the said west right-of-way line, a distance of 36.00 feet to a 5/8 inch iron rod found for the most southerly-southeast corner of the herein described tract;

THENCE South 68° 30' 36" West, along the south line of the herein described tract, a distance of 30.00 feet to a 1/2 inch iron rod set for the Beginning of a Curve to the right;

THENCE in a southwesterly direction along the south line of the herein described tract and along the arc of said curve to the right, having a Radius of 200.00 feet, a Central Angle of 09° 56' 11", an Arc Length of 34.68 feet, and a Long Chord which bears South 73° 28' 41" West, 34.64 feet to a 1/2 inch iron rod set for the Point of Reverse Curve following along and with the back of a curb;

THENCE continuing in a southwesterly direction along the south line of the herein described tract and along the arc of said Reverse Curve to the left, having a Radius of 200.00 feet, a Central Angle of 09° 56' 11", an Arc Length of 34.68 feet, and a Long Chord which bears South 73° 28' 41" West, 34.64 feet to a 5/8 inch iron rod found for the Point of Tangency following along and with the back of a curb;

THENCE South 68° 30' 36" West, continuing along the south line of the herein described tract, a distance of 27.38 feet to a 1/2 inch iron rod set for the Beginning of a Curve to the right following along and with the back of a curb;

THENCE in a southwesterly direction continuing along the south line of the herein described tract and along the arc of said curve to the right, having a Radius of 312.00 feet, a Central Angle of 18° 54' 08", an Arc Length of 102.93 feet, and a Long Chord which bears South 77° 57' 40" West, 102.46 feet to a 1/2 inch iron rod set for the Point of Tangency of said Curve from which a found 5/8 inch iron rod bears North 88° 00' 30" East, 0.23 feet;

THENCE South 87° 24' 44" West, continuing along the south line of the herein described tract, a distance of 218.92 feet to a 5/8 inch iron rod found for the southwest corner of the herein described tract;

THENCE North 03° 17' 00" West, along the west line of said Barker's Point and the herein described tract, at 176.99 feet pass the northwest corner of said Barker's Point from which a found 1/2 inch iron rod bears 0.29 feet east, in all a total distance of 354.49 feet to the PLACE OF BEGINNING, containing 2.487 acres (108,340 square feet) of land.

TRACT 2: (Easement Estate)

Easement estate only in and to the perpetual non-exclusive easement(s) contained in that certain Mitigation/Detention Agreement dated October 19, 1995, executed by and between Sweetwood, Ltd., a Texas limited partnership, Bland McReynolds and Gingecrest, Inc., a Georgia corporation, their successors and assigns as set forth in instrument recorded under Harris County Clerk's File No(s) R667646.

23669840v.1

ASSIGNMENT OF MORTGAGE (Memorial 6)

Exhibit A, Page 2

NOTICE OF TRUSTEE'S SALE

Date: October 24, 2024

Lien for Unpaid Assessments

Owner(s): **LUCAS WAYNE RICHARD**

Property: LOT 13, BLOCK 1, EDGEWATER, SECTION THIRTEEN, AN ADDITION TO THE CITY OF WEBSTER, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 641252, MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 409 MARINA VIEW DRIVE, WEBSTER, TEXAS 77598, (the "PROPERTY").

Recording Information: Declaration of Covenants, Conditions and Restrictions recorded under Harris County Clerk's File Number 20110498626 and filed on November 29, 2011 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, TOWNHOMES OF EDGEWATER COMMUNITY 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, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

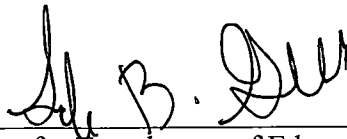
Date of Sale: (first Tuesday of month) Tuesday, **December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom located at 9401 Knight Road, Houston, Texas 77045, or as designated by the County Commissioners Court.

LUCAS WAYNE RICHARD, 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 Townhomes of Edgewater Community Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: October 17, 2024

Lien for Unpaid Assessments

Owner(s): **KEITH B. WEBER**

Property: **CONDOMINIUM UNIT NO. 5, IN BUILDING "A", OF UNIVERSITY ARMS, A CONDOMINIUM PROJECT SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORD, THE SURVEY PLATS AND BYLAWS DATED 18TH DAY OF JUNE, 1964 AND AMENDMENTS THERETO, IF ANY, ORIGINALLY FILED FOR RECORD IN VOLUME 1, PAGE 33 ET SEQ., OF CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO AND MORE COMMONLY KNOWN AS 7209 BEECHNUT STREET, UNIT A, HOUSTON, TEXAS 77074 (the "PROPERTY").**

Recording Information: By Condominium Declaration filed on June 19, 1964, in Volume 01, Page 35 of the Condominium Records of Harris County, Texas, together with any and all amendments thereto, UNIVERSITY ARMS CONDOMINIUM ASSOCIATION, INC., ("the Association") has been granted a maintenance assessment lien which may be enforced by foreclosure of the defaulting owner's condominium unit by the Association in like manner as a mortgage on real property, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

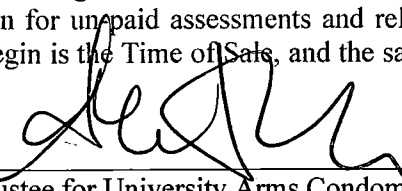
Date of Sale: (first Tuesday of month): **Tuesday, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

KEITH B. WEBER, 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 Harry Schwartzberg. 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 unpaid 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 University Arms Condominium Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6214
FILED 11/12/2024 1:56:54 PM

NOTICE OF TRUSTEE'S SALE

Date: October 23, 2024

Lien for Unpaid Assessments

Owner(s): **JESUS RICARDO SANCHEZ AND PATRICIA SANCHEZ**

Property: LOT TWENTY (20), IN BLOCK FOUR (4), OF CARPENTERS LANDING, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/ UNDER FILM CODE NO. 678883 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **15619 DAHLIA BROOK WAY, HOUSTON, TEXAS 77049**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Carpenters Landing, Section One filed May 31, 2006, and recorded under County Clerk's File No. Z336291, of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), CARPENTERS LANDING HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.


Date of Sale: (first Tuesday of month) Tuesday, **December 3, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

JESUS RICARDO SANCHEZ AND PATRICIA SANCHEZ, 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 Carpenters Landing Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: October 23, 2024

Lien for Unpaid Assessments

Owner(s): **BENJAMIN VAN HUYNH AND MY-NGOC THI NGUYEN**

Property: LOT 48, IN BLOCK 1, OF AMENDING PLAT OF CINCO RANCH EQUESTRIAN VILLAGE, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 408047, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **2610 RAYBURN RIDGE DRIVE, KATY, TEXAS 77450**, (the "PROPERTY").

Recording Information: By Declaration of Protective Covenants for Cinco Ranch Residential recorded under Harris County Clerk's File Number 20120408217, also recorded under Fort Bend County Clerk's File Number 2012100995 in the Official Public Records of Real Property of Harris and Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), Cinco Residential Property Association, Inc., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in 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, 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, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

BENJAMIN VAN HUYNH AND MY-NGOC THI NGUYEN, 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 Cinco Residential Property Association, Inc.

FILED 11/12/2024 1:56:56 PM FRCL-2024-6216 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: October 23, 2024

Lien for Unpaid Assessments

Owner(s): **JUAN G. CRUZ-GUERRA**

Property: LOT THIRTY-TWO (32), IN BLOCK ONE (1), OF PLANTATION LAKES, SEC. 9, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 614034 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **19651 AVENTINE PLANTATION DRIVE, KATY, TEXAS 77449**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section One (1) dated February 27, 2004, filed for record under Harris County Clerk's File No. X423132; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Two dated March 20, 2006, filed for record under Harris County Clerk's File No. Z168210; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Three dated July 1, 2004, filed for record under Harris County Clerk's File No. X734819; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Four dated March 3, 2004, filed for record under Harris County Clerk's File No. X431734; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Five dated March 30, 2010, filed for record under Harris County Clerk's File No. 20100122736; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Six dated June 26, 2006, filed for record under Harris County Clerk's File No. Z401626; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Seven dated October 6, 2006, filed for record under Harris County Clerk's File No. 20060102572; Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Nine dated May 14, 2018, filed for record under Harris County Clerk's File No. 20080248534; Supplemental Declaration of Annexation, Covenants, Conditions and Restrictions for Plantation Lakes, Section Ten dated January 12, 2007, filed for record under Harris County Clerk's File No. 20070029335; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Fourteen dated October 16, 2013, filed for record under Harris County Clerk's File No. 20130529291; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Seventeen dated May 15, 2014, filed for record under Harris County Clerk's File No. 20140206319; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Eighteen dated October 13, 2014, filed for record under Harris County Clerk's File No. 20140458354; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Twenty Two dated July 13, 2016, filed for record under Harris County Clerk's File No. RP-2016-304509; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Twenty Four dated December 7, 2016, filed for record under Harris County Clerk's File No. RP-2016-547972 and Supplemental Declaration of Covenants, Conditions and Restrictions Annexation of Plantation Lakes, Section Twenty Three dated August 3, 2017, filed for record under Harris County Clerk's File No. RP-2017-350445 of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto, PLANTATION LAKES CIVIC IMPROVEMENT ASSOCIATION, INC (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, 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, **December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

JUAN G. CRUZ-GUERRA, 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 Plantation Lakes Civic Improvement Association, Inc.

FILED 11/12/2024 1:56:57 PM FRCL-2024-6217 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: October 23, 2024

Lien for Unpaid Assessments

Owner(s): **LAWRENCE ARMSTRONG**

Property: LOT SIX (6), IN BLOCK ONE (1) OF BRUNSWICK MEADOWS, SECTION 12, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 620268, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **2923 WESTWOOD MANOR LANE, HOUSTON, TEXAS 77047**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Brunswick Meadows, recorded on August 24, 2004 under Harris County Clerk's File No. X865003, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, BRUNSWICK MEADOWS HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

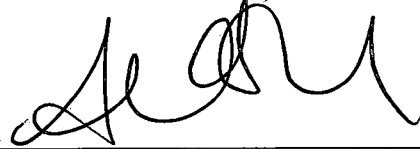
Date of Sale: (first Tuesday of month) Tuesday, **December 3, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom located at 9401 Knight Road, Houston, Texas 77045, or as designated by the County Commissioners Court.

LAWRENCE ARMSTRONG 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 Brunswick Meadows Homeowners Association, Inc.

FILED 11/12/2024 1:56:58 PM FRCL-2024-6218 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: October 23, 2024

Lien for Unpaid Assessments

Owner(s): **KATRINA BOYLES & ARNEL BOYLES**

Property: LOT 6, BLOCK 3, CARPENTERS LANDING, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 600167, MAP RECORDS, HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **15722 FLAGSTONE WALK WAY, HOUSTON, TEXAS 77049**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Carpenters Landing, Section One filed May 31, 2006, and recorded under County Clerk's File No. Z336291, of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), CARPENTERS LANDING HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

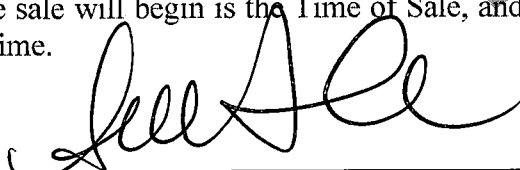
Date of Sale: (first Tuesday of month) Tuesday, **December 3, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

KATRINA BOYLES & ARNEL BOYLES, 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 Carpenters Landing Homeowners Association, Inc.

FILED 11/12/2024 1:56:59 PM FRCL-2024-6219 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: November 1, 2024

Lien for mortgage

Owner(s): **BENJAMIN BASTER AND JAZMIN BANKS**

Property: UNIT 62, BUILDING B, BIMINI ISLE 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 VOLUME 20, PAGE 78 AND IN VOLUME 123, PAGE 93, CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 7047 BISSONNET, UNIT #62, HOUSTON, TEXAS 77074 (THE "PROPERTY").

Recording information: By the certain Vendor's Lien and Deed of Trust filed in the office of the County Clerk of Harris County, Texas on April 9, 2014, and recorded under County Clerk's File Nos. 20140163622 and 201401433503, and Deed of Trust – Renewal, Extension and Modification Agreement filed in the office of the County Clerk of Harris County, Texas, on September 18, 2023, under County Clerk's File No. RP-2023-358128, John A. Stolzer and Elise Ann Stolzer have been granted a Deed of Trust and lien and may request Trustee to foreclose the Lien on certain property situated in Harris County, Texas, to secure the payment of monthly mortgage payments and related charges.

Trustee: Terry H. Sears, Sarah B. Gerdes, Chanta'I Lillie or Samantha Sears of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Pkwy., Sugar Land, Texas 77479.

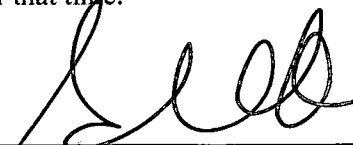
Date of Sale (first Tuesday of month): **Tuesday, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center Pavilion, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

BENJAMIN BASTER AND JAZMIN BANKS, upon property owned by them and described in said Deed of Trust and Promissory Note have made default in the payment of the mortgage. Beneficiary has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Deed of Trust, Promissory Note 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, if any. The purchaser, upon tendering money to the Trustee, assumes all risks and also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Beneficiary, 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. 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 John A. Stolzer and Elise Ann Stolzer

NOTICE OF TRUSTEE'S SALE

Date: October 30, 2024

Lien for Unpaid Assessments

Owner(s): **MARCUS DOMINO, ELIZABETH A. DOMINO, AND KATHERINE BURGHARD, SOLE HEIR TO THE ESTATE OF JOHN BURGHARD**

Property: LOT FIFTEEN (15), IN BLOCK ONE (1) OF REPLAT OF SPRING MEADOWS, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 297, PAGE 90, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **3819 MOUNTAIN ROSE LANE, HOUSTON, TEXAS 77043** (THE "PROPERTY").

Recording Information: By Restrictive Covenants of Spring Meadows for Section One, recorded on April 7, 1978, under County Clerk's File No. F547834, and the Restrictive Covenants of Spring Meadows for Section Two, recorded on February 1, 1980, under County Clerk's File No. G414559, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, SPRING MEADOWS PROPERTY OWNERS ASSOCIATION (the "Association") may foreclose the lien on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs; and, pursuant to Section 209.0092 of the Texas Property Code, a property owners' association whose dedicatory instruments grant a right of foreclosure is considered to have any power of sale required by law.

Trustees: Terry H. Sears, Sarah B. Gerdes, 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, **December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

MARCUS DOMINO, ELIZABETH A. DOMINO, AND KATHERINE BURGHARD, SOLE HEIR TO THE ESTATE OF JOHN BURGHARD, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.


Sarah B. Gerdes, Trustee for Spring Meadows Property Owners Association

NOTICE OF TRUSTEE'S SALE

Date: November 5, 2024

Lien for Unpaid Assessments

Owner(s): **ARSENIO VILLALOBOS**

Property: LOT TEN (10), BLOCK TWO (2), OF RANCH COUNTRY, SECTION SIX (6), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 293, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **24010 WILD HORSE LANE, HOCKLEY, TEXAS 77447**, (the "PROPERTY").

Recording Information: By Restrictions for Section One recorded under Harris County Clerk's File Number F448048 and filed on January 17, 1978; Restrictions for Section Two recorded under Harris County Clerk's File Number F448049 and filed on January 17, 1978; Restrictions for Section Three recorded under Harris County Clerk's File Number G864945 and filed on February 13, 1981; Restrictions for Section Four recorded under Harris County Clerk's File Number N168346 and filed on June 6, 1991; Restrictions for Section Five recorded under Harris County Clerk's File Number N186165 and filed on June 18, 1991; Restrictions for Section Six recorded under Harris County Clerk's File Number U994814 and filed on April 19, 2001; Covenants, Restrictions and Conditions for Section Seven recorded under Harris County Clerk's File Number H157407 and filed on September 24, 1981; and Covenants, Restrictions and Conditions for Section Eight recorded under Harris County Clerk's File Number H211776 and filed on November 3, 1981 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, RANCH COUNTRY ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, 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, **December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

ARSENIO VILLALOBOS, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Ranch Country Association

FILED 11/12/2024 1:57:02 PM FRCL-2024-6222 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: November 5, 2024

Lien for Unpaid Assessments

Owner(s): **JOSE LUIS SANCHEZ**

Property: LOT 2, IN BLOCK 3, OF BELLAIRE WEST, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 149, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **11431 SHARPVIEW DRIVE, 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, Samantha Sears and Chanta'l Lillie, of Sears, Bennett, Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

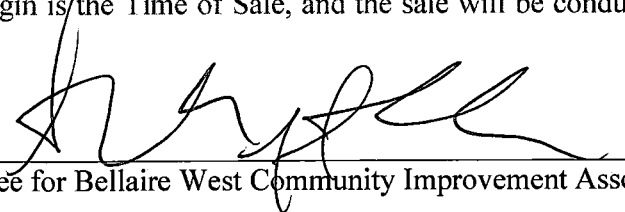
Date of Sale: (first Tuesday of month) Tuesday, **December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

JOSE LUIS SANCHEZ, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the owners. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Bellaire West Community Improvement Association

FILED 11/12/2024 1:57:03 PM FRCL-2024-6223 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: November 6, 2024

Lien for Unpaid Assessments

Owner(s): **MABRY JOANN ESCOBEDO**

Property: LOT 9, IN BLOCK 3 OF ATASCOCITA WEST, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 232, PAGE 95 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **5106 ENCHANTED TIMBERS DRIVE, HUMBLE, TEXAS 77346**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Section One, recorded on January 30, 1976 under Harris County Clerk's File No. E664709; and Declaration of Covenants, Conditions and Restrictions for Section Two, recorded on March 11, 1977 under Harris County Clerk's File No. F069981 of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto, ATASCOCITA 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, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

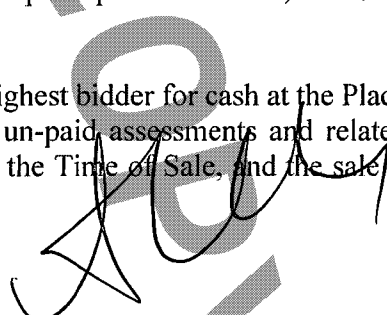
Date of Sale: (first Tuesday of month) Tuesday, **December 3, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

MABRY JOANN ESCOBEDO, 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 Atascocita West Community Improvement Association.

FILED 11/12/2024 1:57:04 PM FRCL-2024-6224 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: November 6, 2024

Lien for Unpaid Assessments

Owner(s): **BIENVENU MBOBILE AND BIBICHE KIZOLA LANDU**

Property: LOT EIGHTEEN (18), IN BLOCK SEVEN (7), OF CYPRESSWOOD TRAILS, SEC. 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 657216 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **17315 OSPREY FOREST DRIVE, HOCKLEY, TEXAS 77447**, (the "PROPERTY").

Recording Information: By Restrictions for Section One recorded under Harris County Clerk's File Number F448048 and filed on January 17, 1978; Restrictions for Section Two recorded under Harris County Clerk's File Number F448049 and filed on January 17, 1978; Restrictions for Section Three recorded under Harris County Clerk's File Number G864945 and filed on February 13, 1981; Restrictions for Section Four recorded under Harris County Clerk's File Number N168346 and filed on June 6, 1991; Restrictions for Section Five recorded under Harris County Clerk's File Number N186165 and filed on June 18, 1991; Restrictions for Section Six recorded under Harris County Clerk's File Number U994814 and filed on April 19, 2001; Covenants, Restrictions and Conditions for Section Seven recorded under Harris County Clerk's File Number H157407 and filed on September 24, 1981; and Covenants, Restrictions and Conditions for Section Eight recorded under Harris County Clerk's File Number H211776 and filed on November 3, 1981 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, RANCH COUNTRY ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

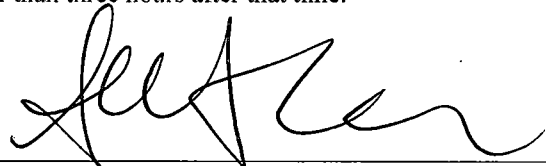
Date of Sale: (first Tuesday of month) Tuesday, **December 3, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

BIENVENU MBOBILE AND BIBICHE KIZOLA LANDU, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Ranch Country Association

FILED 11/12/2024 1:57:05 PM FRCL-2024-6225 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: November 6, 2024

Lien for Unpaid Assessments

Owner(s): **SAMI MOHD RAFIQ**

Property: LOT 30, BLOCK 1, ALDER TRAILS SEC 13, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 686593, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **11619 SADDLE SPRINGS LANE, CYPRESS, TEXAS 77433**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Alder Trails recorded under Harris County Clerk's File Number 20140511905 and filed on November 13, 2014 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto, ALDER TRAILS COMMUNITY ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

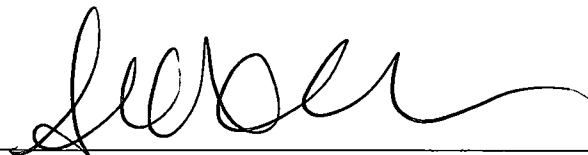
Date of Sale: (first Tuesday of month) Tuesday, **December 3, 2024**.

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

SAMI MOHD RAFIQ, 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 Alder Trails Community Association, Inc.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6226
FILED 11/12/2024 1:57:06 PM

NOTICE OF TRUSTEE'S SALE

Date: November 8, 2024

Lien for Unpaid Assessments

Owner: **NORALY OROPEZA**

Property: **UNIT NO. 1703, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF 3525 SAGE, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN, AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR 3525 SAGE, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 154, PAGE 114 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3525 SAGE ROAD, UNIT 1703, HOUSTON, TEXAS 77056 (THE "PROPERTY").**

Recording Information: By that certain Declaration of Condominium recorded on October 23, 1986 in Volume 154, Page 114 and under Clerk's File No. K800629, with all amendments and/or supplements thereto, in the Condominium Records of Harris County, Texas, 3525 SAGE COUNCIL OF CO-OWNERS ("The Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

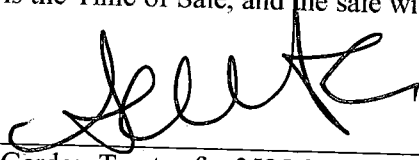
Date of Sale (first Tuesday of month): **Tuesday, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

NORALY OROPEZA upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for 3525 Sage Council of Co-Owners

NOTICE OF TRUSTEE'S SALE

Date: November 8, 2024

Lien for Unpaid Assessments

Owner: **JOHN M. RINANDO, JR.**

Property: **UNIT NO. 7-G, IN BUILDING "A", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AN UNDIVIDED 0.6992352 PERCENT INTEREST IN AND TO THE GENERAL COMMON ELEMENTS THEREOF AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, LOCATED IN AND BEING PART OF THE REGENCY HOUSE, A CONDOMINIUM REGIME IN HARRIS COUNTY, ACCORDING TO THE DECLARATION AND THE SURVEY PLATS, EXHIBITS AND BY-LAWS ATTACHED THERETO, RECORDED IN VOLUME 107, PAGE 101 ET SEQ., OF THE CONDOMINIUM RECORDS AND MORE COMMONLY KNOWN AS 2701 WESTHEIMER ROAD, UNIT 7G, HOUSTON, TEXAS 77098 (THE "PROPERTY").**

Recording Information: By that certain Condominium Declaration recorded on April 8, 1980 in Volume 107, Page 101 and under Clerk's File No. G490938, with all amendments and/or supplements thereto, in the Condominium Records of Harris County, Texas, THE REGENCY 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.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

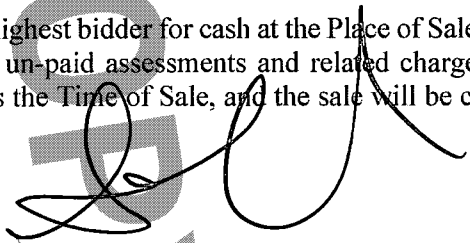
Date of Sale (first Tuesday of month): **Tuesday, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

JOHN M. RINANDO, JR., 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 Christopher M. Marko. 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 Regency House Condominium Association

NOTICE OF TRUSTEE'S SALE

Date: November 8, 2024

Lien for Unpaid Assessments

Owner(s): **IYAD RADWAN**

Property: **CONDOMINIUM UNIT NUMBER 620, IN BUILDING "600", TOGETHER WITH 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 MASON PARK WEST BUSINESS CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR MASON PARK WEST BUSINESS CONDOMINIUMS TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED UNDER FILM CODE NOS. 215399, 215441, 215531 AND 216081 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 411 PARK GROVE DRIVE, UNIT 620, KATY, TEXAS 77450 (the "PROPERTY").**

Recording Information: By Condominium Declaration filed on August 19, 2015 under County Clerk's File No. 20150376296, in the Condominium Records of Harris County, Texas, and any and all amendments and/or supplements thereto, MASON PARK WEST OWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

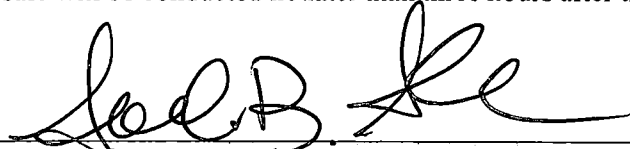
Date of Sale: (first Tuesday of month): **Tuesday, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

IYAD RADWAN, 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 Mason Park West Owners Association, Inc.

FILED 11/12/2024 1:57:09 PM FRCL-2024-6229 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: November 8, 2024

Lien for Unpaid Assessments

Owner(s): **IYAD RADWAN**

Property: **CONDOMINIUM UNIT NUMBER 610, IN BUILDING "600", TOGETHER WITH 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 MASON PARK WEST BUSINESS CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR MASON PARK WEST BUSINESS CONDOMINIUMS TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED UNDER FILM CODE NOS. 215399, 215441, 215531 AND 216081 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 411 PARK GROVE DRIVE, UNIT 610, KATY, TEXAS 77450 (the "PROPERTY").**

Recording Information: By Condominium Declaration filed on August 19, 2015 under County Clerk's File No. 20150376296, in the Condominium Records of Harris County, Texas, and any and all amendments and/or supplements thereto, MASON PARK WEST OWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

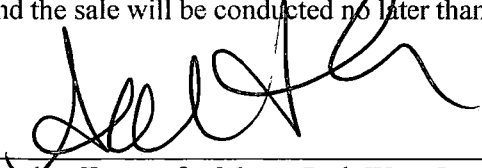
Date of Sale: (first Tuesday of month): **Tuesday, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

IYAD RADWAN, 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 Mason Park West Owners Association, Inc.

FILED 11/12/2024 1:57:10 PM FRCL-2024-6230 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: November 8, 2024

Lien for Unpaid Assessments

Owner(s): **ELEANOR DARBY LAVIGNE AND TRAVONTE JAMES BODWIN**

Property: **UNIT NUMBER 215, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF LIVE OAK LOFTS, 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 LIVE OAK LOFTS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED UNDER FILM CODE NO. 191018 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY TEXAS, WHEN TAKEN WITH ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO, INCLUDING, BUT NOT LIMITED TO, THE FIRST AMENDMENT TO SAID DECLARATION FILED UNDER FILM CODE NO. 196066 AND 197032 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 1312 LIVE OAK STREET, UNIT #215, HOUSTON, TEXAS 77003 (THE "PROPERTY").**

Recording Information: By Condominium Declaration recorded on February 24, 2005, under Clerk's File Number Y279932, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, HOUSTON LIVE OAK LOFTS CONDOMINIUM ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

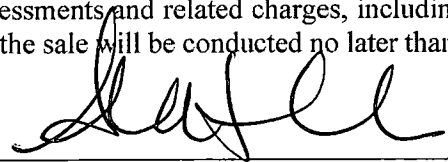
Date of Sale: (first Tuesday of month): **Tuesday, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

ELEANOR DARBY LAVIGNE AND TRAVONTE JAMES BODWIN, 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 Houston Live Oak Lofts Condominium Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: November 11, 2024

Lien for Unpaid Assessments and Insurance Deductible

Owner: **PAUL JAMES O'TOOLE**

PROPERTY: **CONDOMINIUM UNIT 408, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF TREMONT TOWER, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR TREMONT TOWER, TOGETHER WITH THE SURVEY PLAT, BYLAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 189, PAGE 172 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 3311 YUPON ST., UNIT #408, HOUSTON, TEXAS 77006 (THE "PROPERTY").**

Recording Information: By the certain Condominium Declaration for THE TREMONT TOWER CONDOMINIUM ASSOCIATION, INC. ("The Association"), recorded on July 20, 2004 under County Clerk's File No. X778733 in the Real Property Records of Harris County, Texas and under Volume 189, Page 172 of the Condominium Records of Harris County, Texas, and any and all amendments thereto, 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, insurance deductible and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, 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, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event in the Magnolia South Ballroom located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

PAUL JAMES O'TOOLE, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments and/or insurance deductible. 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, insurance deductible 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 Tremont Tower Condominium Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: November 11, 2024

Lien for Unpaid Assessments

Owner: **ALIEN TIRE CENTER**

Property: **UNIT NO. 1213, ON THE 12TH FLOOR, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF 3525 SAGE, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN, AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR 3525 SAGE, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 154, PAGE 114 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3525 SAGE ROAD, UNIT 1213, HOUSTON, TEXAS 77056 (THE "PROPERTY").**

Recording Information: By that certain Declaration of Condominium recorded on October 23, 1986 in Volume 154, Page 114 and under Clerk's File No. K800629, with all amendments and/or supplements thereto, in the Condominium Records of Harris County, Texas, 3525 SAGE COUNCIL OF CO-OWNERS ("The Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

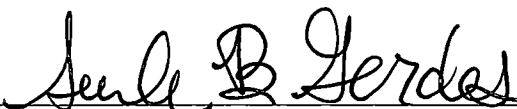
Date of Sale (first Tuesday of month): **Tuesday, December 3, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

ALIEN TIRE CENTER, upon property owned by it and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for 3525 Sage Council of Co-Owners

FILED 11/12/2024 2:07:54 PM FRCL-2024-6234 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 located at 15225 Woodforest Blvd., Channelview, Texas 77530 and described as follows:

LOT NINE (9), BLOCK NINETEEN (19), of STERLING FOREST, SECTION ONE, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 133, Page 26 of the Map Records of Harris County, Texas. as to Tract 3

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated April 30, 2024, and recorded in real property records of HARRIS County, Texas as Document No. RP-2024-162659.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:


- Date: December 3, 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.

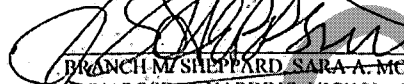
5. **Obligations Secured.** The Deed of Trust executed by AR TOP REALTY, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$200,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NAM NGUYEN is the current mortgagee of the note and deed of trust whose address is 14061 Kerry Street, Garden Grove, CA 92844.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Sara A. Morton, Annarose M. Harding, Nicholas Campbell, Haley B. Sheppard, and Branch M. Sheppard as Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



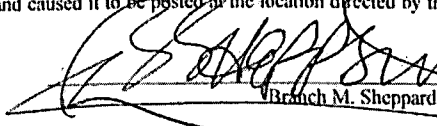
 GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
 A PROFESSIONAL LAW CORPORATION
 Branch M. Sheppard, Attorney at Law
 Sara A. Morton, Attorney at Law
 Annarose M. Harding, Attorney at Law
 1301 McKinney Drive, Suite 1400
 Houston, Texas 77010
 (713) 599-0700



 BRANCH M. SHEPPARD, SARA A. MORTON,
 ANNAROSE M. HARDING, NICHOLAS S. CAMPBELL,
 OR HALEY B. SHEPPARD
 c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC
 1301 McKinney Drive, Suite 1400
 Houston, Texas 77010
 (713) 599-0700

CERTIFICATE OF POSTING

I am BRANCH M. SHEPPARD whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on November 12, 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

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 located at 19326 Leafwood Lane, Houston, Texas 77084 and described as follows:

LOT SEVEN (7), BLOCK TWELVE (12), of WESTLAKE, SECTION ONE, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 197, Page 32 of the Map Records of Harris County, Texas, as to Tract 4

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated April 30, 2024, and recorded in real property records of HARRIS County, Texas as Document No. RP-2024-162659.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: December 3, 2024

Time: 10:00 A.M. (or within three hours thereafter)

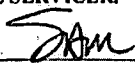
Place: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

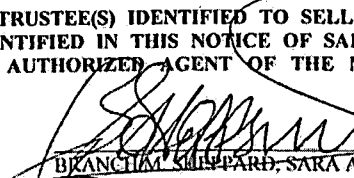
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS 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 AR TOP REALTY, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$200,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NAM NGUYEN is the current mortgagee of the note and deed of trust whose address is 14061 Kerry Street, Garden Grove, CA 92844.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Sara A. Morton, Annarose M. Harding, Nicholas Campbell, Haley B. Sheppard, and Branch M. Sheppard as Substitute Trustee to act under and by virtue of said Deed of Trust.

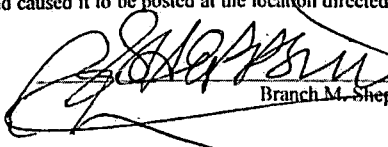
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


GALLOWAY, JOINSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
Annarose M. Harding, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700


BRANCH M. SHEPPARD, SARA A. MORTON,
ANNAROSE M. HARDING, NICHOLAS S. CAMPBELL,
OR HALEY B. SHEPPARD
c/o GALLOWAY, JOINSON, 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, JOINSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on November 12, 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

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 located at 11430 Milners Point Drive, Houston, Texas 77066 and described as follows:

LOT TWENTY-NINE (29), BLOCK ONE (1), of GREENFIELD VILLAGE, SECTION TWO, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 299, Page 55 of the Map Records of Harris County, Texas. as to Tract 1

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated April 30, 2024, and recorded in real property records of HARRIS County, Texas as Document No. RP-2024-162659.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: December 3, 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 AR TOP REALTY, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$200,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NAM NGUYEN is the current mortgagee of the note and deed of trust whose address is 14061 Kerry Street, Garden Grove, CA 92844.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Sara A. Morton, Annarose M. Harding, Nicholas Campbell, Haley B. Sheppard, and Branch M. Sheppard as Substitute Trustee to act under and by virtue of said Deed of Trust.

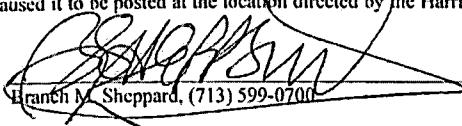
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
Annarose M. Harding, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700


~~BRANCH M. SHEPPARD, SARA A. MORTON,
ANNAROSE M. HARDING, NICHOLAS S. CAMPBELL,
OR HALEY B. SHEPPARD~~
c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I am BRANCH M. SHEPPARD whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on November 12, 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

FILED 11/12/2024 2:07:54 PM FRCL-2024-6237 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 located at 6638 Highwind Bend Lane, Katy, Texas 77449 and described as follows:

LOT TWENTY-ONE (21), BLOCK TWO (2), of HIGHLAND CREEK RANCH, SEC. 1, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 532216 of the Map Records of Harris County, Texas, as to Tract 8

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated April 30, 2024, and recorded in real property records of HARRIS County, Texas as Document No. RP-2024-162659.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

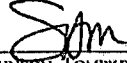
Date: December 3, 2024
Time: 10:00 A.M. (or within three hours thereafter)
Place: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

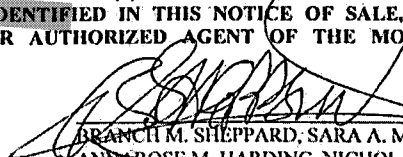
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS 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 AR TOP REALTY, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$200,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NAM NGUYEN is the current mortgagee of the note and deed of trust whose address is 14061 Kerry Street, Garden Grove, CA 92844.

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.

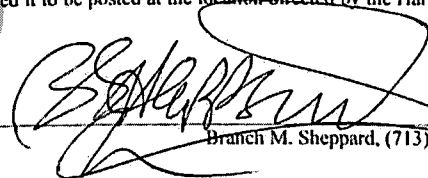
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GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
Annarose M. Harding, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700


BRANCH M. SHEPPARD, SARA A. MORTON,
ANNAROSE M. HARDING, NICHOLAS S. CAMPBELL,
OR HALEY B. SHEPPARD
c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I am BRANCH M. SHEPPARD whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on November 12, 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

DUPLICATE COPY

FILED 11/12/2024 2:07:54 PM FRCL-2024-6238 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 located at 2126 Millhouse Road, Houston, Texas 77073 and described as follows:

LOT THIRTY (30), BLOCK SIXTEEN (16), of MEMORIAL HILLS, SECTION FOUR, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 175, Page 136 of the Map Records of Harris County, Texas. as to Tract 6

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated April 30, 2024, and recorded in real property records of HARRIS County, Texas as Document No. RP-2024-162659.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:


- Date: December 3, 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 AR TOP REALTY, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$200,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NAM NGUYEN is the current mortgagee of the note and deed of trust whose address is 14061 Kerry Street, Garden Grove, CA 92844

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Sara A. Morton, Annarose M. Harding, Nicholas Campbell, Haley B. Sheppard, and Branch M. Sheppard as Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



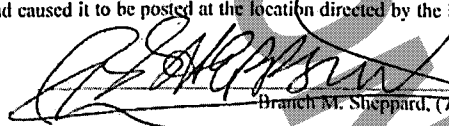
 GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
 A PROFESSIONAL LAW CORPORATION
 Branch M. Sheppard, Attorney at Law
 Sara A. Morton, Attorney at Law
 Annarose M. Harding, Attorney at Law
 1301 McKinney Drive, Suite 1400
 Houston, Texas 77010
 (713) 599-0700



 BRANCH M. SHEPPARD, SARA A. MORTON,
 ANNAROSE M. HARDING, NICHOLAS S. CAMPBELL,
 OR HALEY B. SHEPPARD
 c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC
 1301 McKinney Drive, Suite 1400
 Houston, Texas 77010
 (713) 599-0700

CERTIFICATE OF POSTING

I am BRANCH M. SHEPPARD whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on November 12, 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

FILED 11/12/2024 2:07:54 PM FRCL-2024-6239 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 located at 19518 Autumn Creek Lane, Humble, Texas 77066 and described as follows:

LOT NINETEEN (19), BLOCK ONE (1), of PINES OF ATASCOCITA, SECTION ONE, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 224, Page 86 of the Map Records of Harris County, Texas. as to Tract 5

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated April 30, 2024, and recorded in real property records of HARRIS County, Texas as Document No. RP-2024-162659.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:


- Date: December 3, 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 AR TOP REALTY, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$200,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NAM NGUYEN is the current mortgagee of the note and deed of trust whose address is 14061 Kerry Street, Garden Grove, CA 92844.

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.

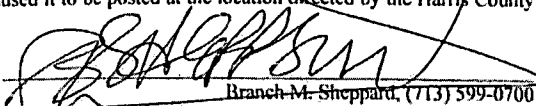
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 GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
 A PROFESSIONAL LAW CORPORATION
 Branch M. Sheppard, Attorney at Law
 Sara A. Morton, Attorney at Law
 Annarose M. Harding, Attorney at Law
 1301 McKinney Drive, Suite 1400
 Houston, Texas 77010
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 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 November 12, 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

FILED 11/12/2024 2:07:54 PM FRCL-2024-6240 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 located at 4820 Whispering Falls Drive, Houston, Texas 77084 and described as follows:

LOT TEN (10), BLOCK ONE HUNDRED ONE (101), of BEAR CREEK VILLAGE, SECTION NINE, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 241, Page 112 of the Map Records of Harris County, Texas, as to Tract 7

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated April 30, 2024, and recorded in real property records of HARRIS County, Texas as Document No. RP-2024-162659.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:


Date: December 3, 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

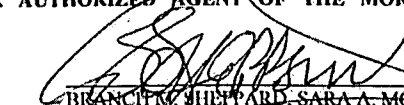
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS 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 AR TOP REALTY, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$200,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NAM NGUYEN is the current mortgagee of the note and deed of trust whose address is 14061 Kerry Street, Garden Grove, CA 92844.

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, Halcy B. Sheppard, and Branch M. Sheppard as Substitute Trustee to act under and by virtue of said Deed of Trust.

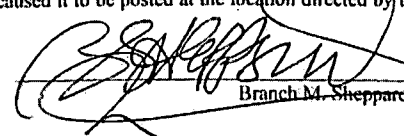
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GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
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Sara A. Morton, Attorney at Law
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BRANCH M. SHEPPARD, SARA A. MORTON,
ANNAROSE M. HARDING, NICHOLAS S. CAMPBELL,
OR HALCY B. SHEPPARD
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CERTIFICATE OF POSTING

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Branch M. Sheppard, (713) 599-0700

FILED 11/12/2024 2:07:54 PM FRCL-2024-6241 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 located at 1419 Carolina Grove Lane, Houston, Texas 77073 and described as follows:

LOT NINETEEN (19), BLOCK FOUR (4), of MEADOWVIEW FARMS, SEC. 5, an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Cove No. 599200 of the Map Records of Harris County, Texas, as to Tract 2

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated April 30, 2024, and recorded in real property records of HARRIS County, Texas as Document No. RP-2024-162659.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: December 3, 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

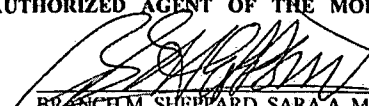
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS 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 AR TOP REALTY, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$200,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NAM NGUYEN is the current mortgagee of the note and deed of trust whose address is 14061 Kerry Street, Garden Grove, CA 92844.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Sara A. Morton, Annarose M. Harding, Nicholas Campbell, Haley B. Sheppard, and Branch M. Sheppard as Substitute Trustee to act under and by virtue of said Deed of Trust.

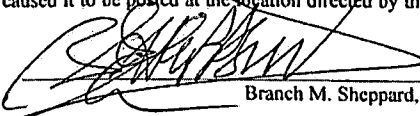
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
Annarose M. Harding, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700


BRANCH M. SHEPPARD, SARA A. MORTON,
ANNAROSE M. HARDING, NICHOLAS S. CAMPBELL,
OR HALEY B. SHEPPARD
c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I am BRANCH M. SHEPPARD whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on November 12, 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

NOTICE OF FORECLOSURE SALE

12 November 2024

Declaration: FLOW OFFICE CONDOMINIUM, Condominium Declaration recorded under Film Code No. 197163, including any amendments, plats, and plans, (collectively, the "Declaration") together with the appurtenant common elements described in the Declaration, recorded in the Condominium Records of Harris County, Texas.

Grantor: Phu Realty Investments Inc., a Texas corporation

Lienholder: FLOW OFFICE CONDOMINIUM

Property: Condominium Unit 5-A and 5-AA, of Flow Office Condominium, a Condominium Project, and the General and Limited Common Elements appurtenant thereto, together with an undivided interest in and to the General and Limited Common Elements located in and being part of Flow Office Condominium, a Condominium Project in Harris County, Texas, as fully described in and located, delineated and as defined in the Condominium Declaration for Flow Office Condominium, a Condominium, together with the Survey Plat, By-Laws and Exhibit attached thereto, recorded under Film Code Number 197163 of the Condominium Records of Harris County, Texas, and amended as set forth in instruments recorded under Film Code Number 198019, 198163, 199289, 203070, 204017, 209135 and 214120, all of the Condominium Records of Harris County, Texas.
Address for Reference Only: 6100 Corporate Drive Unit 5-A and 5-AA, Houston, Texas 77036.

Secures: Dues payable to the order of Lienholder, and all other indebtedness of Grantor to Lienholder.

Foreclosure Sale:

Trustee: CHRISTOPHER M. PHAM LAW GROUP, PLLC

Trustee's Address: 10700 Richmond Avenue, Suite 200, Houston, TX 77042

Date: 03 December 2024

Time: The sale of the Property will be held between the hours of 1:00PM and 4:00PM local time; the earliest time at which the Foreclosure Sale will begin is 1:00PM and not later

than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, Harris County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lienholder's bid may be by credit against the indebtedness secured by the lien of the Declaration.

Default has occurred in the payment of the dues and in the performance of the obligations under the Declaration. Because of that default, Lienholder, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Declaration, and applicable Texas law.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Declaration, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Declaration.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

CHRISTOPHER M. PHAM LAW GROUP, PLLC, Trustee

Christopher M. Pham

By: _____
Christopher M. Pham, Attorney

NOTICE OF FORECLOSURE SALE

12 November 2024

Declaration: FLOW OFFICE CONDOMINIUM, Condominium Declaration recorded under Film Code No. 197163, including any amendments, plats, and plans, (collectively, the "Declaration") together with the appurtenant common elements described in the Declaration, recorded in the Condominium Records of Harris County, Texas.

Grantor: Q & L Investment Group, LLC

Lienholder: FLOW OFFICE CONDOMINIUM

Property: Condominium Unit 1C, 1F and 3J, of Flow Office Condominium, a Condominium Project, and the General and Limited Common Elements appurtenant thereto, together with an undivided interest in and to the General and Limited Common Elements located in and being part of Flow Office Condominium, a Condominium Project in Harris County, Texas, as fully described in and located, delineated and as defined in the Condominium Declaration for Flow Office Condominium, a Condominium, together with the Survey Plat, By-Laws and Exhibit attached thereto, recorded under Film Code Number 197163 of the Condominium Records of Harris County, Texas, and amended as set forth in instruments recorded under Film Code Number 198019, 198163, 199289, 203070, 204017, 209135 and 214120, all of the Condominium Records of Harris County, Texas.
Address for Reference Only: 6100 Corporate Drive Units 1C, 1F and 3J, Houston, Texas 77036.

Secures: Dues payable to the order of Lienholder, and all other indebtedness of Grantor to Lienholder.

Foreclosure Sale:

Trustee: CHRISTOPHER M. PHAM LAW GROUP, PLLC

Trustee's Address: 10700 Richmond Avenue, Suite 200, Houston, TX 77042

Date: 03 December 2024

Time: The sale of the Property will be held between the hours of 1:00PM and 4:00PM local time; the earliest time at which the Foreclosure Sale will begin is 1:00PM and not later

than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, Harris County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lienholder's bid may be by credit against the indebtedness secured by the lien of the Declaration.

Default has occurred in the payment of the dues and in the performance of the obligations under the Declaration. Because of that default, Lienholder, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Declaration, and applicable Texas law.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Declaration, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Declaration.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

CHRISTOPHER M. PHAM LAW GROUP, PLLC, Trustee

Christopher M. Pham

By: _____
Christopher M. Pham, Attorney

NOTICE OF FORECLOSURE SALE

12 November 2024

Declaration: FLOW OFFICE CONDOMINIUM, Condominium Declaration recorded under Film Code No. 197163, including any amendments, plats, and plans, (collectively, the "Declaration") together with the appurtenant common elements described in the Declaration, recorded in the Condominium Records of Harris County, Texas.

Grantor: CAI YI, an individual

Lienholder: FLOW OFFICE CONDOMINIUM

Property: Condominium Units 5-B1 and 5BB-1, 5B-2 and 5BB-2, 5-C and 5-CC, and the space encompassed by the boundaries thereof, the limited common elements appurtenant thereto, together with an undivided interest in the general common elements located in and being a part of Flow Office Condominium, a Condominium Project in Harris County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration for Flow Office Condominium, a Condominium, together with the Survey Plat, By-Laws and Exhibit attached thereto, recorded under Film Code Number 197163 of the Condominium Records of Harris County, Texas, and amended as set forth in instruments recorded under Film Code Number 198019, 198163, 199289, 203070, 204017, 209135 and 214120, all of the Condominium Records of Harris County, Texas.
Address for Reference Only: 6100 Corporate Drive Units 5-B1 and 5BB-1, 5B-2 and 5BB-2, 5-C and 5-CC, Houston, Texas 77036.

Secures: Dues payable to the order of Lienholder, and all other indebtedness of Grantor to Lienholder.

Foreclosure Sale:

Trustee: CHRISTOPHER M. PHAM LAW GROUP, PLLC

Trustee's Address: 10700 Richmond Avenue, Suite 200, Houston, TX 77042

Date: 03 December 2024

Time: The sale of the Property will be held between the hours of 1:00PM and 4:00PM local time; the earliest time at which the Foreclosure Sale will begin is 1:00PM and not later

than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, Harris County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lienholder's bid may be by credit against the indebtedness secured by the lien of the Declaration.

Default has occurred in the payment of the dues and in the performance of the obligations under the Declaration. Because of that default, Lienholder, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Declaration, and applicable Texas law.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Declaration, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Declaration.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

CHRISTOPHER M. PHAM LAW GROUP, PLLC, Trustee

By: Christopher M. Pham
Christopher M. Pham, Attorney

CORRECTION OF NOTICE OF FORECLOSURE SALE
FILED UNDER FRCL-2024-6155

November 12, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 31, 2023

Grantor: Paradise Gained LLC

Trustee: Hany K. Soliman

Lender: Soliman Property Solution Enterprises LLC

Recorded in: File No. RP-2023-424400 of the real property records of Harris County, Texas

Legal Description: Lots One (1), of HENDERSON STREET TERRACE, an addition to the city of Houston, Harris County, Texas, according to the map or plat thereof recorded in File Code No. 672213 of the Map Records of Harris County, Texas.

Said Property Commonly known as: 2103 Crockett St., Houston, Texas 77007

Secures: Promissory Balloon Note ("Note") in the original principal amount of \$454,500.00, executed by Paradise Gained LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Specific Guaranty Agreement dated October 31, 2023, and executed by Michael T. C. Coleman III in favor of Lender

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, David Garvin, Margaret H. Banahan or Veronica Almaguer

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Suite 3210, Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00

A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045; or if the preceding area is no longer the designated area, at the area designated by the County Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Soliman Property Solution Enterprises 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, Soliman Property Solution Enterprises 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 Soliman Property Solution Enterprises 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 Soliman Property Solution Enterprises LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Soliman Property Solution Enterprises LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Soliman Property Solution Enterprises LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

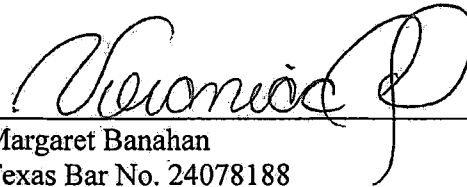
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

FILED 11/12/2024 1:42:26 PM FRCL-2024-6211 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Margaret Banahan
Texas Bar No. 24078188
Veronica Almaguer
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender



Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Dürrett, David Garvin, Margaret H. Banahan or Veronica Almaguer
c/o Foreclosure Services, LLC
8101 Boat Club, Suite 320
Fort Worth, Texas 76179

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, on November 23, 2018, by instrument recorded under County Clerk's File No. RP-2018-554933 in the Real Property Records of Harris County, Texas, WINDFALL VENTURES, LLC, a Texas limited liability company, dba Line-X South Houston, executed a Second Lien Deed of Trust with Security Agreement, Financing Statement and Assignment of Rents and Leases ("**Security Instrument**") to Mark S. Reiley, Trustee, covering the hereinafter described property, which Security Instrument was executed for the purpose of securing the payment of a certain indebtedness, more particularly described in the Security Instrument;

WHEREAS, CADENCE BANK, formerly known as BancorpSouth Bank, successor in interest to Icon Bank of Texas, N.A. ("**Beneficiary**"), as owner and holder of the indebtedness secured by the Security Instrument and beneficiary thereunder, did on the 12th day of March, 2024, appoint the undersigned, GREG DEVRIES, as Substitute Trustee under the Security Instrument;

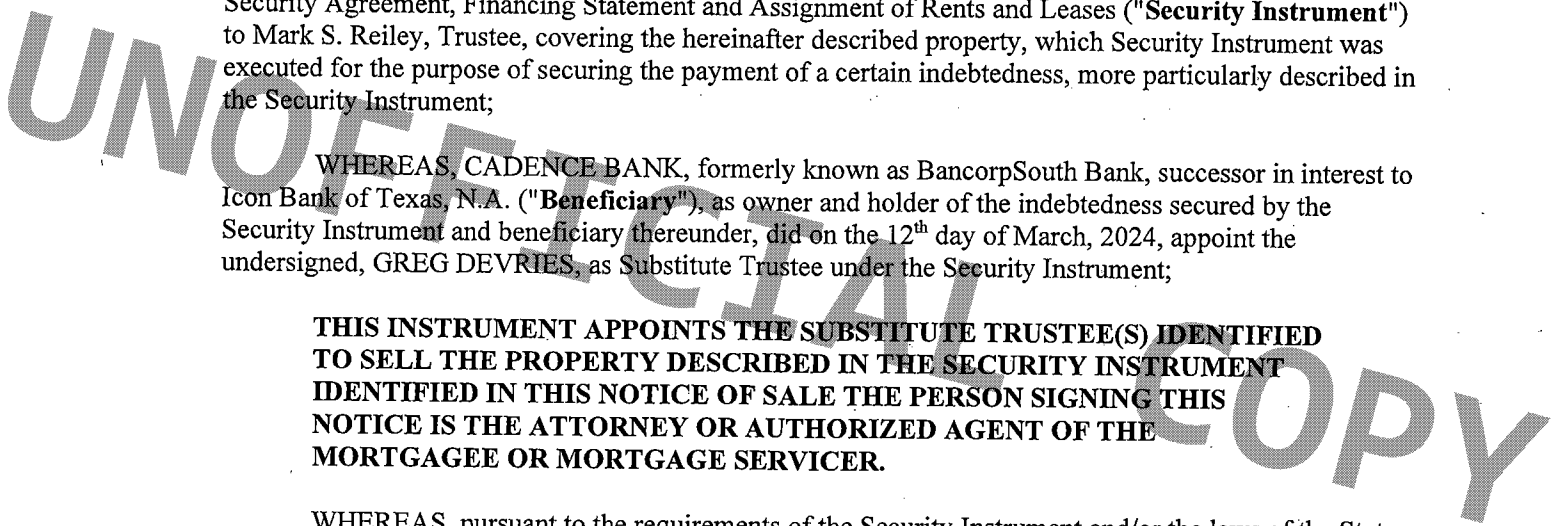
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, pursuant to the requirements of the Security Instrument and/or the laws of the State of Texas, written notice by certified mail, return receipt requested, stating that WINDFALL VENTURES, LLC, a Texas limited liability company, dba Line-X South Houston (and all other persons liable on said indebtedness) were in default under the Security Instrument and allowing twenty (20) / thirty (30) days to cure the default, was given before the entire debt was due or notice of sale was given; and

WHEREAS, after default in the payment of the indebtedness described in the Security Instrument and pursuant to the specific provisions of the Security Instrument, Beneficiary has requested that the Security Instrument be enforced in accordance with the terms and provisions thereof;

NOW, THEREFORE, NOTICE IS GIVEN that I, the undersigned Substitute Trustee, will sell at public sale to the highest bidder or bidders for cash at the area designated by the Harris County Commissioner's Court at the Bayou City Event Center Pavilion at 9401 Knight Road, Houston, Harris County, Texas 77045-1205, designated by the Harris County Commissioners Court pursuant to the order recorded in the Real Property Records of Harris County, Texas, at 10:00 a.m. or not later than three (3) hours after that time on Tuesday, December 3, 2024, the property described by the Security Instrument and more particularly described as follows:

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6242
FILED 11/12/2024 2:53:49 PM



Lot Thirty-four (34) in Block Five (5) of BRAYS VILLAGE EAST, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 264, Page 88, Map and/or Plat Records, Harris County, Texas, together with the interest of Beneficiary in the personal property located on, arising out of or connected directly or indirectly, with said real estate.

The sale will be made subject to all matters which are prior to the Security Instrument, which affect title thereto, and which are a superior interest in and to the above described property. The sale shall not cover any property that has been released from the lien of the Security Instrument. As provided by *Texas Property Code* Section 51.009, the real property is being sold and will be acquired "as is" without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk.

Prior to the foreclosure sale, Beneficiary may appoint another person as Substitute Trustee to conduct the sale. As provided by *Texas Property Code* Section 51.0076(a), the Substitute Trustee may set reasonable conditions for conducting the sale if the conditions are announced before the bidding is opened for the first sale of the day held by the Substitute Trustee.

As provided by *Texas Property Code* Section 51.0076(f), the purchase price for this sale will be due and payable without delay on acceptance of the bid or within such reasonable time as may be agreed upon by the purchaser and the Substitute Trustee if the purchaser makes such request for additional time to deliver the purchase price. In no event, however, will the additional time extend beyond 3:45 pm on the day of the sale. Since the terms of the sale will be for cash, on the day of sale, those desiring to purchase the property will need to demonstrate their ability to pay cash. The only cash equivalent that the Substitute Trustee will accept will be a cashier's check payable to the Beneficiary drawn on a reasonably acceptable federally insured financial institution having a physical presence in Houston, Texas or Harris County, Texas.

The Security Instrument permits Beneficiary to postpone, withdraw, or reschedule the sale for another day. In such case, I need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 12th day of November, 2024.



GREG DEVRIES
Substitute Trustee

Address:
1401 McKinney Street, 17th Floor
Houston, Texas 77010

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Park St. John Condominiums Association, Inc.** by those certain instruments entitled: *"Condominium Declaration for Park St. John"* (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Harris County, Texas*, under Harris County Clerk's File Number Volume 103, Page 149, 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 **Park St. John Condominiums Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to

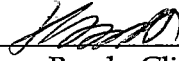
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Kostitsyn, Leonid resulting from Kostitsyn, Leonid default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on December 03, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

Condominium Unit Number C-119, in Building "C", and the space encompassed by the boundaries thereof, the limited common elements appurtenant thereto, together with an undivided interest in the general common elements located and being part of Park St. John, a Condominium Project in Harris County, Texas, as fully described in and as located, delineated, and as defined in the Condominium Declaration for Park St. John, together with the survey plat, By-Laws and exhibits attached thereto, recorded in Volume 103, Page 149, and amended by instrument recorded in Volume 105, Page 45, both of the Condominium Records of Harris County, Texas and more commonly known as 2829 Timmons Ln Unit 119, Houston, TX 77027-5341.

EXECUTED this the 12th day of November, 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 Park St. John Condominiums Association, Inc.

COPY

UNOFFICIAL

NOTICE OF SALE

In accordance with:

(1) WHEREAS, by that certain instruments entitled "Condominium Declaration Spinnaker Cove", "Amendment to Spinnaker Cove Condominium Declaration", "Amendment of Annexation to Spinnaker Cove Condominium Declaration", "Third Amendment to Spinnaker Cove Condominium Declaration", "Fourth Amendment to Spinnaker Cove Condominium Declaration", "Fifth Amendment to Spinnaker Cove Condominium Declaration", "Sixth Amendment to Spinnaker Cove Condominium Declaration", respectively recorded under file no. G340916, G493984, G493985, G543335, G868831, G885241, and 20140133938, in the Condominium Records of Harris County, Texas, (hereinafter referred to as "Declaration") and all amendments and supplements to the Declaration, subjected all of those units described in the Declaration to assessments for common expenses for the benefit of SIRA1FORD PARK HOA (the "Association"), a Texas non-profit corporation; and

(2) the lien created in the Declaration in favor of Stratford Park HOA (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 Walter V. Tacam and Laura H. Torres;

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 Walter V. Tacam and Laura H. Torres resulting from Walter V. Tacam and Laura H. Torres 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 December 03, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

Condominium Unit 1027, In Building "G" together with an Undivided interest in the General Common Elements of the Spinnaker Cove Condominium Project, In City Of Houston, Harris County, Texas, and also describes in Clerk's file Number P984489, Of

*the Real Property Records of Harris-County, Texas and more commonly known as 781
Country Place Drive #1027, Houston, TX 77079.*

EXECUTED this the 12th day of November, 2024.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul
Gaines, Noelle Hicks, Brittan Johnson, Ashley
Koirtyohann, Jeff Libersat, Melissa Mclain, Alex
Ogundare, Brittany Olsen, Pooja Patel, Hisamitsu
Shinoda, Eric B. Tonsul, Christopher L. Trevino,
and/or Kelton Wilkins, Agent and Trustee for
Stratford Park HOA

3926-00041

UNOFFICIAL COPY

FILED 11/12/2024 2:54:51 PM FRCL-2024-6244 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Park St. John Condominiums Association, Inc.** by those certain instruments entitled: *"Condominium Declaration for Park St. John"* (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Harris County, Texas*, under Harris County Clerk's Volume 103, Page 149 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 **Park St. John Condominiums Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Harris County, Texas conveying the property described below to

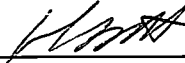
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Hashemikia, Badri & Naeini, Nasser resulting from Hashemikia, Badri & Naeini, Nasser 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 December 03, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the Bayou City Event Center, 9401 Knight Road, Houston, Texas 77045, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court Order dated October 27, 2015, or as further designated by the Harris County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

Unit 101, Building A, of Park St. John, a Condominium Project in Harris County, Texas, according to the Declaration of Condominium and Plats and Exhibits attached thereto of record in Volume 103, Page 149 and as amended in Volume 105, Page 45 under Film Code No. 187276, of the Condominium of Harris County Texas, together with an undivided interest in the common elements thereof, together with the limited common elements appurtenant thereof and more commonly known as 2829 Timmons Lane Unit 101, Houston, TX 77027.

EXECUTED this the 12th day of November, 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 Park St. John Condominiums Association, Inc.

COPY

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FILED 11/12/2024 2:54:52 PM FRCL-2024-6245 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

See Exhibit "A" attached hereto and incorporated for all purposes.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated August 5, 2022, from PRASLA PROPERTY INC., a Texas corporation, as grantor, conveying the Property in trust to TED A. COX, as Trustee, for the benefit of PIONEER FINANCE, INC., A TEXAS CORPORATION as assigned to SPARK WEALTH INVESTMENTS, LLC, a Texas limited liability company ("Beneficiary"), under Assignment dated September 30, 2024, recorded under RP-2024-363877, Real Property Records, Harris County, Texas ("Assignment"), under Deed of Trust recorded under Clerk's File Number RP-2022-411791, Real Property Records, Harris County, Texas ("Deed of Trust").

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: December 3, 2024

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

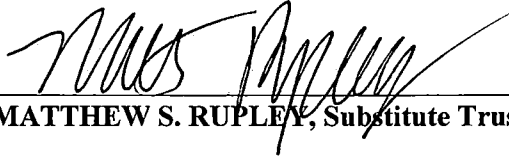
6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated **August 5, 2022**, in the original principal amount of **SEVEN MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$7,200,000.00)**, executed by **PRASLA PROPERTY INC., a Texas corporation**, and originally payable to the order of **PIONEER FINANCE, INC., a Texas corporation**. **PIONEER FINANCE, INC., a Texas corporation**, assigned all rights to **SPARK WEALTH INVESTMENTS, LLC, a Texas limited liability company**, who is the current owner and holder of the Note and Obligations and are the current Beneficiary under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") in that certain *Appointment of Substitute Trustee* dated October 3, 2024 to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **PRASLA PROPERTY INC., a Texas corporation**, the default was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Matthew S. Rupley, c/o Murray | Lobb, PLLC, at 2200 Space Park Drive, Suite 350, Houston, Texas 77058, phone number (281) 488-0630.

DATED this the 12th day of November, 2024.



MATTHEW S. RUPLEY, Substitute Trustee

AFTER RECORDING RETURN TO:

Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058
(281) 488-0630

UNOFFICIAL

FILED 11/12/2024 2:57:37 PM FRCL-2024-6246 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Exhibit "A" – Legal Description

Tract I (Fee Simple):

A TRACT OR PARCEL OF LAND CONTAINING 2.7968 ACRES, (121,826 SQUARE FEET), BEING OUT OF AND A PART OF LOTS 3 AND 6, BLOCK 22, SHARPSTOWN INDUSTRIAL PARK, SECTION 8, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.7968 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2.7967 ACRE TRACT OF LAND AS CONVEYED TO SSKY PLF, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
(BEARING BASIS: VOLUME 67, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a capped iron rod found for the intersection of the southeasterly right-of way line of Highway 59, (300.00 Foot Right-of-Way), with the southwesterly right-of way line of a 50.00-foot-wide drainage easement as depicted on plat of said Sharpstown Industrial Park, Section 8, same being the northeast corner of said Lot 3, same being the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, S 44°44'12" E, along the west right-of-way line of said Drainage Easement, same being the common line of said Lot 3, a distance 190.00 feet to the point of curvature of a curve to the right;

Thence, Southeasterly, along the west right-of-way line of said Drainage Easement, same being the common line of said Lot 3, with the arc of said curve to the right, having an included angle of 08°13'49", a radius of 1519.56 feet, a chord that bears, S 40°37'18" E, a chord distance of 218.09 feet, for an arc distance of 218.28 feet to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 14.701-acre tract of land as conveyed to Golden Sharpstown, Inc. by instrument recorded in Document No. 20070713126 of the Official Public Records of Harris County, Texas, same being the common line of a 0.7174 acre nonexclusive and right-of-way for ingress and egress as designated by instrument recorded in RP-2018-16145 of the Official Public Records of Harris County, Texas, for the southeast corner of the herein described tract;

Thence, S 54°14'53" W, across said Lot 3, along the common line of said 14.701 Acre Tract and said 0.7174 Acre Easement, a distance of 9.41 feet to a capped, (Precision Surveyors), iron rod set for a corner of said 14.701 Acre Tract and said 0.7174 Acre Easement, same being a corner of the herein described tract;

Thence, S 73°00'00" W, across said Lot 3 and said Lot 6, along the common line of said 14.701 Acre Tract and said 0.7174 Acre Easement, a distance of 416.15 feet to a mag nail found for the east corner of the remainder of that certain called 3.6002-acre tract of land as conveyed to PHCG by instrument recorded in Document CF No. 20150179195 of the Official Public Records of Harris County, Texas, same being the southwest corner of the herein described tract;

Thence, N 41°57'39" W, across said Lot 6, along the common line of the remainder of said 3.6002 Acre Tract, a distance of 212.62 feet to a capped iron rod found on the southeasterly right-of-way line of Highway 59, same being the common line of said Lot 6, for the northeast corner of the remainder of said 3.6002 Acre Tract, same being the northwest corner of the herein described tract;

Thence, N 45°15'48" E, along the southeasterly right-of-way line of Highway 59, same being the common line of said Lot 6 and said Lot 3, a distance of 382.98 feet to the POINT OF BEGINNING and containing 2.7968 acres or 121,826 square feet of land, more or less.

TOGETHER WITH a non-exclusive surface easement for parking and other purposes, on, over, upon and across a fifty, (50.00), foot strip of land immediately adjacent to the entire easterly line of the aforesaid 2.7968 Acre Tract as set out in Volume 7347, Page 86, of the Deed Records of Harris County, Texas.

Tract II (Easement Estate):

**EASEMENT ESTATE
NORTH DRIVEWAY**

A TRACT OR PARCEL OF LAND CONTAINING 0.7174 ACRES, (31,251 SQUARE FEET), BEING A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF WAY FOR INGRESS AND EGRESS OUT OF AND A PART OF LOTS 2, 3 AND 6, BLOCK 22, SHARPSTOWN INDUSTRIAL PARK, SECTION 8, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.7174 ACRE EASEMENT BEING THAT CERTAIN CALLED 0.7174 ACRE EASEMENT DESIGNATED AS NORTH DRIVEWAY AND DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS: DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a point on the southwesterly right-of-way line of Bintliff Drive, same being the common line of said Lot 2, on the arc of a curve to the right, for the east corner of that certain called 0.5922-acre tract of land as conveyed to P.H.C.G Investments by instrument recorded in Document No. P468823 of the Official Public Records of Harris County, Texas, same being a corner of that certain called 14.701 acre tract of land as conveyed to Golden Sharpstown, Inc. by instrument recorded in Document No. 20070713126 of the Official Public Records of Harris County, Texas, same being the most northerly east corner and POINT OF BEGINNING of the herein described easement;

Thence, Southeasterly, along the southwesterly right-of-way line of Bintliff Drive, same being the common line of said Lot 2, with the arc of said curve to the right, having an included angle of

01°21'08", a radius of 1694.56 feet, a chord that bears, S 35°45'09" E, a chord distance of 39.99 feet, for an arc distance of 39.99 feet to a point for the north corner of that certain called 0.3071-acre tract of land as conveyed to US Autoseatcover, Inc. and US Auto Nation, Inc. by instrument recorded in Document No. RP-2020-244915 of the Official Public Records of Harris County, Texas, same being a corner of the herein described easement;

Thence, S 54°55'25" W, along the common line of said 0.3071 Acre Tract, same being the common line of said 14.701 Acre Tract, a distance 175.00 feet to a point on the common line of a 50-foot-wide drainage easement as depicted on said Plat of Sharpstown Industrial Park, Section 8, same being the common line of that certain called 1.4387 acre tract of land as conveyed to SSKY PLF, LLC by instrument recorded in Document No. RP-2018-16145 of the Official Public Records of Harris County, Texas, on the arc of a curve to the left, for the northwest corner of said 0.3071 Acre Tract, same being a corner of the herein described easement;

Thence, Northwesterly, along the common line of said 1.4387 Acre Tract, same being the common line of said 14.701 Acre Tract, with the arc of said curve to the left, having an included angle of 00°06'52", a radius of 1519.56 feet, a chord that bears, N 35°08'01" W, a chord distance of 3.03 feet, for an arc distance of 3.03 feet to a cut "x" found for the northeast corner of said 1.4387 Acre Tract, same being a corner of said 14.701 Acre Tract, same being a corner of the herein described easement;

Thence, S 73°00'00" W, along the common line of said 1.4387 Acre Tract, same being the common line of said 14.701 Acre Tract, pass at a distance of 255.39 feet a point for the northwest corner of said 1.4387 Acre Tract, same being a corner of said 14.701 Acre Tract, from which a 5/8" iron rod found for reference bears, S 73°47'35" W, a distance of 0.97 feet, and continuing across said 14.701 Acre Tract, for a total distance of 738.68 feet to a point for a corner of the herein described easement.

Thence, N 41°57'39" W, across said 14.701 Acre Tract, a distance of 98.35 feet to a point on the southeasterly right-of-way line of Highway 59, (Southwest Freeway, 300 Foot Right-of-Way), same being the common line of said 14.701 Acre Tract, for a corner of the herein described easement.

Thence, N 45°15'48" E, along the southeasterly right-of-way line of Highway 59, same being the common line of said 14.701 Acre Tract, a distance of 30.04 feet to a point for a corner of the herein described easement.

Thence, S 41°57'39" E, across said 14.701 Acre Tract, a distance of 80.66 feet to a point for a corner of the herein described easement.

Thence, N 73°00'00" E, across said 14.701 Acre Tract, pass at a distance of 283.22 feet a mag nail found for the southwest corner that certain called 2.7968-acre tract of land as conveyed to SSKY PLF, LLC by instrument recorded in Document No. RP-2018-16145 of the Official Public Records of Harris County, Texas, and continuing for a total distance of 699.42 feet to a capped, (Precision Surveyors), iron rod set for a corner of said 2.7968 Acre Tract, same being a corner of the herein described easement.

Thence, N 54°14'53" E, along the common line of said 2.7968 Acre Tract, same being the common line of said 14.701 Acre Tract, pass at a distance of 9.41 feet a point for the southeast corner of said 2.7967 Acre Tract, same being the southwest corner of said 0.5922 Acre Tract, and continuing for a total distance of 184.37 feet to the POINT OF BEGINNING and containing 0.7174 acres or 31.251 square feet of land, more or less.

**EASEMENT ESTATE
SOUTH DRIVEWAY**

A TRACT OR PARCEL OF LAND CONTAINING 0.4477 ACRES, (19,500 SQUARE FEET), BEING A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS OUT OF AND A PART OF LOTS 2, 3 AND 6, BLOCK 22, SHARPSTOWN INDUSTRIAL PARK, SECTION 8, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 67, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.4477 ACRE EASEMENT BEING THAT CERTAIN CALLED 0.7174 ACRE EASEMENT DESIGNATED AS SOUTH DRIVEWAY AND DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
(BEARING BASIS: DOCUMENT NO. RP-2018-16145 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a ¾" iron rod found on the southwesterly right-of-way line of Bintliff Drive, same being the common line of said Lot 2, on the arc of a curve to the right, for the east corner of that certain called 0.3653-acre tract of land as conveyed to US Autoseatcover, Inc. and US Auto Nation, Inc. by instrument recorded in Document No. RP-2020-244915 of the Official Public Records of Harris County, Texas, same being a corner of that certain called 14.701 acre tract of land as conveyed to Golden Sharpstown, Inc. by instrument recorded in Document CF No. 20070713126 of the Official Public Records of Harris County, Texas, same being the most northerly east corner and POINT OF BEGINNING of the herein described easement;

Thence, Southeasterly, along the southwesterly right-of-way line of Bintliff Drive, same being the common line of said Lot 2, with the arc of said curve to the right, having an included angle of 01°21'09", a radius of 1694.56 feet, a chord that bears, S 26°08'52" E, a chord distance of 40.00 feet, for an arc distance of 40.00 feet to a 5/8" iron rod found for a corner of the herein described easement;

Thence, S 63°51'08" W, across said 14.701 Acre Tract, a distance 221.82 feet to a point for a corner of the herein described easement;

Thence, S 73°00'00" W, across said 14.701 Acre Tract, a distance 268.86 feet to a cut "x" set for the southwest corner of the herein described easement;

Thence, N 17°00'00" W, across said 14.701 Acre Tract, a distance 40.00 feet to a cut "x" set for the southwest corner of that certain called 1.4387 acre tract of land as conveyed to SSKY PLF, LLC by instrument recorded in Document No. RP-2018-16145 of the Official Public Records of Harris County, Texas, same being a corner of said 14.701 Acre Tract, same being the northwest corner of the herein described easement;

Thence, N 73°00'00" E, along the common line of said 1.4387 Acre Tract, same being the common line of said 14.701 Acre Tract, a distance 265.65 feet to a point for a corner of said of said 1.4387 Acre Tract, same being a corner of said 14.701 Acre Tract, same being a corner of the herein described easement, from which a 5/8" iron rod found for reference bears, S 85°08'12" W, a distance of 0.84 feet;

Thence, N 63°51'08" E, along the common line of said 1.4387 Acre Tract, same being the common line of said 14.701 Acre Tract, pass at a distance of 43.61 feet a point for the southeast corner of said 1.4387 Acre Tract, same being the southwest corner of said 0.3653 Acre Tract, from which a cut 5/8" iron rod found for reference bears, N 51°02'19" E, a distance of 1.97 feet, and continuing for a total distance of 218.62 feet to the POINT OF BEGINNING and containing 0.4477 acres or 19,500 square feet of land, more or less.

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

See Exhibit "A", attached hereto and incorporated for all purposes.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated January 29, 2020, from GRIFFIN PINTO 2900 WESLAYAN, L.P., a Delaware limited partnership, as grantor, conveying the Property in trust to DAN J. GUARINO, as Trustee, for the benefit of Frost Bank ("Beneficiary"), recorded under Clerk's File Number RP-2020-42590, Real Property Records, Harris County, Texas ("Deed of Trust").

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: **December 3, 2024**

Time: The sale will begin no earlier than **1:00 p.m.** or no later than three hours thereafter.

Place: Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

The 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.

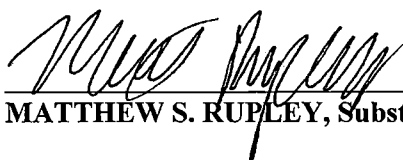
6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated **January 29, 2020**, in the original principal amount of **NINETEEN MILLION THREE HUNDRED 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 12th day of November, 2024.


MATTHEW S. RUPLEY, Substitute Trustee

FRCL-2024-6247 FILED 11/12/2024 2:57:38 PM TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

ACKNOWLEDGMENT

THE STATE OF TEXAS

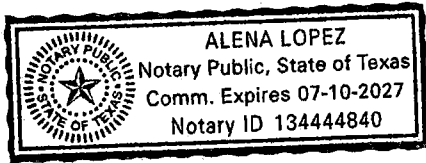
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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 12th day of November 2024, by **MATTHEW S. RUPLEY, Substitute Trustee.**



Alena Lopez

Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:

Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058
(281) 488-0630

UNOFFICIAL COPY

Exhibit "A"

ALL THAT CERTAIN 2.7984 ACRES OF LAND BEING ALL OF LOTS 8, 9, 10, AND 11, BLOCK 2, OF WESLAYAN CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMEN 47, PAGE 53 OF THE HARRIS COUNTY MAP RECORDS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED 04-19-2002 FROM 2900 WESLAYAN, LTD. TO WESLAYAN INVESTMENTS LLC, FILED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, AT CLERK'S FILE NO. V-746768, FILM CODE 551-17-0808, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ESSEX LANE (60' WIDE) WITH THE WESTERLY RIGHT-OF-WAY LINE OF WESLAYAN ROAD (80' WIDE);

THENCE SOUTH 00° 00' 23" EAST - 460.00', WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID WESLAYAN ROAD TO A POINT FOR CORNER;

THENCE NORTH 89° 41' 00" WEST - 265.00', WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ALABAMA STREET (60' WIDE), TO A FOUND 5/8" IRON ROD WITH FOR CORNER;

THENCE NORTH 00° 00' 23" WEST - 460.00', WITH THE EASTERLY LINE OF ESSEX HOUSE, ACCORDING TO THE PLAT THEREOF FILED AT FILM CODE 351042, HARRIS COUNTY MAP RECORDS, TO A FOUND 5/8" IRON ROD WITH THE CAP FOR CORNER;

THENCE SOUTH 89° 41' 00" EAST, 265.00' WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ESSEX LANE TO THE POINT OF THE BEGINNING AND CONTAINING 2.7984 ACRES (121,898 SQUARE FEET) OF LAND MORE OF LESS.

UNOFFICIAL COPY

NOTICE REGARDING MILITARY SERVICE: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. TEXAS PROPERTY CODE SECTION 51.002(i).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

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THAT, WHEREAS, on September 17, 2018, Boyce Van Griffin and Lisa Griffin (“**Borrowers**”) executed that certain Wraparound Note in the original principal amount of \$449,991.00 (the “**Note**”) payable to the order of Gregory L. Rutherford and Robert Bryan Boyer (“**Lenders**”), secured by that certain Deed of Trust and Promissory Note recorded under Clerk’s File No. RP-2018-431576 of the Official Public Records of Harris County, Texas (“**Deed of Trust**”), covering the real property described as follows:

Lot2, Block 1, Wildwood at Northpointe Sec. 11, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Film Code No 678660, Plat Records of Harris County, Texas, together with any improvements thereon (the “**Property**”); and

WHEREAS, the Note is in default and after providing Borrowers at least 20 days’ notice of intent to accelerate if said default is not cured, Holder has exercised its right to accelerate the outstanding indebtedness owed under the Note, and thus all amounts owed under the Note are immediately due and payable; and

WHEREAS, Holder has appointed Brian B. Kilpatrick, as Substitute Trustee (“**Substitute Trustee**”) under the Deed of Trust to enforce the trust and sell the Property pursuant to the power of sale and other provisions contained within the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned will sell the Property at public auction to the highest bidder or bidders for cash at the Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045 between the hours of 10:00 a.m. and 4:00 p.m., with the sale beginning no earlier than 10:00 a.m. and no later than three hours thereafter, on the first Tuesday in December 2024, the same being **December 3, 2024**.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in “AS IS,” without any expressed or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust, and at the purchaser’s own risk. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6252
FILED 11/12/2024 3:05:54 PM

UNOFFICIAL COPY

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE.

For purposes of Section 51.0075(e) of the TEXAS PROPERTY CODE, the street address for the Substitute Trustee is:

Wilson, Cribbs & Goren, P.C.
1233 West Loop South, Suite 800
Houston, Texas 77027
Attn. Brian B. Kilpatrick

EXECUTED in multiple originals on this the 12th day of November 2024.



Brian B. Kilpatrick, Substitute Trustee
WILSON, CRIBBS & GOREN, P.C.
1233 West Loop South, Suite 800
Houston, Texas 77027
Telephone: (713) 222-9000
Email: bkilpatrick@wcglaw.com

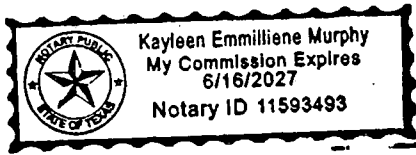
STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, personally appeared Brian B. Kilpatrick, known to me to be the person who executed the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the 12th day of November, 2024.



Kayleen Emmilliene Murphy
Notary Public in and for the
State of Texas

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6252

FILED 11/12/2024 3:05:54 PM

COPY

UNOFFICIAL

NOTICE OF FORECLOSURE SALE

DATE: November 12, 2024

DEED OF TRUST

DATE: October 1, 2015
GRANTOR: MARVIN CANO
BENEFICIARY: HIPOLITO TORRES and wife, MARIA E. TORRES
TRUSTEE: RONALD A. MURRAY
SUBSTITUTE TRUSTEE: DENNIS J. ALBRIGHT

RECORDING INFORMATION: recorded in the Office of the County Clerk under Clerk's File No. 20150452344 in the Real Property Records of Harris County, Texas.

PROPERTY:

Lot Three (3), in Block Two (2), of **HIDDEN MEADOW SECTION TWO (2)**, a subdivision in Harris County, Texas according to the map or plat thereof filed under Film Code No. 599162, of the Map Records of Harris County, Texas.

DATE AND TIME OF FORECLOSURE SALE (first Tuesday of month, except when the first Tuesday is January 1 or July 4, then the first Wednesday of January or of July, between the hours of 1:00 p.m. and 4:00 p.m.): **DECEMBER 3, 2024**

PLACE OF FORECLOSURE SALE (including county) At the Bayou City Event Center, at 9401 Knight Rd., Houston, Harris County, Texas 77045, as designated by the Commissioners Court of Harris County, Texas, in document filed under Clerk's File No. 20150492828 and RP-2023-304925 in the Real Property Records of Harris County, Texas,

TERMS OF FORECLOSURE SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note described in the Deed of Trust and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be

made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dennis J. Albright

Dennis J. Albright - Substitute Trustee
Attorney at Law
13410 Holly Park
Houston, Texas 77015
Tel: 713.455.6661
Fax: 866-746-1961
TBA 00973700

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. November 12, 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 17210 Imperial Valley Drive #59 and #60 Houston, Texas 77060, more particularly described in that certain Commercial Deed of Trust dated December 4, 2020 which is recorded under Harris County Clerk's file No. RP-2023-231960 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Real Estate Lien Note dated December 4, 2020 in the original principal amount of \$102,173.33 (the "Note"), and executed by Margarita Centeno Alameda 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-2021-24339.
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): December 3, 2024

Time: The sale shall begin no earlier than 11:00 a.m. or no later than four hours thereafter. The sale must be completed and all consideration paid in cash or certified funds on or before 4:00 P.M.

Place: 9401 Knight Rd., Houston, Harris County, Texas 77045, or other area as may be designated by order of Commissioner's Court.
7. Non-Judicial Foreclosure Sale. The sale will be non-judicial foreclosure sale of the Property. This sale is being noticed and made pursuant to the terms of the Note and Deed of Trust.
8. Terms of Sale. THE SALE WILL BE CONDUCTED AS A PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, subject to the rights of the Payee to bid at the time of sale. Those desiring to purchase the Property will need to demonstrate their ability to pay cash before 4:00 pm on the day the Property is sold.

9. New Trustee May Be Appointed. Before the sale, the Payee may appoint a different trustee to conduct the sale and will not necessarily notify the Maker of such appointment. Notwithstanding the appointment of any substitute trustee, the Maker can still contact the Payee and/or the Trustee named below before the date of the sale to get additional details about the Property and the sale noticed hereby.

10. Current Obligations. The Maker did not perform its obligations to the Payee under the Note and Deed of Trust. Specifically, the Maker has not performed its obligations to make timely payments on the Property. Thus, the Maker now owes the Beneficiary (i) the accelerated loan balance; (ii) all amounts to pay property taxes and insurance on the property if such items have not been paid before the date of posting for foreclosure; (iii) attorney's fees of \$1,750.00 to prepare this Notice and post the Property for foreclosure; (iv) any additional attorney's fees and expenses incurred after the date of this Notice in connection with posting the Property for foreclosure and conducting the sale and/or as may be incurred to protect and/or foreclose the liens against the Property in favor of the Beneficiary; and (v) if the Property is sold at foreclosure, a Trustee's fee as may be provided by the Note or Deed of Trust. **Contact the Trustee and/or the Payee to get the exact amount due before the sale.**

11. Questions. Questions concerning the sale must be directed to the Trustee, or to the Payee at the following addresses and phone numbers:

If to Trustee:

Melina B. Cain, 416 Westheimer Rd., Houston, Harris County, Texas 77006; Telephone: (713) 623-8200; E-mail: melina@houstonlegal.services

If to Payee:

BMI Investments, Incorporated, a Texas corporation, 1925 Southwest Freeway, Houston, Harris County, Texas 77098; Telephone: (713) 524-0401. Attn: Barbra Markman; E-mail: barbramarkman@me.com

12. Default and Request to Act. Default has occurred under the Deed of Trust, and the Payee has requested the Trustee to conduct this sale. **NOTE: To prevent foreclosure, all attorney's fees must be paid directly to the Trustee.**

13. Notice of Military Rights. Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on any active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

14. Sale Subject to all Prior Matter of Records. Except as is unambiguously required by applicable law, this sale will be expressly subject to the Deed of Trust and to any title matters of record as of the date of the Deed of Trust, if any, to the extent that they remain in force and effect, and to all title matters and encumbrances as of the date of the sale. Prospective bidders are strongly

urged to examine the applicable property records to determine the nature and extent of such matters, if any.

15. Limitation of Warranties. THE SALE OF THE PROPERTY WILL BE MADE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, BY THE PAYEE, CURRENT HOLDER, TRUSTEE OR THEIR RESPECTIVE ATTORNEYS, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE PAYEE, THE BENEFICIARY OR THE TRUSTEE OR THEIR RESPECTIVE AGENTS AND/OR ATTORNEYS MAKE ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO THE CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION OF THE PROPERTY OR THE IMPROVEMENTS THERETO, INCLUDING THE EXISTENCE OF ANY LATENT DEFECTS, COMPLIANCE WITH APPLICABLE LAWS OR THE EXISTENCE OF OTHER FAULTS WITH THE PROPERTY. THE PAYEE, TRUSTEE AND/OR THE CURRENT HOLDER EXPRESSLY DISCLAIM ALL WARRANTIES, AND ANY BIDDER TO PURCHASE (OR ANY PURCHASER OF) THE PROPERTY EXPRESSLY WAIVES AND RELEASES ANY AND ALL CLAIMS AGAINST THE PAYEE, TRUSTEE AND/OR CURRENT HOLDER (AND THEIR RESPECTIVE AGENTS AND/OR ATTORNEYS) IN CONNECTION WITH THE PROPERTY, THE NOTE, THE DEED OF TRUST OR THE ACTIONS OF THE PAYEE, CURRENT HOLDER AND/OR TRUSTEE.

Executed in Multiple Originals this 12th day of November, 2024.

BMI INVESTMENTS INCORPORATED
a Texas corporation

By: 

Melina B. Cain, Trustee
416 Westheimer
Houston, Texas 77006
Telephone: 713-623-8200

UNOFFICIAL COPY

EXHIBIT A

Tract 1: Unit 59, in Building "F", and the space encompassed by boundaries thereof, and the exterior surface for the associated balcony, patio, parking spaces, and an undivided percentage interest in the common elements, if any, of GREENSPPOINT LANDING, a Condominium Declaration and Exhibits attached thereto, recorded in Volume 74, Page 96, et seq., of the Condominium Records of Harris County, Texas, as amended by that certain First Amendment to Condominium Declaration, recorded in Volume 95, Page 117, et, seq., of the Condominium Records of Harris County, Texas

Tract 2: Unit 60, in Building "F", and the space encompassed by boundaries thereof, and the exterior surface for the associated balcony, patio, parking spaces, and an undivided percentage interest in the common elements, if any, of GREENSPPOINT LANDING, a Condominium Declaration and Exhibits attached thereto, recorded in Volume 74, Page 96, et seq., of the Condominium Records of Harris County, Texas, as amended by that certain First Amendment to Condominium Declaration, recorded in Volume 95, Page 117, et, seq., of the Condominium Records of Harris County, Texas

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. November 12, 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 402 S. 80th Street, Houston, Texas 77012, more particularly described in that certain Commercial Deed of Trust dated February 28, 2022 which is recorded under Harris County Clerk's file No. RP-2023-231960 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Real Estate Lien Note dated February 28, 2022 in the original principal amount of \$145,715.00 (the "Note"), and executed by Santos Flora Ayala Prudencio 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-2022-135102.
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): December 3, 2024

Time: The sale shall begin no earlier than 11:00 a.m. or no later than four hours thereafter. The sale must be completed and all consideration paid in cash or certified funds on or before 4:00 P.M.

Place: 9401 Knight Rd., Houston, Harris County, Texas 77045, or other area as may be designated by order of Commissioner's Court.
7. Non-Judicial Foreclosure Sale. The sale will be non-judicial foreclosure sale of the Property. This sale is being noticed and made pursuant to the terms of the Note and Deed of Trust.
8. Terms of Sale. THE SALE WILL BE CONDUCTED AS A PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, subject to the rights of the Payee to bid at the time of sale. Those desiring to purchase the Property will need to demonstrate their ability to pay cash before 4:00 pm on the day the Property is sold.

9. New Trustee May Be Appointed. Before the sale, the Payee may appoint a different trustee to conduct the sale and will not necessarily notify the Maker of such appointment. Notwithstanding the appointment of any substitute trustee, the Maker can still contact the Payee and/or the Trustee named below before the date of the sale to get additional details about the Property and the sale noticed hereby.

10. Current Obligations. The Maker did not perform its obligations to the Payee under the Note and Deed of Trust. Specifically, the Maker has not performed its obligations to make timely payments on the Property. Thus, the Maker now owes the Beneficiary (i) the accelerated loan balance; (ii) all amounts to pay property taxes and insurance on the property if such items have not been paid before the date of posting for foreclosure; (iii) attorney's fees of \$1,750.00 to prepare this Notice and post the Property for foreclosure; (iv) any additional attorney's fees and expenses incurred after the date of this Notice in connection with posting the Property for foreclosure and conducting the sale and/or as may be incurred to protect and/or foreclose the liens against the Property in favor of the Beneficiary; and (v) if the Property is sold at foreclosure, a Trustee's fee as may be provided by the Note or Deed of Trust. **Contact the Trustee and/or the Payee to get the exact amount due before the sale.**

11. Questions. Questions concerning the sale must be directed to the Trustee, or to the Payee at the following addresses and phone numbers:

If to Trustee:

Melina B. Cain, 416 Westheimer Rd., Houston, Harris County, Texas 77006; Telephone: (713) 623-8200; E-mail: melina@houstonlegal.services

If to Payee:

BMI Investments, Incorporated, a Texas corporation, 1925 Southwest Freeway, Houston, Harris County, Texas 77098; Telephone: (713) 524-0401. Attn: Barbra Markman; E-mail: barbramarkman@me.com

12. Default and Request to Act. Default has occurred under the Deed of Trust, and the Payee has requested the Trustee to conduct this sale. **NOTE: To prevent foreclosure, all attorney's fees must be paid directly to the Trustee.**

13. Notice of Military Rights. Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on any active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

14. Sale Subject to all Prior Matter of Records. Except as is unambiguously required by applicable law, this sale will be expressly subject to the Deed of Trust and to any title matters of record as of the date of the Deed of Trust, if any, to the extent that they remain in force and effect, and to all title matters and encumbrances as of the date of the sale. Prospective bidders are strongly


urged to examine the applicable property records to determine the nature and extent of such matters, if any.

15. Limitation of Warranties. THE SALE OF THE PROPERTY WILL BE MADE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, BY THE PAYEE, CURRENT HOLDER, TRUSTEE OR THEIR RESPECTIVE ATTORNEYS, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE PAYEE, THE BENEFICIARY OR THE TRUSTEE OR THEIR RESPECTIVE AGENTS AND/OR ATTORNEYS MAKE ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO THE CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION OF THE PROPERTY OR THE IMPROVEMENTS THERETO, INCLUDING THE EXISTENCE OF ANY LATENT DEFECTS, COMPLIANCE WITH APPLICABLE LAWS OR THE EXISTENCE OF OTHER FAULTS WITH THE PROPERTY. THE PAYEE, TRUSTEE AND/OR THE CURRENT HOLDER EXPRESSLY DISCLAIM ALL WARRANTIES, AND ANY BIDDER TO PURCHASE (OR ANY PURCHASER OF) THE PROPERTY EXPRESSLY WAIVES AND RELEASES ANY AND ALL CLAIMS AGAINST THE PAYEE, TRUSTEE AND/OR CURRENT HOLDER (AND THEIR RESPECTIVE AGENTS AND/OR ATTORNEYS) IN CONNECTION WITH THE PROPERTY, THE NOTE, THE DEED OF TRUST OR THE ACTIONS OF THE PAYEE, CURRENT HOLDER AND/OR TRUSTEE.

Executed in Multiple Originals this 12th day of November, 2024.

BMI INVESTMENTS INCORPORATED
a Texas corporation

By:



Melina B. Cain, Trustee
416 Westheimer
Houston, Texas 77006
Telephone: 713-623-8200

EXHIBIT A

Lot Forty Seven (47), and Forty Eight (48), Block Two Hundred Thirty Two (232), MAGNOLIA PARK, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 4, Page 69, Map Records, Harris County, Texas. Aka 402 S. 80th Street, Houston Tx 77012.

UNOFFICIAL COPY

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN OF A PUBLIC NONJUDICIAL FORECLOSURE SALE.

1. Date of Notice. November 12, 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 8003 Ethel, Houston, Texas 77028, more particularly described in that certain Commercial Deed of Trust dated June 8, 2023 which is recorded under Harris County Clerk's file No. RP-2023-231960 and as set forth on Exhibit "A" (the "Property").
5. Note, Deed(s) of Trust & Related Obligations. Real Estate Lien Note dated June 8, 2023 in the original principal amount of \$139,925.00 (the "Note"), and executed by Miguel Angel Leon Lopez 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-2023-231960.
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): December 3, 2024

Time: The sale shall begin no earlier than 11:00 a.m. or no later than four hours thereafter. The sale must be completed and all consideration paid in cash or certified funds on or before 4:00 P.M.

Place: 9401 Knight Rd., Houston, Harris County, Texas 77045, or other area as may be designated by order of Commissioner's Court.
7. Non-Judicial Foreclosure Sale. The sale will be non-judicial foreclosure sale of the Property. This sale is being noticed and made pursuant to the terms of the Note and Deed of Trust.
8. Terms of Sale. THE SALE WILL BE CONDUCTED AS A PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, subject to the rights of the Payee to bid at the time of sale. Those desiring to purchase the Property will need to demonstrate their ability to pay cash before 4:00 pm on the day the Property is sold.

9. New Trustee May Be Appointed. Before the sale, the Payee may appoint a different trustee to conduct the sale and will not necessarily notify the Maker of such appointment. Notwithstanding the appointment of any substitute trustee, the Maker can still contact the Payee and/or the Trustee named below before the date of the sale to get additional details about the Property and the sale noticed hereby.

10. Current Obligations. The Maker did not perform its obligations to the Payee under the Note and Deed of Trust. Specifically, the Maker has not performed its obligations to make timely payments on the Property. Thus, the Maker now owes the Beneficiary (i) the accelerated loan balance; (ii) all amounts to pay property taxes and insurance on the property if such items have not been paid before the date of posting for foreclosure; (iii) attorney's fees of \$1,750.00 to prepare this Notice and post the Property for foreclosure; (iv) any additional attorney's fees and expenses incurred after the date of this Notice in connection with posting the Property for foreclosure and conducting the sale and/or as may be incurred to protect and/or foreclose the liens against the Property in favor of the Beneficiary; and (v) if the Property is sold at foreclosure, a Trustee's fee as may be provided by the Note or Deed of Trust. **Contact the Trustee and/or the Payee to get the exact amount due before the sale.**

11. Questions. Questions concerning the sale must be directed to the Trustee, or to the Payee at the following addresses and phone numbers:

If to Trustee:

Melina B. Cain, 416 Westheimer Rd., Houston, Harris County, Texas 77006; Telephone: (713) 623-8200; E-mail: melina@houstonlegal.services

If to Payee:

Markman Martinez Investments, Inc., a Texas corporation, 1925 Southwest Freeway, Houston, Harris County, Texas 77098; Telephone: (713) 524-0401. Attn: Maria Martinez; E-mail: maria23martinez@yahoo.com

12. Default and Request to Act. Default has occurred under the Deed of Trust, and the Payee has requested the Trustee to conduct this sale. **NOTE: To prevent foreclosure, all attorney's fees must be paid directly to the Trustee.**

13. Notice of Military Rights. Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on any active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


14. Sale Subject to all Prior Matter of Records. Except as is unambiguously required by applicable law, this sale will be expressly subject to the Deed of Trust and to any title matters of record as of the date of the Deed of Trust, if any, to the extent that they remain in force and effect, and to all title matters and encumbrances as of the date of the sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

15. Limitation of Warranties. THE SALE OF THE PROPERTY WILL BE MADE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, BY THE PAYEE, CURRENT HOLDER, TRUSTEE OR THEIR RESPECTIVE ATTORNEYS, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE PAYEE, THE BENEFICIARY OR THE TRUSTEE OR THEIR RESPECTIVE AGENTS AND/OR ATTORNEYS MAKE ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO THE CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION OF THE PROPERTY OR THE IMPROVEMENTS THERETO, INCLUDING THE EXISTENCE OF ANY LATENT DEFECTS, COMPLIANCE WITH APPLICABLE LAWS OR THE EXISTENCE OF OTHER FAULTS WITH THE PROPERTY. THE PAYEE, TRUSTEE AND/OR THE CURRENT HOLDER EXPRESSLY DISCLAIM ALL WARRANTIES, AND ANY BIDDER TO PURCHASE (OR ANY PURCHASER OF) THE PROPERTY EXPRESSLY WAIVES AND RELEASES ANY AND ALL CLAIMS AGAINST THE PAYEE, TRUSTEE AND/OR CURRENT HOLDER (AND THEIR RESPECTIVE AGENTS AND/OR ATTORNEYS) IN CONNECTION WITH THE PROPERTY, THE NOTE, THE DEED OF TRUST OR THE ACTIONS OF THE PAYEE, CURRENT HOLDER AND/OR TRUSTEE.

Executed in Multiple Originals this 12th day of November, 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's Twenty Two (22), Twenty Three (23) and Twenty Four (24) in Block A, of LIBERTY ROAD MANOR, SECTION FIVE (5), an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 1554, Page 289 of the Deed Records of Harris County, Texas commonly known as 8003 Ethel Street, Harris County, Texas 77028.

UNOFFICIAL

COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date 3/1/2023
Grantor(s): AIRE Development Group Inc., a Texas Corporation
Original Payee: Jet Lending, LLC
Deed of Trust Executed 3/1/2023, recorded in the public records of
Information: Harris County, Texas, in or under File No. RP-2023-80962
Current Mortgage: Texas Capital Loans, LLC, a Delaware Limited Liability
Company
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas being more particularly described as Lot 25, in Block 24, of EDGEWOOD, SECTION 4, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 40, Page 9 of the Map Records of Harris County, Texas, (more particularly described in the Loan Documents).

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

ACTIVE MILITARY SERVICE NOTICE


Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

The Mortgagee, whose address is:

Texas Capital Loans, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



Enrique Loera or Susana Garcia or Jose
Martinez or Katrina Rodriguez or Cesar
Acosta or Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or Mark
Laffaye or Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or Emilio
Martinez or Miguel Alberto Molina Álvarez
or Sarah Friedman or Viridiana Silva or Tami
Machoka or William Koeing or Eduardo Silva
or Peggy Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or Rodolfo
Pineda or Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

COPY

Texas Capital Loans

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/1/2024
Grantor(s): Kazeem Oo Lawal
Mortgagee: 219 Marshall, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2024-175039
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 9, of TRAJAN ESTATES, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 678795 of Map Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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ACTIVE MILITARY SERVICE NOTICE

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

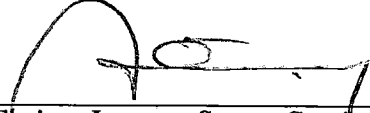
FRCL-2024-6254

FILED 11/12/2024 4:06:04 PM

The Mortgagee, whose address is:

219 Marshall, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



Ehrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/19/2024

Grantor(s): Nancy Alejandra Becerra

Mortgagee: Finally Home, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. RP-2024-205928

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-Six (46) in Block Four (4) Sheldon Woods, Section Three (3), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 78, Page 28, of the Map Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

ACTIVE MILITARY SERVICE NOTICE

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6255

FILED 11/12/2024 4:06:05 PM

The Mortgagee, whose address is:
Finally Home, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**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-2024-6255

FILED 11/12/2024 4:06:05 PM

COPY
ORIGINAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 4/29/2022
Grantor(s): Servando Diaz Jr. and Valeria Torres
Mortgagee: HISD RE, LLC, a Nevada Limited Liability Company
Recorded in: Clerk's File No. RP-2022-353684
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 LAND AND IMPROVEMENTS LOCATED AT 9203 SHERBOURNE STREET, HOUSTON, HARRIS COUNTY, TEXAS, LOTS 605, BLOCK 22, BARCLAY PLACE, SECTION 2, HARRIS COUNTY, TEXAS. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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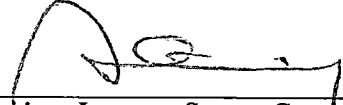
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Mortgagee, whose address is:

HISD RE, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece

Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6256

FILED 11/12/2024 4:06:06 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 7/31/2020

Grantor(s): Plenty Morgan Germany III and Yolonda Roshon Hendricks

Mortgagee: 2018 Longterm RE LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. RP-2020-441429

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 Tract 20, Block 2, Sylvan Terrace, according to the Map or Plat Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS


FRCL-2024-6257

FILED 11/12/2024 4:06:07 PM

The Mortgagee, whose address is:

2018 Longterm RE LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



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

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6257

FILED 11/12/2024 4:06:07 PM

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/1/2023 With an effective date of 3/8/2023
Grantor(s): Yamis Adelaida Ponce
Mortgagee: Edgehill Investments, LP, a Texas Limited Partnership
Recorded in: Clerk's File No. RP-2023-109161
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, Condominiums Unit No. 182, Building "O", and the space encompassed by the boundaries thereof, the limited common elements located in and being a part of Kinghurst Townhome Condominiums, a condominiums 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 Kinghurst Townhome Condominiums, together with the survey plat, by-laws and exhibits attached thereto, recorded in Volume 149, Page 38, Volume 156, Page 60 of the Condominium Records and Film Code No. 173069, of the Condominium Records, all of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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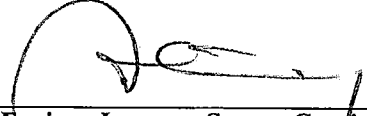
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The Mortgagee, whose address is:

Edgehill Investments, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**Enrique Loera or Susana Gardia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

COPY

UNOFFICIAL

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: 12/3/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925, OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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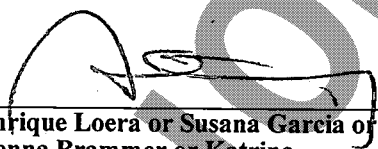
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The Mortgagee, whose address is:

2012 Cottage, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**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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Sarah Friedman or Viridiana Silva
or Tami Machoka or William
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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 or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

COPY

TITLE

UNCOMMON

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 Alicia H. Contreras, by deed recorded under County Clerk's File No. H180145 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 S. 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 185.60 feet to a found 1/2-inch iron rod in the south right-of-way line of Marcella Street (60.00 feet wide) for the northeast corner of said Contreras Tract, for the northwest corner of a tract of land conveyed unto Magdalena Czemy, 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;

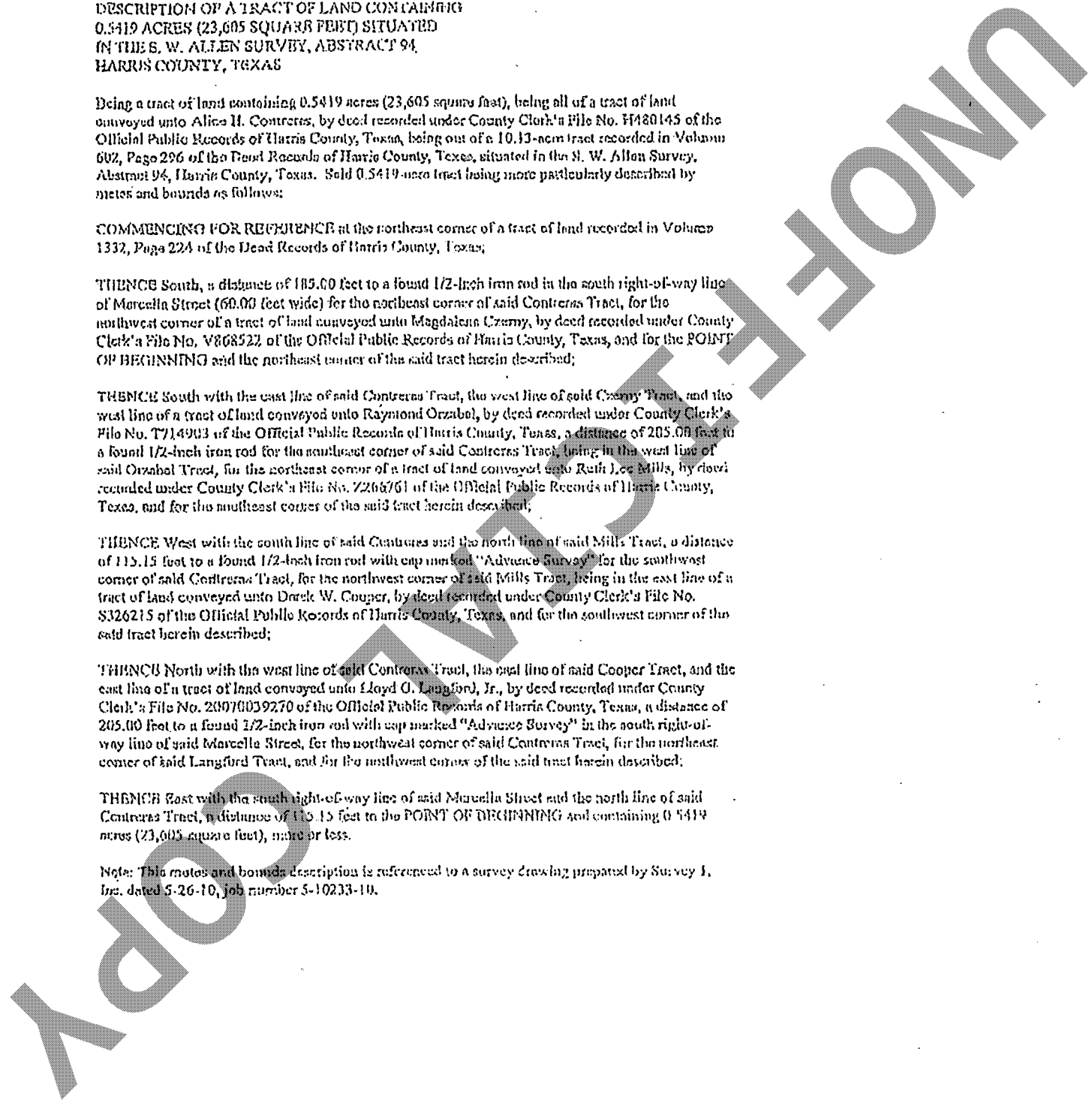
THENCE South with the east line of said Contreras Tract, the west line of said Czemy Tract, and the west line of a tract of land conveyed unto Raymond Orzabel, by deed recorded under County Clerk's File No. T714903 of the Official Public Records of Harris County, Texas, a distance of 205.00 feet to a found 1/2-inch iron rod for the southeast corner of said Contreras Tract, being in the west line of said Orzabel Tract, for the northeast corner of a tract of land conveyed unto Ruth Lee Mills, by deed recorded under County Clerk's File No. Z266761 of the Official Public Records of Harris County, Texas, and for the southeast corner of the 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 O. Langford, Jr., by deed recorded under County Clerk's File No. 20070039270 of the Official Public Records of Harris County, Texas, a distance of 205.00 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 J, Inc. dated 5-26-10, job number S-10233-10.



NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 6/1/2021 with an effective date of June 1, 2021
Grantor(s): Jose Antonio Vasquez and Rocio Hernandez
Mortgagee: 2018 Longterm RE LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2021-562191
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 Twelve (12), of 3rd CORRECTED PLAT OF WOOD MEADOW, Section One (1), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 255, Page 6 of the Map Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

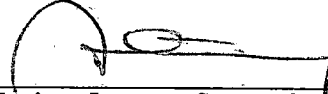
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Mortgagee, whose address is:

2018 Longterm RE, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece**

**Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6260

FILED 11/12/2024 4:06:10 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date 11/9/2018
Grantor(s): OHK Global, Inc.
Original Payee: AMI Lenders, Inc.
Deed of Trust Information: Executed 11/9/2018, recorded in the public records of Harris County, Texas, in or under File No. RP-2018-513912
Current Mortgagee: Texas Capital Loans, LLC, a Delaware Limited Liability Company
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas being more particularly described as Exhibit 'A', (more particularly described in the Loan Documents).

Date of Sale: 12/3/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

ACTIVE MILITARY SERVICE NOTICE

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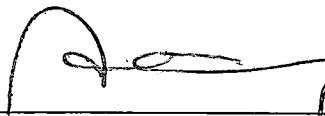
THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

UNOFFICIAL COPY

The Mortgagee, whose address is:

Texas Capital Loans, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**Enrique Loera or Susana García or Jose
Martinez or Katrina Rodriguez or Cesar
Acosta or Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or Mark
Laffaye or Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or Emilio
Martinez or Miguel Alberto Molina Álvarez
or Sarah Friedman or Viridiana Silva or Tami
Machoka or William Koeing or Eduardo Silva
or Peggy Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or Rodolfo
Pineda or Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

UNOFFICIAL COPY

EXHIBIT "A"

Being a tract of land containing 0.3187 acres (13,884 square feet), situated in the A. G. Holland Survey, Abstract 347, Harris County, Texas, being a part of Block 5, of South Acres Subdivision, as recorded in Volume 11, Page 7, of the Map Records of Harris County, Texas, and being all of a tract of land conveyed unto Linda Len Bui by deed recorded under County Clerk's File No. W201760 of the Official Public Records of Harris County, Texas. Said 0.3187-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "Survey-1" at the intersection of the east right-of-way line of Martin Luther King Jr. Boulevard (formerly South Park Boulevard) (150.00 feet wide) and the north right-of-way line of Selinsky Street (120.00 feet wide), said point being the southwesterly corner of said tract herein described;

THENCE North $00^{\circ}39'20''$ West, along the east right-of-way line of said Martin Luther King Jr. Boulevard, a distance of 47.17 feet to a set "X" in concrete of curvature, being a curve to the right having a radius of 2025.00 feet;

THENCE along the east right-of-way line of said Martin Luther King Jr. Boulevard, and being a curve to the right with a radius of 2025.00 feet, a chord distance of 52.82 feet, an arc length of 52.83 feet, and a chord bearing of North $00^{\circ}05'31''$ East, to a set 1/2-inch iron rod with cap marked "Survey-1", point being the most westerly southwest corner of a tract of land conveyed into Son H. Ding and Vivian Vuong Dinh by deed recorded under County Clerk's File No. T483236 of the Official Public Records of Harris County, Texas, and being the northwest corner of said tract herein described;

THENCE North $84^{\circ}29'00''$ East, a distance of 128.42 feet along the south line of said Dinh Tract, to a set 1/2-inch iron rod with cap marked "Survey-1" for the northeast corner of said tract herein described;

THENCE South $12^{\circ}37'30''$ East, along the west line of said Dinh tract, a distance of 100.35 feet to a set 1/2-inch iron rod with cap marked "Survey-1", to a point in the north right-of-way line of said Selinsky Street, for the most southerly southwest corner of said Dinh tract and the southeast corner of said tract herein described;

THENCE South $84^{\circ}29'00''$ West, along the north right-of-way line of said Selinsky Street, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 0.3187 acres (13,884 square feet), more or less.

COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 9/1/2018

Grantor(s): Ariana Orozco- Salamanca

Mortgagee: 2009 SWE LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. RP-2018-517371

Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot Fifty-Six (56), in Block Three (3) of Brays Forest, Section One (1), a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 147, Page 137 of the Map Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

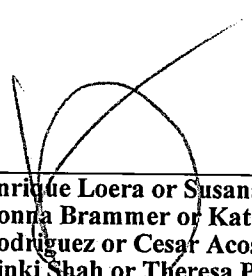
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

COPY

The Mortgagee, whose address is:
2009 SWE LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



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
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John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL

COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/22/2019

Grantor(s): Willian Johny Ordonez Mendoza and Sayri B. Diaz Gonzalez

Mortgagee: Casas Express, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. RP-2019-257561

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 3A, HARRIS COUNTY, TEXAS MORE PARTICULARLY DESCRIBED IN AN INSTRUMENT FILED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS UNDER HARRIS COUNTY CLERK'S FILE NUMBER V725416. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

Casas Express, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**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
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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 or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

COPY

DRAFT

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NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date 6/5/2019
Grantor(s): Salvador Hernandez and Elizabeth Garcia Flores
Original Payee: Odin Investments, LLC, a Missouri Limited Liability Company
Deed of Trust Information: Executed 6/5/2019, recorded in the public records of Harris County, Texas, in or under File No. RP-2019-236969, and Corrected Deed of Trust Executed 9/9/2019, recorded in the public records of Harris County, Texas, in or under File No. RP-2019-407386

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 lots 1 & 2 block 10 of Fidelity, a subdivision located in Harris County, Texas, (more particularly described in Loan Documents).

Date of Sale: 12/3/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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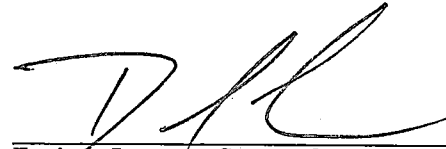
ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

Lonestar Finance and Lending, Inc., a Texas Corporation
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**Enrique Loera or Susana Garcia or Donna
Brammer or Katrina Rodriguez or Cesar
Acosta or Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or Mark
Laffaye or Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or Emilio
Martinez or Miguel Alberto Molina Álvarez
or Sarah Friedman or Viridiana Silva or Tami
Machoka or William Koeing or Eduardo Silva
or Peggy Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or Rodolfo
Pineda or Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or Erica
Feece**

Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 2/1/2024
Grantor(s): Franklin Alexander Ortez and Milvia Azucena Osorto Maldonado
Mortgagee: 1717 Norfolk, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2024-116994
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 104 bldg A 1.966 Int Common Land and Ele Charleston Manor Condo Ph1. The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an interest in the General Common Elements located in and being part of Charleston Manor Condominium, a Condominium regime in Harris County, Texas as fully described in and located delineated and as defined in the Condominium Declaration from Charleston Manor Condominium, together with Survey Plat, By-Laws and Exhibits attached thereto, recorded in Vol. 304, Page 108, and amended in Vol. 329, Pg. 26, Vol. 149, Pg. 107 and Vol. 150, Pg. 98 of the Condominium Records and under Harris County Clerks File #D638144 and G175197.

The Condominium Records of Harris County, Texas reference to which said record thereof being hereby referred to as Charleston Manor and which said Unit, Parking Space and undivided percentage interest in the Common Elements and Limited Common Elements are described as (a) Part of Charleston Manor (b) the space encompassed by the boundaries thereof; located in Building "A" (c) Parking Space No.162. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

1717 Norfolk, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



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
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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

COPY
ORIGINAL

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 2/4/2014

Grantor(s): Jenaro Martinez Jr.

Mortgagee: SWE Holdings 2011, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 20140091502

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 122, in Block 7, of Langston Place, Section One, according to the map or plat thereof recorded in Volume 39, Page 55, of the map records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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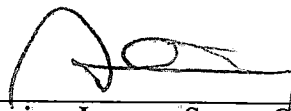
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The Mortgagee, whose address is:

SWE Holdings 2011, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



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: 10/8/2021
Grantor(s): Carkisha Latesha Parker
Mortgagee: Sharpview Capital, LLC, a Nevada Limited Liability Company
Recorded in: Clerk's File No. RP-2022-56680
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 36, in Block 8, of Highland Acre Homes Annex, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 16, Page 74 of the Map Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

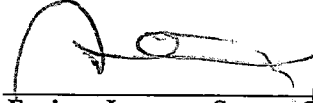
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Mortgagee, whose address is:

Sharpview Capital, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece**

Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6267

FILED 11/12/2024 4:06:17 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 2/14/2022
Grantor(s): Kassandra Mari Ayala and Jesus Gallegos Hernandez
Mortgagee: 2020 Homes and Land, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2022-208259
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 71 and 72, of ARCADIAN GARDENS, FOURTH SECTION, an Addition in Harris County, Texas, according to the Map or Plat recorded in Volume 21, Page 33, Map Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

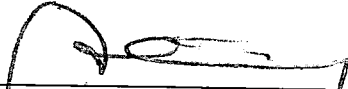
ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

2020 Homes and Land, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece

Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6268

FILED 11/12/2024 4:06:18 PM

UNOFFICIAL COPY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/1/2023
Grantor(s): Timothy TaJuan McDonald
Mortgagee: Park Place TX, LLC, a Nevada Limited Liability Company
Recorded in: Clerk's File No. RP-2023-144598
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 12661, Building P, .65603 INT Common Land & Ele The Village of Fondren Condo. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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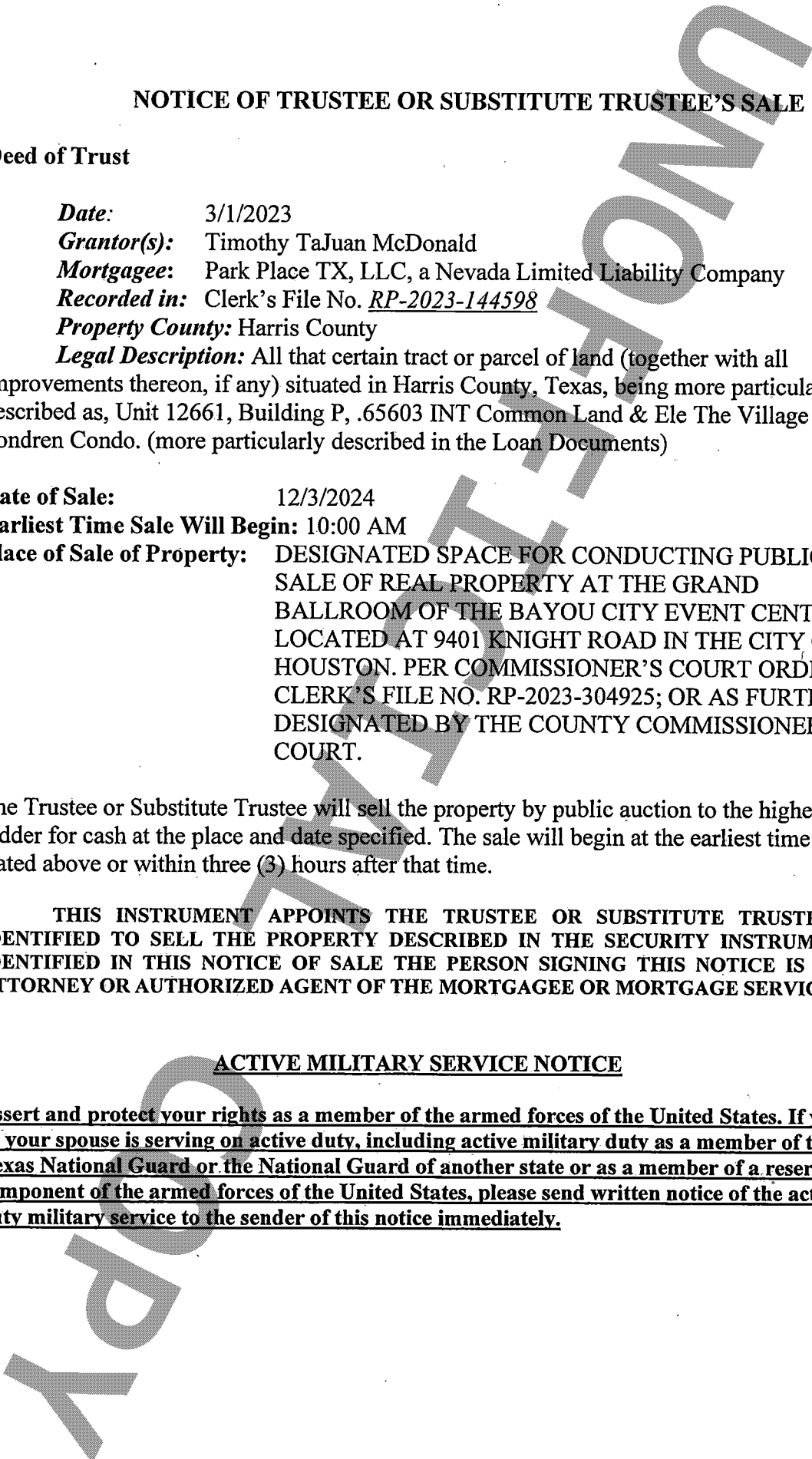
ACTIVE MILITARY SERVICE NOTICE

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-6269

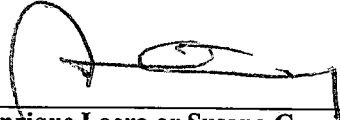
FILED 11/12/2024 4:06:19 PM



The Mortgagee, whose address is:

Park Place TX, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**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
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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-2024-6269

FILED 11/12/2024 4:06:19 PM

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 9/29/2023
Grantor(s): Jose Alfredo Loa Cruz
Mortgagee: W13 Homes, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. RP-2023-455691
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 Eight (8) of Grant Park. a subdivision in Harris County, Texas. according to the map or plat thereof. recorded in Volume 350, Page 531 of the Deed Records of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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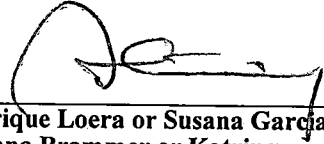
ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

W13 Homes, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



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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Sarah Friedman or Viridiana Silva
or Tami Machoka or William
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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 or Scott Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

UNOFFICIAL

COPY

FILED 11/12/2024 4:06:20 PM FRCL-2024-6270 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 11/24/2023
Grantor(s): Carmen Venegas and Jose Saul Hernandez Hernandez
Mortgagee: Sandbox Investments, LLC, a Nevada Limited Liability Company
Recorded in: Clerk's File No. RP-2024-76987
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as Lot 393, Block 21 Of Clairmont Place. Section One (1), A Subdivision in Harris County, Texas, According To The Map Or Plat Thereof Recorded In Volume 30, Page 37 Of The Map Records Of Harris County, Texas. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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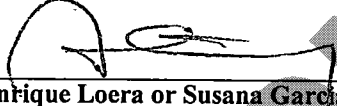
ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

Sandbox Investments, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**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
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or Tami Machoka or William
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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

TITLE

UNRECORDED

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 9/17/2021
Grantor(s): Jose O. Reyes
Mortgagee: 1423 Kipling, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. RP-2021-703050
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as, See Exhibit "A" attached hereto and made a part hereof. (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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ACTIVE MILITARY SERVICE NOTICE


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DUPLICATE

The Mortgagee, whose address is:

1423 Kipling, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**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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Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

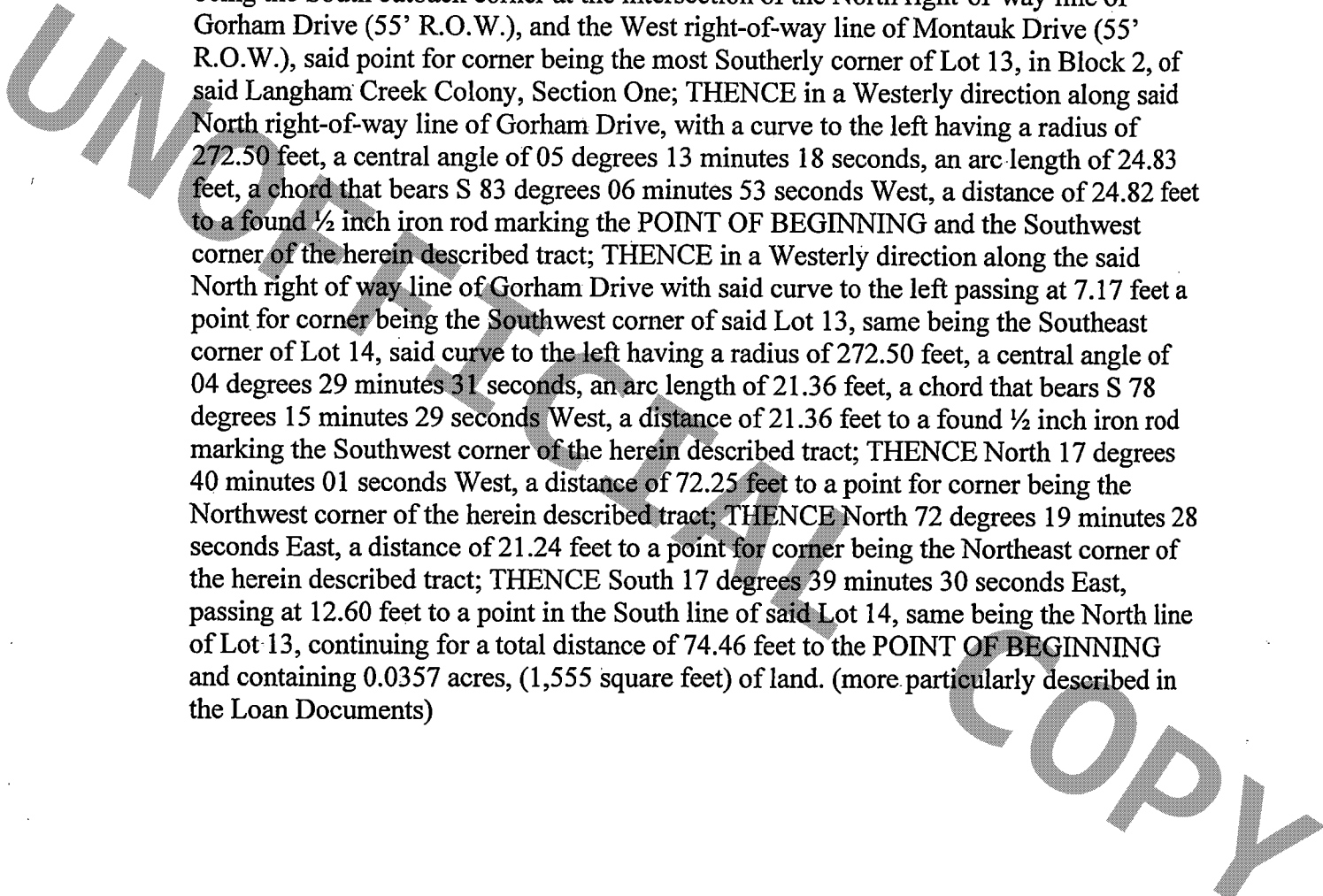
COPY

TITLE

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Exhibit "A"

Property means A tract or parcel of land containing 0.0357 acres (1,555 square feet), being out of and a part of Lot 13, and Lot 14, in Block 2, of Langham Creek Colony, Section One, an addition in Harris County, Texas according to the plat as recorded in Volume 289, Page 99 of the Map Records of Harris County, Texas, said 0.0357 acre tract being more particularly described by the metes and bounds attached with bearings referenced to the recorded plat; COMMENCING at a point for corner being the South cutback corner at the intersection of the North right-of-way line of Gorham Drive (55' R.O.W.), and the West right-of-way line of Montauk Drive (55' R.O.W.), said point for corner being the most Southerly corner of Lot 13, in Block 2, of said Langham Creek Colony, Section One; THENCE in a Westerly direction along said North right-of-way line of Gorham Drive, with a curve to the left having a radius of 272.50 feet, a central angle of 05 degrees 13 minutes 18 seconds, an arc-length of 24.83 feet, a chord that bears S 83 degrees 06 minutes 53 seconds West, a distance of 24.82 feet to a found ½ inch iron rod marking the POINT OF BEGINNING and the Southwest corner of the herein described tract; THENCE in a Westerly direction along the said North right of way line of Gorham Drive with said curve to the left passing at 7.17 feet a point for corner being the Southwest corner of said Lot 13, same being the Southeast corner of Lot 14, said curve to the left having a radius of 272.50 feet, a central angle of 04 degrees 29 minutes 31 seconds, an arc length of 21.36 feet, a chord that bears S 78 degrees 15 minutes 29 seconds West, a distance of 21.36 feet to a found ½ inch iron rod marking the Southwest corner of the herein described tract; THENCE North 17 degrees 40 minutes 01 seconds West, a distance of 72.25 feet to a point for corner being the Northwest corner of the herein described tract; THENCE North 72 degrees 19 minutes 28 seconds East, a distance of 21.24 feet to a point for corner being the Northeast corner of the herein described tract; THENCE South 17 degrees 39 minutes 30 seconds East, passing at 12.60 feet to a point in the South line of said Lot 14, same being the North line of Lot 13, continuing for a total distance of 74.46 feet to the POINT OF BEGINNING and containing 0.0357 acres, (1,555 square feet) of land. (more particularly described in the Loan Documents)



NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 3/1/2022
Grantor(s): Juan Romero Garcia
Mortgagee: Sharpview Capital, LLC, a Nevada Limited Liability Company
Recorded in: Clerk's File No. RP-2022-205440
Property County: Harris County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as, The West Thirty-seven feet (W37') of Lot Fifteen (15) and the adjoining East Twenty-eight feet (E.28') of Lot Fourteen (14), in block Twenty-one (21), of Bellaire West, Section Six (6), an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 151, Page 123, Map Records of Harris County, Texas (more particularly described in the Loan Documents)

Date of Sale: 12/3/2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: DESIGNATED SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. PER COMMISSIONER'S COURT ORDER, CLERK'S FILE NO. RP-2023-304925; OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

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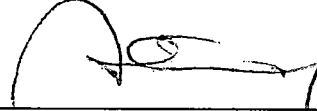
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ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:
Sharpview Capital, LLC, a Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024



**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
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or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
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Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

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.

H09989-264

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS 9838 Beaumont Highway, Houston, Texas 77078

LEGAL DESCRIPTION SEE EXHIBIT "A"

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY RECORDED ON MAY 25, 2023 UNDER DOCUMENT# RP-2023-192755

3 THE SALE IS SCHEDULED TO BE HELD

PLACE DATE TIME
THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH DECEMBER 3, 2024 10:00 AM - 1:00 PM
BALLROOM, LOCATED AT 9401 KNIGHT RD,
HOUSTON, TX 77045 OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE

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 **SANTANO GALO ON BEHALF OF GLMCARTY PROPERTIES, LLC**, provides that it secures the payment of the indebtedness in the original principal amount of **\$399,000.00**, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. **DUNN-WRIGHT & ASSOCIATES, LLC** is the current mortgagee and mortgage servicer of the note and deed of trust. The Mortgagee's address is **P.O. BOX 2371, PRAIRIE VIEW, TEXAS 77446**. To the extent applicable, TEXAS PROPERTY CODE § 51.0025 authorizes a 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:

NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton


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: November 12, 2024
NAME: Branch M. Sheppard

 TRUSTEE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6274
FILED 11/12/2024 4:15:33 PM

EXHIBIT "A"

DESCRIPTION OF A TRACT OF LAND CONTAINING 3.544 ACRES (154,395 SQUARE FEET) SITUATED IN THE REELS & TROBOUGH SURVEY, ABSTRACT 59 HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 3.544 ACRES (154,395 SQUARE FEET), SITUATED IN THE REELS & TROBOUGH SURVEY, ABSTRACT 59, HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO GLMCCARTY PROPERTIES, LLC IN COUNTY CLERK'S FILE NO. RP-2017-344493 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 29.49 ACRE TRACT OF LAND AS RECORDED IN VOLUME 916, PAGE 170 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. SAID 3.544-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (A.K.A. BEAUMONT HIGHWAY) (VARIABLE WIDTH) MARKING THE NORTHEAST CORNER OF THE SAID 29.49 ACRE TRACT AND MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED UNTO 9900 BEAUMONT HWY, LLC IN COUNTY CLERK'S FILE NO. RP-2021-28093 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE SAIDTRACT HEREIN DESCRIBED (FROM WHICH A 1/2-INCH IRON ROD BEARS SOUTH 54°16' WEST -1.3 FEET);

THENCE SOUTH 02°32'23" EAST (CALLED SOUTH 00°05'53" WEST) A DISTANCE OF 649.84 FEET (CALLED 649.39 FEET) TO A FOUND 5/8-INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°13'34" WEST (CALLED SOUTH 89°36'59" WEST) A DISTANCE OF 262.78 FEET (CALLED 262.00 FEET) FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A 5/8-INCH IRON ROD BEARS SOUTH 86°15' WEST - 7.7 FEET);

THENCE NORTH 02°31'35" WEST (CALLED NORTH 00°14'59" WEST) A DISTANCE OF 525.55 FEET (CALLED 523.49 FEET) TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 90, FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A 2-INCH METAL POST BEARS SOUTH 01°43'WEST-3.2 FEET);

THENCE NORTH 61°56'46" EAST (CALLED NORTH 64°18'40" EAST) ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 291.04 FEET (CALLED 294.49 FEET) TO THE POINT OF BEGINNING AND CONTAINING 3.544 ACRES (154,395 SQUARE FEET), MORE OR LESS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

HO9989-264

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

8214 Tilgham St., Houston, Texas 77029

LEGAL DESCRIPTION

LOT FIVE (5), SIX (6), AND ELEVEN (11), AND THE EAST 1/2 OF LOT TWELVE (12), BLOCK FIVE (5), PORT HOUSTON, NSBB, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 51, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY

RECORDED ON JULY 19, 2023

UNDER DOCUMENT# RP-2023-269263

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

DECEMBER 3, 2024

TIME

10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED


The Deed of Trust executed by **SANTANO GALO ON BEHALF OF GLMCCARTY PROPERTIES, LLC**, provides that it secures the payment of the indebtedness in the original principal amount of **\$399,000.00**, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. **DUNN-WRIGHT & ASSOCIATES, LLC** is the current mortgagee and mortgage servicer of the note and deed of trust. The Mortgagee's address is **P.O. BOX 2371, PRAIRIE VIEW, TEXAS 77446**. To the extent applicable, TEXAS PROPERTY CODE § 51.0025 authorizes a 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:

NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton


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: November 12, 2024
NAME: Branch M. Sheppard


TRUSTEE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-6275
FILED 11/12/2024 4:15:33 PM

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

HO9989-264

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

6330 Olinda Drive, Houston, Texas 77041

LEGAL DESCRIPTION

LOT 16, BLOCK 1, OF CONCORD BRIDGE NORTH, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 406008, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY

RECORDED ON AUGUST 8, 2023

UNDER DOCUMENT# RP-2023-299408

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 DECEMBER 3, 2024

TIME 10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by SANTANO GALO ON BEHALF OF GLMCCARTY PROPERTIES, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$206,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DUNN-WRIGHT & ASSOCIATES, LLC is the current mortgagee and mortgage servicer of the note and deed of trust. The Mortgagee's address is P.O. BOX 2371, PRAIRIE VIEW, TEXAS 77446. To the extent applicable, TEXAS PROPERTY CODE § 51.0025 authorizes a 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:

NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

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: November 12, 2024
NAME: Branch M. Sheppard

TRUSTEE

FILED 11/12/2024 4:15:33 PM FRCL-2024-6276 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 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

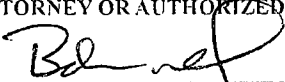
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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.

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.

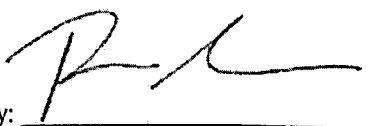
Property Address: 14903 TIMBERLARK DRIVE
HOUSTON, TX 77070
Mortgage Servicer: MIDWEST LOAN SERVICES
Mortgagee: UNIVERSITY FEDERAL CU
400 QUINCY ST.
6TH FLOOR
HANCOCK, MI 49930

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

FILED 9/19/2024 10:12:35 AM FRCL-2024-5078 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5078

FILED 9/19/2024 10:12:35 AM

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date: 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 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-2024-5090
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

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5091
FILED 9/23/2024 3:01:12 PM

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date: 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.

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 ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 09/21/2018
Grantor(s): JONATHAN GEORGE BUTLER II AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ENVOY MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$151,701.00
Recording Information: Instrument RP-2018-437102
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 5359 PINE CLIFF DR, HOUSTON, TX 77084

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 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. 26, 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 18, BLOCK 31, BEAR CREEK VILLAGE SECTION TWELVE, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 273, PAGE 146, MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

COPY
UNOFFICIAL

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 01/12/2021
Grantor(s): KENNETH WILLIAMS, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COLINA MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$205,204.00
Recording Information: Instrument RP-2021-21482
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 5119 ITIEL STREET, HOUSTON, TX 77048

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 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. 26, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: 

Exhibit "A"

LOT THIRTY-FOUR (34), BLOCK ONE (1), MAPLE VILLAGE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 685672, MAP RECORDS, HARRIS COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

UNOFFICIAL COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 05/01/2019
Grantor(s): DAVIS SMITH JR., A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$225,834.00
Recording Information: Instrument RP-2019-180658
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 3406 HAVEN OAKS DRIVE, HOUSTON, TX 77068

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Boston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Sept. 26, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.


By: 

Exhibit "A"

LOT THIRTEEN (13), IN BLOCK SIX (6), OF OLDE OAKS, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 301, PAGE 129, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS,

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5105

FILED 9/26/2024 11:15:03 AM

FILED 9/26/2024 11:15:04 AM FRCL-2024-5106 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: August 28, 2019

Amount: \$66,973.00

Grantor(s): CARRIE MCCALL and JOSEPH LEE PERDEW

Original Mortgagee: INFINITY MORTGAGE HOLDINGS LLC

Current Mortgagee: AMERICAN BANK OF COMMERCE

Mortgagee Address: AMERICAN BANK OF COMMERCE, 530 EAST HWY 62/82, WOLFFORTH, TX 79382

Recording Information: Document No. RP-2019-396414

Legal Description: LOT 6, BLOCK 5 OF HEATHERGATE ESTATES, AN UNRECORDED SUBDIVISION IN THE D. D. CULP, ABSTRACT 809, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: December 3, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT, 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.

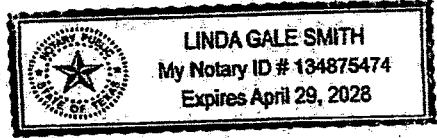

Anthony Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-000377


Printed Name: Patricia Poston
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, the undersigned notary, on this day personally appeared Anthony Garcia a person whose identity is known to me, and after administration of the oath, stated that he/she executed the foregoing instrument in the capacity therein stated and for the purposes and consideration therein expressed.

SWORN TO AND SUBSCRIBED before me on the 25 day of September 2024.



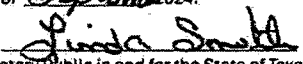

Notary Public in and for the State of Texas
Printed Name: Linda Gale Smith
My Commission expires: 04/29/2028

EXHIBIT "A"

Lot 6, Block 5 of HEATHERGATE ESTATES, an unrecorded Subdivision in the D. D. Culp, Abstract 809, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEING 15,327.00 square feet of land out of the D. D. Culp Survey, Abstract No. 809, in Harris County, Texas, being a part of that certain 80 acres that describe in the Deed dated March 16, 1914, recorded in Volume 325, Page 32, of Deed Records of Harris County, Texas, from L. B. Moody to Gust Olson, said 15,327.00 square feet being more particularly described as follows to-wit:

COMMENCING at the Southwest corner of that certain 80 acres tract being also on the North line of Indian Shores Road, 50 foot wide;

THENCE East 690.00 feet along the North line of the Indian Shores Road;

THENCE North 638.36 feet to a point in road for the PLACE OF BEGINNING of the herein described tract;

THENCE North 66.64 feet to a point in road for corner;

THENCE East 230.00 feet to a 3 inch galvanized iron pipe found for corner;

THENCE South 66.64 feet to a 3 inch galvanized iron pipe for corner;

THENCE West 230.00 feet to the PLACE OF BEGINNING of the herein described tract.

COPY

UNOFFICIAL

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: February 14, 2022

Amount: \$89,700.00

Grantor(s): QUINTON MURRAY

Original Mortgagee: HOMETOWN EQUITY MORTGAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY

Current Mortgagee: ATHENE ANNUITY AND LIFE COMPANY

Mortgage Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. RP-2022-84292

Legal Description: THE EAST 30.75 FEET OF LOT EIGHT (8), AND THE ADJOINING WEST 30.75 FEET OF LOT NINE (9), IN BLOCK SEVENTEEN (17), OF CRESTMONT PARK, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58, PAGE 49, MAP RECORDS, HARRIS COUNTY, TEXAS.

Date of Sale: December 3, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT, STEVE LEVA, DAVID POSTON, OR AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-005072


Printed Name: Patricia Poston
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

DUPLICATE

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#: 22-27769

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/20/1998, Doroteo Espinoza and Gloria E. Espinoza, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robert A. Williams and David A. Bloomer, as Trustee, The Department of Veterans Affairs or its authorized agents, successors or assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$32,350.00, payable to the order of The Department of Veterans Affairs or its authorized agents, successors or assigns, which Deed of Trust is Recorded on 3/25/1998 as Volume S924763, Book 517-58, Page 2472, in Harris County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

UNIT NUMBER FIVE (5), IN BUILDING NUMBER TWENTY TWO (22), OF GLENBROOK TOWNHOUSES, A PLANNED UNIT DEVELOPMENT IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 183, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH THE RIGHTS AND EASEMENTS ATTRIBUTABLE TO THE OWNERSHIP OF SAID LOT IN AND TO THE COMMON AREA AS PROVIDED IN THE PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR RECORD UNDER CLERK'S FILE NO. D-810054 AND RECORDED UNDER FILM CODE NO. 157-33-1565 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED.

Commonly known as: **7827 LEONORA HOUSTON, TX 77061**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Ebbie Murphy, Jeff Leva, Megan L. Randle, Patricia Poston, Sandy Dasigenis, Steve Leva, Wayne Daughtrey, Nicole Durrett, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Deutsche Bank National Trust Company formerly known as Bankers Trust Company of California, N.A., as Trustee of Vendee Mortgage Trust 1998-2**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **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: **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



4825561

COPY
UNOFFICIAL

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

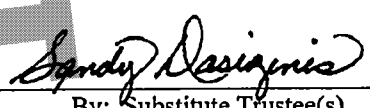
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 9/25/2024

WITNESS, my hand this September 26, 2024



By: Hung Pham, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

By: Substitute Trustee(s)
Ebbie Murphy, Jeff Leva, Megan L. Randle,
Patricia Poston, Sandy Dasigenis, Steve Leva,
Wayne Daughtrey, Nicole Durrett
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5155
FILED 9/26/2024 2:28:45 PM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/31/2017	Grantor(s)/Mortgagor(s): JASON R. OWENS AND BONNIE OWENS, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: RP-2017-249559	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: 12/3/2024	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(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: 9/20/2024

Dated: September 26, 2024

SANDY DASIGENIS

Printed Name:

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-23-100028-POS
Loan Type: Conventional Residential

TX-23-100028-POS

EXHIBIT "A"

LEGAL DESCRIPTION

The following described Condominium Unit and Limited Common elements appurtenant thereto, together with an undivided interest in the General Common elements located in and being part of SPRING POINT CONDOMINIUMS, a Condominium Project in Harris County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration for SPRING POINT CONDOMINIUMS, together with the Survey Plat, By-Laws and Exhibits attached thereto recorded in Volume 113, Page 56, amended in Volume 118, Page 75 and Volume 123, Page 25 and corrected in Volume 146, Pages 93 and 136 and Volume 147, Page 78 of the Condominium Records of said county:

Condominium Unit Number 413, in Building "D", and the space encompassed by the boundaries thereof; and

An undivided percentage ownership interest in and to the General Common elements of the condominium Project together with the limited common elements appurtenant thereto.

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 47, BLOCK 4, SOUTH ACRE ESTATES SECTION 7, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 133, PAGE 16, MAP RECORDS, HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/26/2017 and recorded in Document RP-2017-46530 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

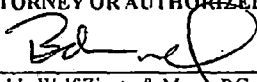
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 ALEX LENORE JR, provides that it secures the payment of the indebtedness in the original principal amount of \$112,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karia Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

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: WEST 50 X 94 FEET OF LOT TWO (2), IN BLOCK TWENTY-TWO (22), OF PARKER-SMITH ADDITION, AN ADDITION TO THE CITY OF HOUSTON, COMMONLY KNOWN AS 2306 DAVIS STREET, TOGETHER WITH ALL IMPROVEMENTS THEREON. THE FOLLOWING DESCRIBED PROPERTY BELONGING TO SAID ESTATE TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING SITUATED IN THE CITY OF HOUSTON, STATE OF TEXAS, AND DESCRIBED AS FOLLOWS: AN UNDIVIDED ONE-HALF (1/2) INTEREST, IN AND TO THE WEST 50 X 94 FEET OF LOT TWO (2), IN BLOCK TWENTY-TWO (22) PARKER-SMITH ADDITION, AN ADDITION TO THE CITY OF HOUSTON, COMMONLY KNOWN AS 2306 DAVIS STREET, TOGETHER WITH ALL IMPROVEMENTS THEREON.

BEING THE SAME PROPERTY CONVEYED TO ALPHONSE HUNTER BY DEED FROM AGNES TRAHAN, ADMINISTRATRIX OF THE ESTATE OF LAURA M. LLOYD, DECEASED, RECORDED 06/20/1967 IN DEED BOOK 6806 PAGE 155, IN THE REGISTER'S OFFICE OF HARRIS COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: 2306 DAVIS STREET, HOUSTON, TEXAS, 77026- 6338; APN #033-182-000-0002

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/19/2015 and recorded in Document 20150124287 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

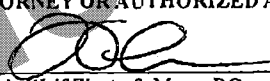
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 ALPHONSE HUNTER, provides that it secures the payment of the indebtedness in the original principal amount of \$150,000.00, 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.

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:** December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by 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.



4825794

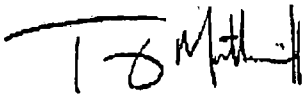
UNOFFICIAL COPY

FILED 10/3/2024 9:08:02 AM FRCL-2024-5194 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



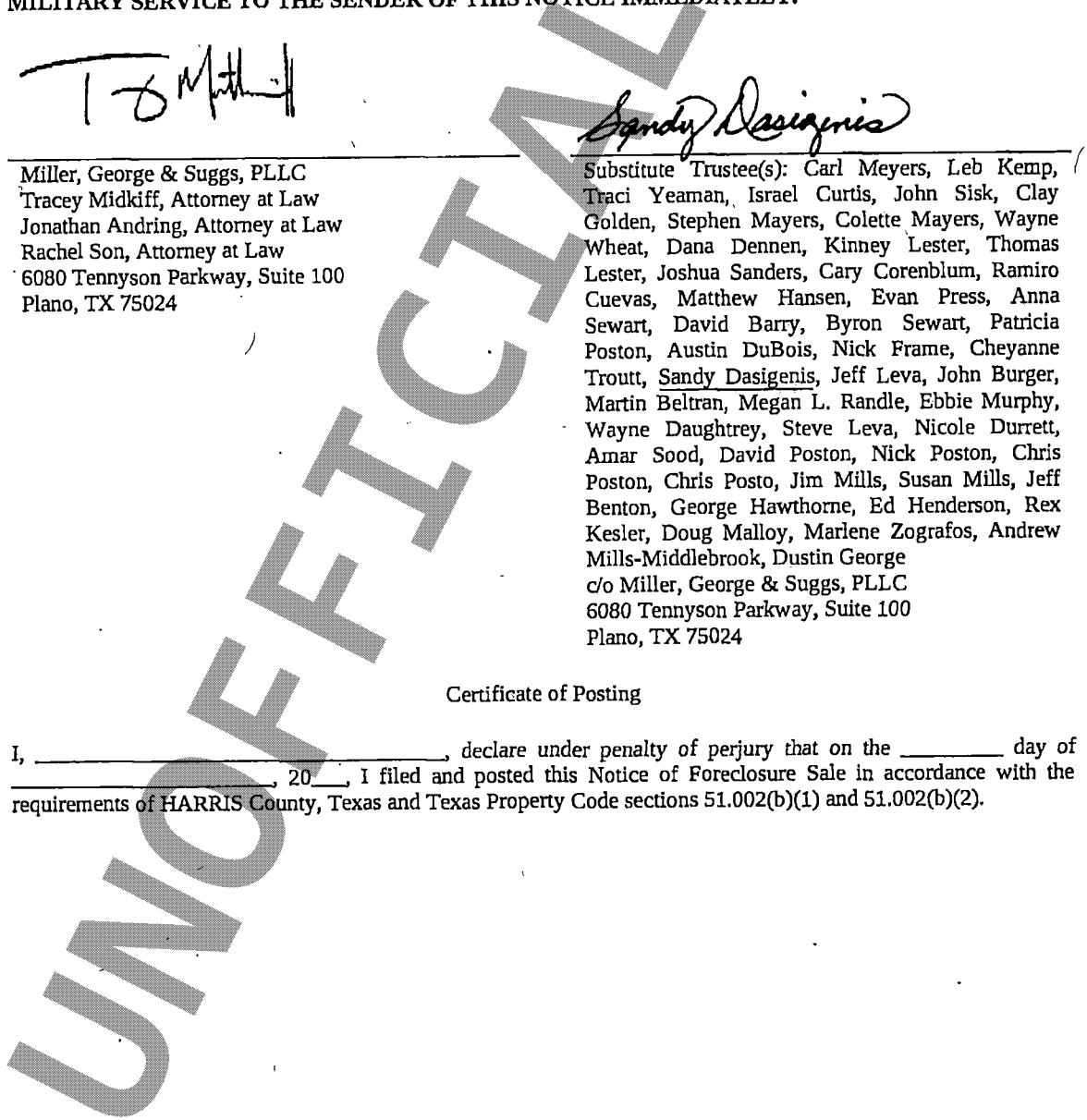
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



24TX255-0020
6219 SQUIRES CT, SPRING, TX 77389

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT TWENTY-EIGHT (28), BLOCK ONE (1), OF NORTHAMPTON ESTATES, PHASE II, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 343, PAGE 145, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 27, 2023 and recorded on October 30, 2023 as Instrument Number RP-2023-415028 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DANMAISORO CAPITAL LLC secures the repayment of a Note dated October 27, 2023 in the amount of \$396,000.00. BOOMERANG FINANCE SUB-REIT LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

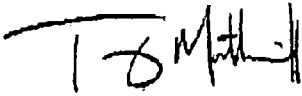


4825793

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



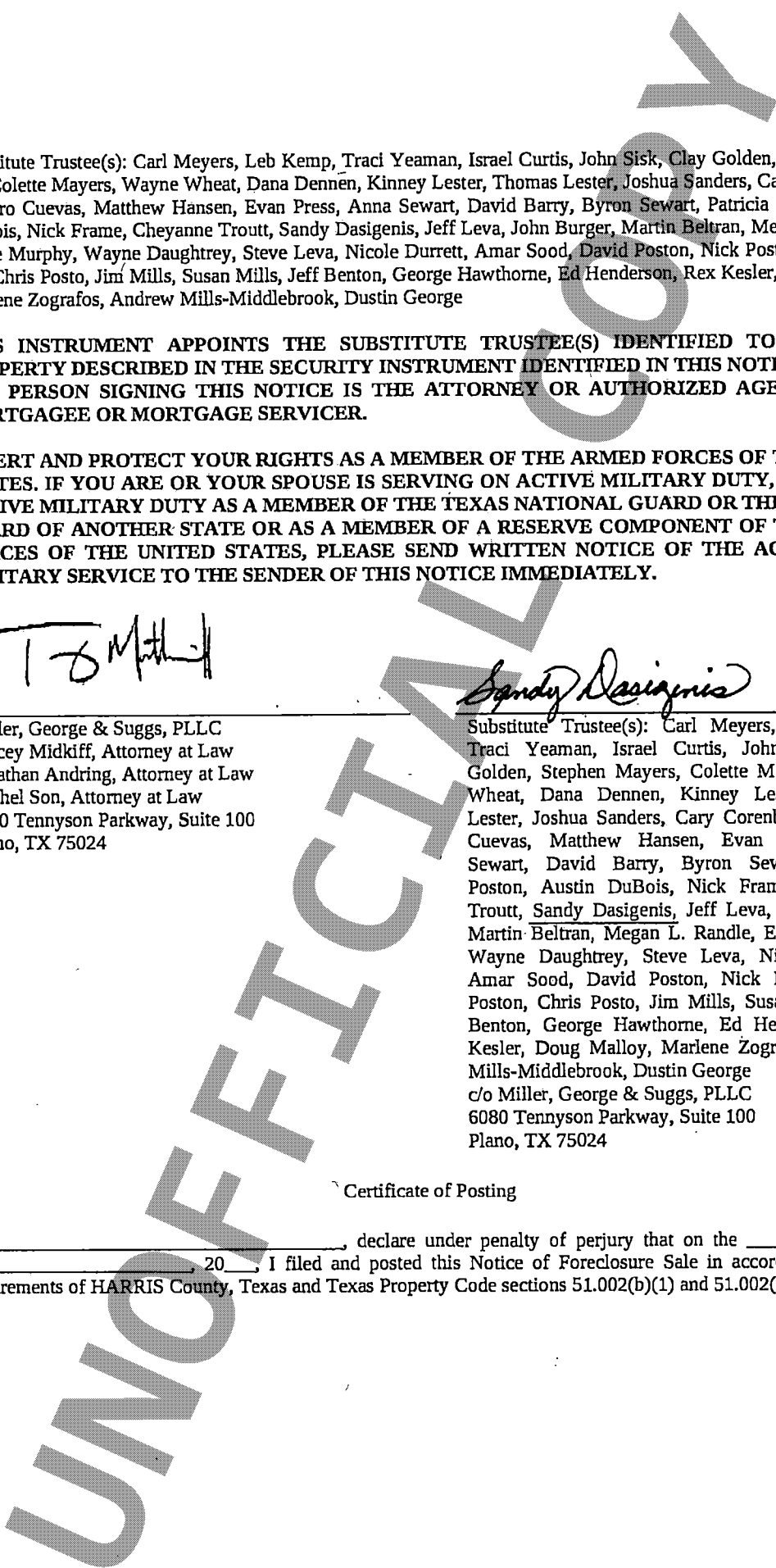
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



24TX255-0018
4318 OAKSIDE DR, HOUSTON, TX 77053

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT 5, IN BLOCK 7, A REPLAT OF DUMBARTON VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 54, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated December 4, 2023 and recorded on December 11, 2023 as Instrument Number RP-2023-465709 in the real property records of HARRIS County, Texas, which contains a power of sale.
- Sale Information:** December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by DANMAISORO CAPITAL LLC secures the repayment of a Note dated December 4, 2023 in the amount of \$125,100.00. 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.



4825792

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

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ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

24TX255-0016
5210 W. 43RD ST., HOUSTON, TX 77092

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOTS 25 AND 26, IN BLOCK 17, OF OAK FOREST SECTION SIXTEEN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated January 30, 2024 and recorded on February 1, 2024 as Instrument Number RP-2024-35642 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DANMAISORO CAPITAL LLC secures the repayment of a Note dated January 30, 2024 in the amount of \$263,500.00. BFSR4, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4825791

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5197

FILED 10/3/2024 9:08:02 AM

UNOFFICIAL COPY

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

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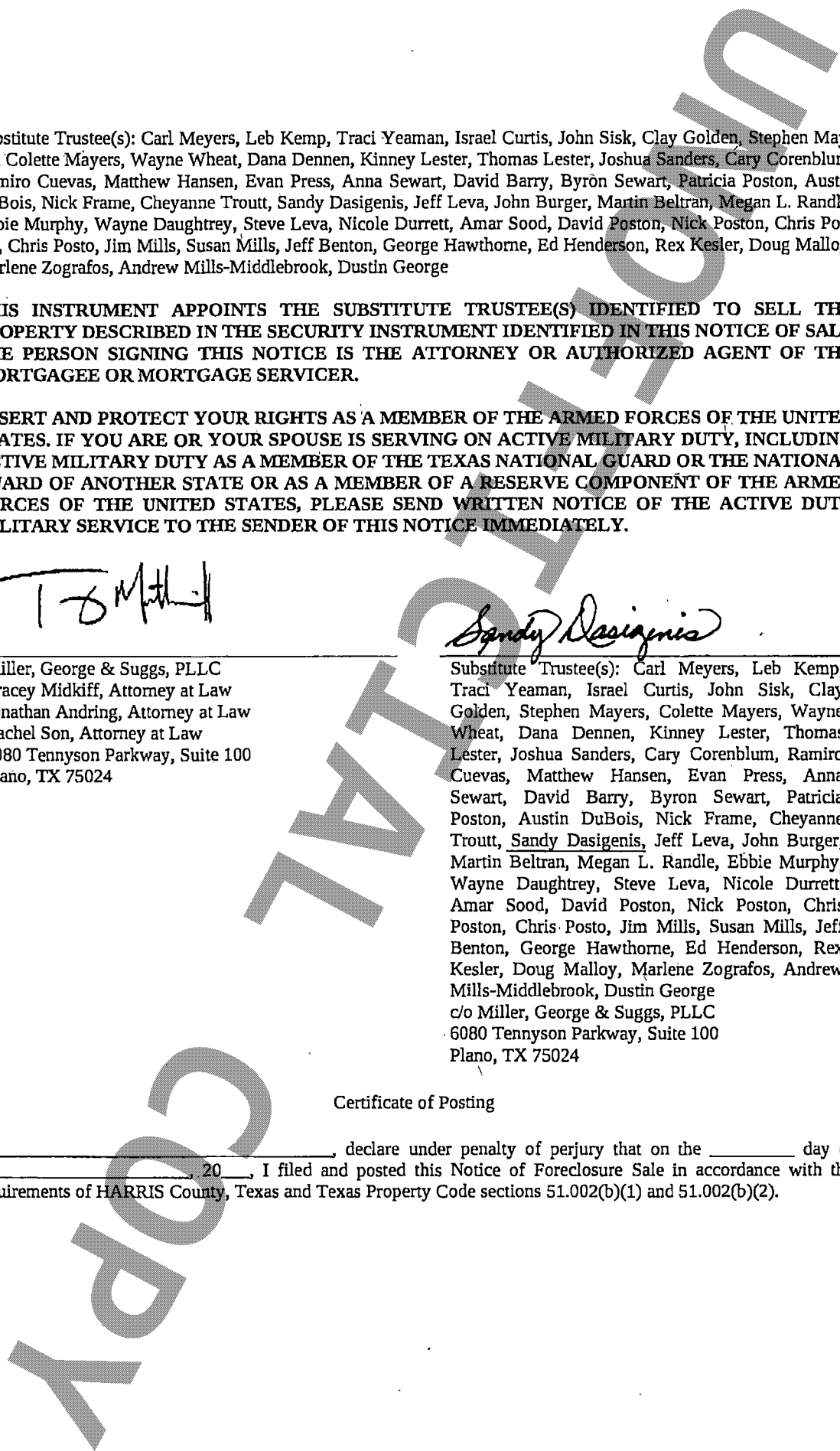
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



24TX255-0019
711 DOVERSIDE ST, HOUSTON, TX 77022

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated December 4, 2023 and recorded on December 8, 2023 as Instrument Number RP-2023-463633 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DANMAISORO CAPITAL LLC secures the repayment of a Note dated December 4, 2023 in the amount of \$121,500.00. BFSR4, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4825790

FILED 10/3/2024 9:08:02 AM FRCL-2024-5198 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

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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).

UNRECORDED COPY

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.161 ACRES, OR 7,000 SQUARE FEET OF LAND OUT OF THE WEST ONE-HALF (W. 1/2) OF LOT FIVE (5), OF EATON SUBDIVISION OF THE J.T. HARRELL SURVEY, ABSTRACT NO. 329, RECORDED IN VOLUME 2, PAGE 14, OF THE MAP RECORDS OF HARRIS COUNTY, SAID 0.161 ACRE TRACT DESCRIBED AS FOLLOWS;

BEGINNING AT A PIPE IN THE NORTH LINE OF DOVERSIDE DRIVE, SAID PIPE BEING SOUTH 00 DEG. 21 MIN. EAST A DISTANCE OF 460.00 FEET AND SOUTH 89 DEG. 54 MIN. WEST A DISTANCE OF 252.10 FEET FROM A PIPE MARKING THE NORTHEAST CORNER OF THE 10 ACRE TRACT OF WHICH THIS IS A PART;

THENCE: NORTH 00 DEG. 06 MIN 00 SEC. WEST A DISTANCE OF 140.00 FEET TO A PIPE FOR THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF A TRACT KNOWN AS LOT TWENTY-EIGHT (28), OF BEDFORD PLACE;

THENCE: NORTH 89 DEG. 54 MIN. 00 SEC. EAST A DISTANCE OF 50.00 FEET TO A PIPE FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE: SOUTH 00 DEG. 06 MIN. 00 SEC. EAST A DISTANCE OF 140.00 FEET TO A PIPE IN THE NORTH LINE OF DOVERSIDE DRIVE FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF LOT (30), OF BEDFORD PLACE;

THENCE: SOUTH 89 DEG. 54 MIN. 00 SEC. WEST ALONG THE NORTH LINE OF DOVERSIDE DRIVE A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING , BEING KNOWN AS LOT OR TRACT TWENTY-NINE (29), OF BEDFORD PLACE, AN UNRECORDED SUBDIVISION ACCORDING TO THE MAP BY HOWE & WISE, DATED SEPTEMBER 21, 1944;

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

24-02588
12825 ARP ST, HOUSTON, TX 77085

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT 25 IN BLOCK 8 OF SOUTH MAIN ESTATES, SECTION 2, A
SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 60 OF THE MAP
RECORDS OF HARRIS COUNTY, TEXAS

Security Instrument: Deed of Trust dated July 13, 2021 and recorded on July 19, 2021 at Instrument Number
RP-2021-404918 in the real property records of HARRIS County, Texas, which contains
a power of sale.

Sale Information: December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU
CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401
KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE. or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code
section 51.009, the Property will be sold as is, without any expressed or implied
warranties, except as to warranties of title, and will be acquired by the purchaser at its
own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee
reserves the right to set additional, reasonable conditions for conducting the sale and will
announce the conditions before bidding is opened for the first sale of the day held by the
substitute trustee.

Obligation Secured: The Deed of Trust executed by BRANDON MENDENHALL AND DHI HOLDINGS,
LP secures the repayment of a Note dated July 13, 2021 in the amount of \$120,000.00.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE OF FIDELITY & GUARANTY LIFE
MORTGAGE TRUST 2018-1, whose address is c/o Fay Servicing, LLC, 8001 Woodland
Center Blvd, Suite 100, Tampa, FL 33614, is the current mortgagee of the Deed of Trust
and Note and Fay Servicing, LLC is the current mortgage servicer for the mortgagee.
Pursuant to a servicing agreement and Texas Property Code section 51.0025, the
mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE
PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE
MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED
STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING
ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL
GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED
FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4825752

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5199
FILED 10/3/2024 9:08:02 AM

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and ServiceLink Auction employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

COPY
UNOFFICIAL

24-02857
5603 MOSSY TIMBERS DR, HUMBLE, TX 77346

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

TRACT ONE: LOT NINETEEN (19), IN BLOCK NINE (9) OF OAKS OF ATASCOCITA, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 223, PAGE 107 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TRACT TWO: LOT THIRTY FIVE (35), IN BLOCK EIGHT (8) OF OAKS OF ATASCOCITA, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 223, PAGE 107 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TRACT THREE: LOT TWENTY FIVE (25), BLOCK EIGHT (8) OF OAKS OF ATASCOCITA, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 223, PAGE 107 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated January 25, 2022 and recorded on February 3, 2022 at Instrument Number RP-2022-61613 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information:

December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by DHI HOLDINGS, LP AND BRANDON MENDENHALL secures the repayment of a Note dated January 25, 2022 in the amount of \$485,000.00. RTL REO LLC, whose address is c/o Fay Servicing, LLC, 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614, is the current mortgagee of the Deed of Trust and Note and Fay Servicing, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4825660

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Nicki Company

Sandy Dasigenis

De Cubas & Lewis, P.C.
Nicki Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and ServiceLink Auction 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
PUBLIC
STATE

FILED 10/3/2024 11:17:17 AM
FRCL-2024-5206
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: March 6, 2020

Amount: \$185,000.00

Grantor(s): BRANDON MENDENHALL

Original Mortgagee: CIVIC FINANCIAL SERVICES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STARWOOD MORTGAGE RESIDENTIAL TRUST 2021-2

Mortgage Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. RP-2020-115765

Legal Description: LOT EIGHT (8), BLOCK THREE (3), OF FONDREN SOUTHWEST NORTHFIELD, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196, PAGE 54 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Date of Sale: December 3, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER, WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT, STEVE LEVA, DAVID POSTON, OR AMAR SOOD have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.


NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-004332



Printed Name: **Patricia Poston**
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date: February 18, 2022
Grantor(s): Treasure Valley Rental Fund, LP
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Kiavi Funding, Inc.
Original Principal: \$186,700.00
Recording Information: RP-2022-93341
Property County: Harris
Property: LOT 22, BLOCK 7, BRENWOOD, SECTION THREE (3), PARTIAL REPLAT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER VOLUME 337, PAGE 97, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
Property Address: 18622 South Lyford Drive
Katy, TX 77449

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1
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: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.
Substitute Trustee: Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5208
FILED 10/3/2024 2:31:26 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

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: **March 14, 2005**

Grantor(s): **Johnnie Huerta, a single person**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Mortgages First Real Estate Services, LLC**

Original Principal: **\$114,450.00**

Recording Information: **Y326101**

Property County: **Harris**

Property: **LOT FORTY-TWO (42), IN BLOCK ONE (1) OF PARK AT FUQUA, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 547289 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

Property Address: **10207 West Palm Lake Drive
Houston, TX 77034**

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.

Pjones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 10-8-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

Jeff Leva

Declarant's Name: Jeff Leva

Date: 10-8-24

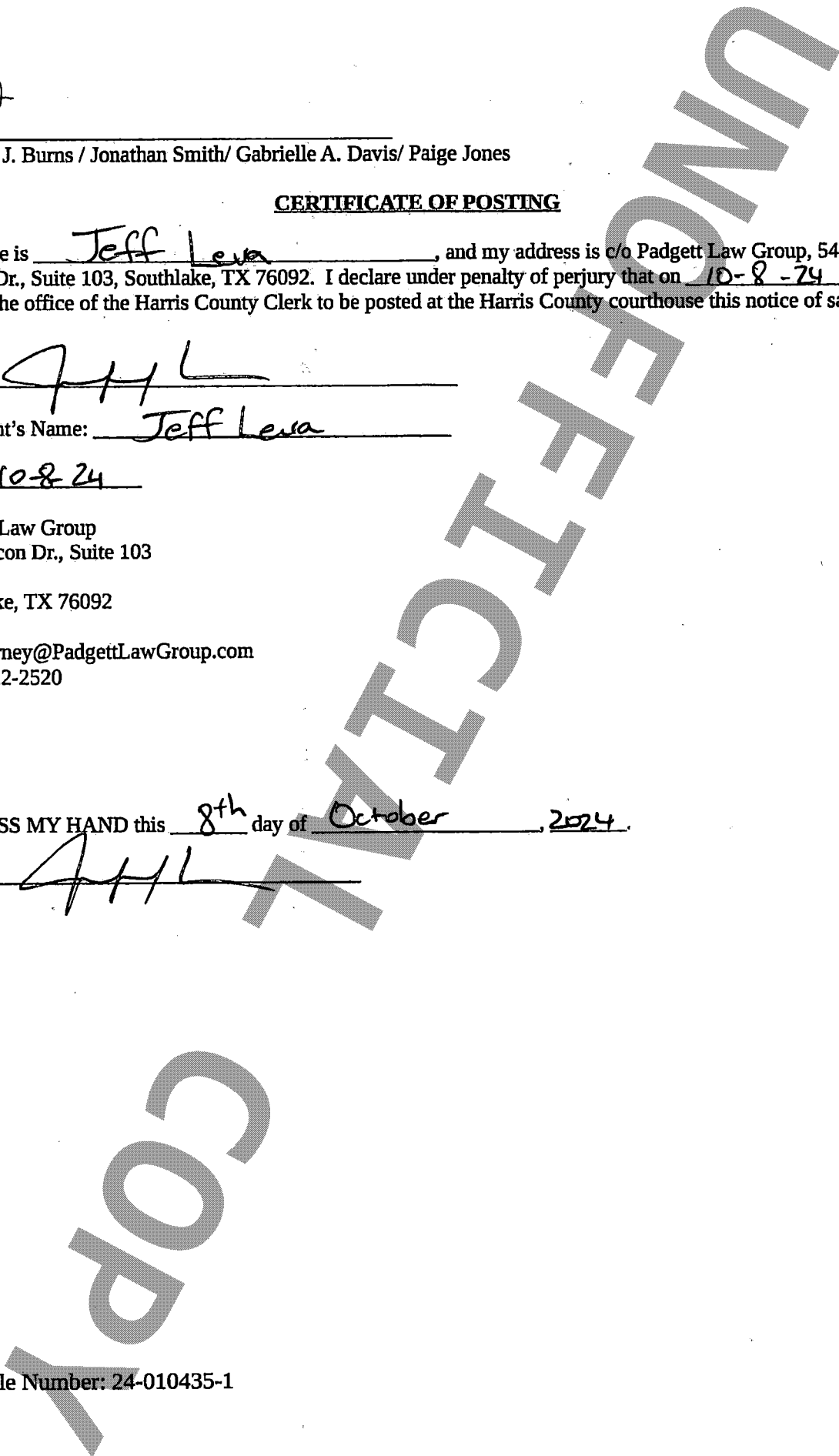
Padgett Law Group
546 Silicon Dr., Suite 103

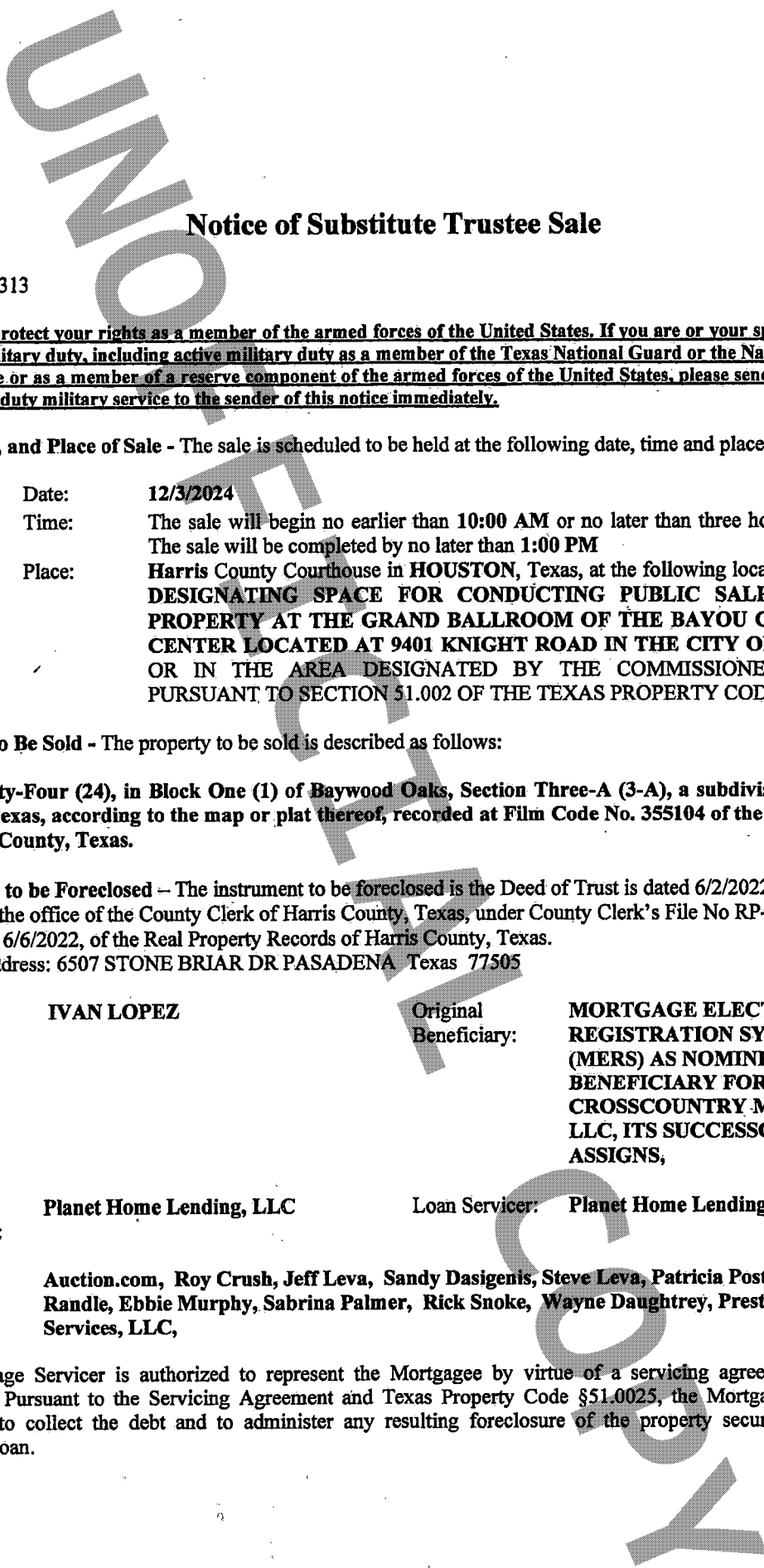
Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 8th day of October, 2024.

Jeff Leva





Notice of Substitute Trustee Sale

T.S. #: 23-9313

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/3/2024

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM

Place: Harris County Courthouse in HOUSTON, Texas, at the following location: **ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

Lot Twenty-Four (24), in Block One (1) of Baywood Oaks, Section Three-A (3-A), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code No. 355104 of the Map Records of Harris County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 6/2/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No RP-2022-294969, recorded on 6/6/2022, of the Real Property Records of Harris County, Texas.
Property Address: 6507 STONE BRIAR DR PASADENA Texas 77505

Trustor(s):	IVAN LOPEZ	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS,
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Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
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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, 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.

T.S. #: 23-9313

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 IVAN LOPEZ, A SINGLE MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$360,000.00, executed by IVAN LOPEZ, A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of IVAN LOPEZ, A SINGLE MAN to IVAN LOPEZ. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.


The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

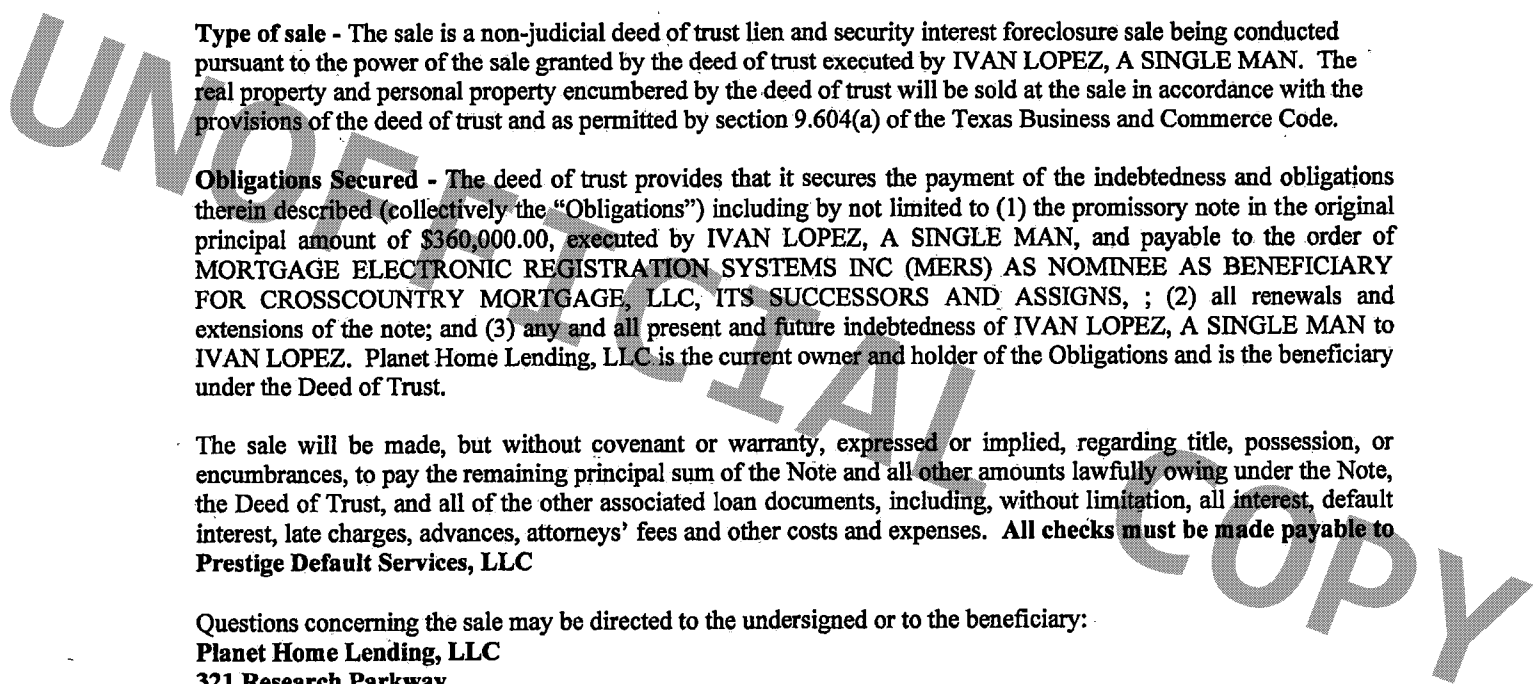
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 10-8-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC, ,


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com



T.S. #: 23-9313

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

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: OCTOBER 4, 2024

NOTE: Note described as follows:

Date: October 15, 2007
Maker: PHANNA THONG and DARY VEJSIRI
Payee: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F successor to original lender
Original Principal Amount: \$160,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: October 15, 2007
Grantor: PHANNA THONG AND DARY VEJSIRI, HUSBAND AND WIFE
Trustee: CTC REAL ESTATE SERVICES
Beneficiary: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F successor to original lender
Recorded: INSTRUMENT NO. 20070633476 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

LENDER: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F

FILED 10/9/2024 9:08:45 AM FRCL-2024-5233 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

BORROWERS: PHANNA THONG AND DARY VEJSIRI

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: CARL MEYERS, 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, STEVE LEVA, NICOLE DURRETT, JOHN BURGER, MARTIN BELTRAN, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, at the BAYOU CITY EVENT CENTER, 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed

of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: October 15, 2007
Grantor: PHANNA THONG AND DARY VEJSIRI, HUSBAND AND WIFE
Trustee: CTC REAL ESTATE SERVICES
Beneficiary: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F successor to original lender
Recorded: INSTRUMENT NO. 20070633476 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL

FILED 10/9/2024 9:08:45 AM FRCL-2024-5233 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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, STEVE LEVA, NICOLE DURRETT, JOHN BURGER, MARTIN BELTRAN, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **OCTOBER 4, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

Name: Lillian Riley, Attorney for NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING and U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F

THE STATE OF TEXAS

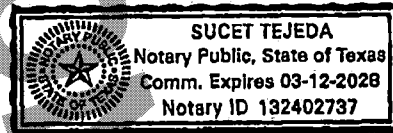
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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared Lillian Riley, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on OCTOBER 4, 2024.

[Signature]
Notary Public, State of Texas



Notice of Sale executed by:

Sandy Dasigenis

Name: SANDY DASIGENIS

Substitute Trustee

UNOFFICIAL COPY

EXHIBIT A

Lot forty-one (41), in Block One (1) of WINCHESTER MEADOWS, Section Three (3), an addition in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 381119 of the Map Records of Harris County, Texas.

COPY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 9, 2024

NOTE: Note described as follows:

Date: AUGUST 29, 2018
Maker: JOSE MARIA GOMEZ GARZA
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Original Principal
Amount: \$185,250.00

DEED OF TRUST: Deed of Trust described as follows:

Date: AUGUST 29, 2018
Grantor: JOSE MARIA GOMEZ GARZA
Trustee: BLACK, MANN, AND GRAHAM, L.L.P.
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Recorded: INSTRUMENT NO. RP-2018-400174. WHICH WAS RECORDED IN
THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWERS: JOSE MARIA GOMEZ GARZA

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING

FILED 10/10/2024 9:13:14 AM
FRCL-2024-5242
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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: CARL MEYERS, 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, STEVE LEVA, NICOLE DURRETT, or 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:

December 3, 2024, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours of that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, at BAYOU CITY EVENT CENTER, 9401 KNIGHT ROAD, HOUSTON TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: AUGUST 29, 2018
Grantor: JOSE MARIA GOMEZ GARZA
Trustee: BLACK, MANN, AND GRAHAM, L.L.P.
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Recorded: INSTRUMENT NO. RP-2018-400174, WHICH WAS RECORDED IN
THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.*

SUBSTITUTE TRUSTEE: CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS,

FILED 10/10/2024 9:13:14 AM FRCL-2024-5242 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS


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, STEVE LEVA, NICOLE DURRETT, or DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou.
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of October 9, 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: Ryan Sheets, Attorney for NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

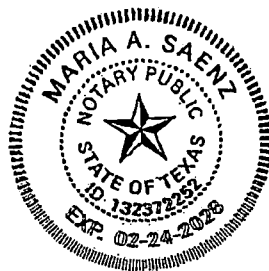
THE STATE OF TEXAS


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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared Ryan Sheets, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE October 9, 2024.




Notary Public, State of Texas

Notice of Sale executed by:

Sandy Dasigenis

Name: SANDY DASIGENIS

Substitute Trustee

UNOFFICIAL COPY

EXHIBIT A

LOT 21, BLOCK 4, OF MEADOW LAKE, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 325, PAGE 102 OF THE MAP AND/OR PLAT 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: OCTOBER 7, 2024

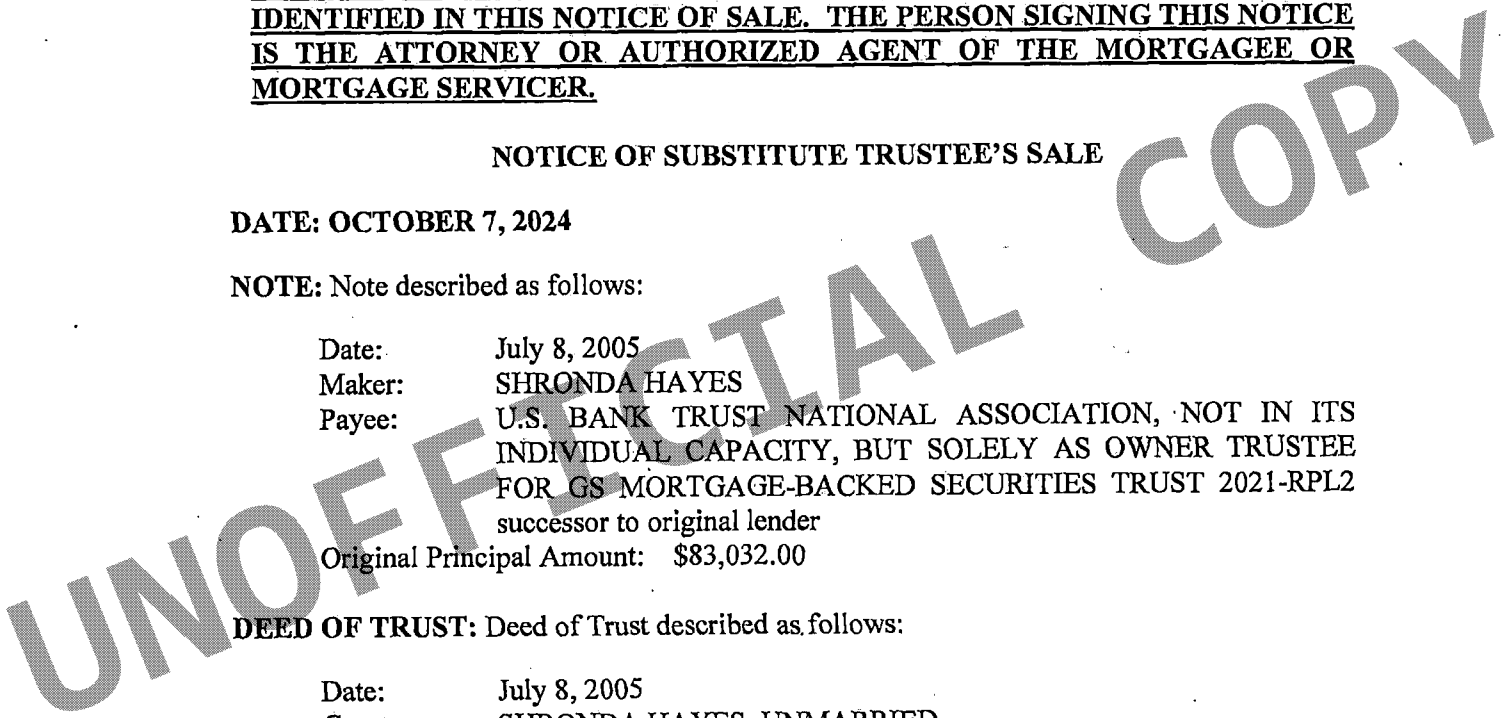
NOTE: Note described as follows:

Date: July 8, 2005
Maker: SHRONDA HAYES
Payee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2 successor to original lender
Original Principal Amount: \$83,032.00

DEED OF TRUST: Deed of Trust described as follows:

Date: July 8, 2005
Grantor: SHRONDA HAYES, UNMARRIED
Trustee: PRLAP, INC.
Beneficiary: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2 successor to original lender
Recorded: INSTRUMENT NO. Y604234, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

LENDER: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2



BORROWERS: SHRONDA HAYES

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: CARL MEYERS, 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, STEVE LEVA, NICOLE DURRETT, JOHN BURGER, MARTIN BELTRAN, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 3, 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 BAYOU CITY EVENT CENTER, 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed

of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: July 8, 2005
Grantor: SHRONDA HAYES, UNMARRIED
Trustee: PRLAP, INC.
Beneficiary: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2 successor to original lender
Recorded: INSTRUMENT NO. Y604234, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: CARL MEYERS, 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, STEVE LEVA, NICOLE DURRETT, JOHN BURGER, MARTIN BELTRAN, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **OCTOBER 7, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

Name: Lillian Riley, Attorney for NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING and U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2

THE STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared Lillian Riley, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 7, 2024.

Maria A. Saenz
Notary Public, State of Texas



Notice of Sale executed by:

Sandy Dasigenis

Name: SANDY DASIGENIS

Substitute Trustee

UNOFFICIAL COPY

FILED 10/10/2024 9:13:14 AM
FRCL-2024-5243
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

EXHIBIT A

All the Real Property: (including any improvements):

BEING A 1,230.00 SQUARE FOOT TRACT OR PARCEL OF LAND OUT OF RESERVE "D" BRIARWALK SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 214, PAGE 45 OF THE HARRIS COUNTY MAP RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING at the intersection of the centerline of Briarwest Boulevard and the centerline of Briarwest Circle;

THENCE South 89 deg 04 min 44 Sec East, a distance of 359.49 feet along the centerline Briarwest Circle to a point for corner;

THENCE South 03 deg 16 min 22 sec East, a distance of 143.93 feet to the point of beginning;

THENCE continuing South 03 deg 16 min 22 sec East, a distance of 22.50 feet along the East line of the herein described tract to its Southeast corner;

THENCE South 86 deg 43 min 38 sec West, a distance of 54.67 feet along the South line of said tract to a point for the Southwest corner of the herein described tract;

THENCE North 83 deg 16 min 22 sec West, a distance of 22.50 feet along the West line of the herein described tract to its Northwest corner;

THENCE North 86 deg 43 min 38 sec East, a distance of 54.67 feet along the North line of the herein described tract to its Northwest corner and the point of beginning and containing 1,230.00 square feet of land, more or fees.

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.

The improvements thereon being known as 12857 Briarwest Circle, Houston, Texas - 77077.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/24/2009	Grantor(s)/Mortgagor(s): DENNIS J MAGURN AND GLORIA M MAGURN, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: NAVY FEDERAL CREDIT UNION	Current Beneficiary/Mortgagee: Navy Federal Credit Union
Recorded in: Volume: 011-76 Page: 1288 Instrument No: 20090206995	Property County: HARRIS
Mortgage Servicer: Navy Federal Credit Union is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 820 Follin Lane SE, Vienna, VA 22180
Date of Sale: 12/3/2024	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, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

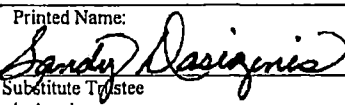
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 10/3/2024

Dated: 10/10/24



SANDY DASIGENIS

Printed Name:


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Navy Federal Credit Union

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-102114-POS
Loan Type: Conventional Residential

EXHIBIT "A"

TRACT 333: THE SURFACE ONLY IN AND TO TRACT NO. 333 OF WATER WONDERLAND, AN UNRECORDED SUBDIVISION IN THE GILBERT BROOKS SURVEY, ABSTRACT 6, IN HARRIS COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN 5.00 ACRE TRACT OF LAND CONVEYED TO LAWDALE INVESTMENT CO., BY DEED RECORDED IN VOLUME 5578, PAGE 520 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A POINT TO THE NORTH LINE OF THE ABOVE DESCRIBED 5.00 ACRE TRACT LOCATED NORTH 89° 04' 15" EAST 252.00 FEET FROM THE NORTHWEST CORNER THEREOF; TO THE PLACE OF BEGINNING AND TO A 1" SQUARE TUBING FOUND FOR CORNER;

THENCE NORTH 89° 04' 15" EAST WITH THE NORTH LINE OF THE 5.00 ACRE TRACT 63.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00° 53' 12" EAST 183.97 FEET TO A POINT FOR CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION WITH THE ARC OF THE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 46.80 FEET TO A 1/2 IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 26' 09" WEST 23.17 FEET TO A 1" FOUND IRON PIPE FOR CORNER;

THENCE NORTH 00° 53' 12" WEST 203.56 FEET TO THE PLACE OF BEGINNING

TRACT 334: THE SURFACE ONLY IN AND TO TRACT NO. 334 OF WATER WONDERLAND, AN UNRECORDED SUBDIVISION IN THE GILBERT BROOKS SURVEY, ABSTRACT 6, IN HARRIS COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 5.00 ACRE TRACT OF LAND CONVEYED TO LAWDALE INVESTMENT CO., BY DEED RECORDED IN VOLUME 5578, PAGE 520 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 5.00 ACRE TRACT;

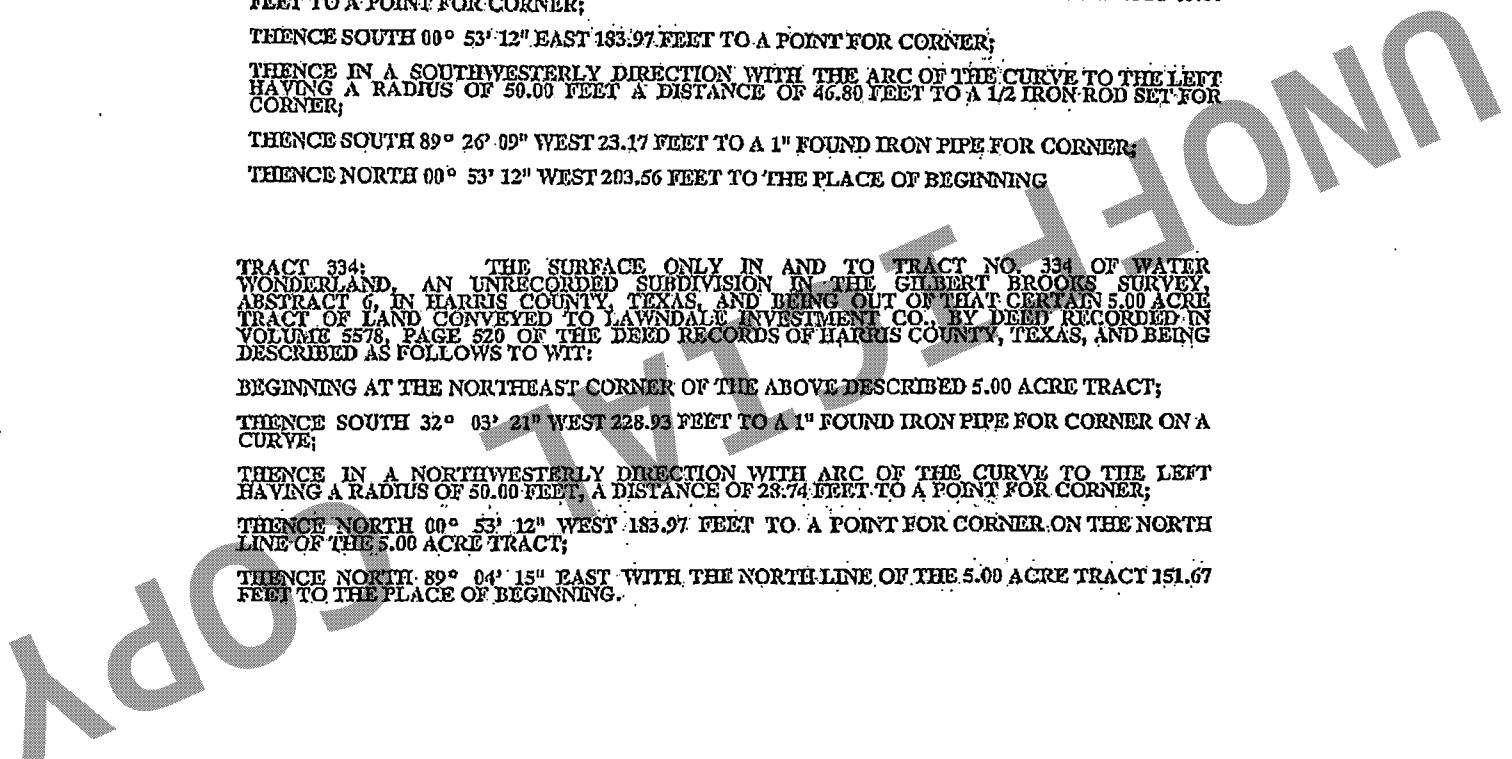
THENCE SOUTH 32° 03' 21" WEST 228.93 FEET TO A 1" FOUND IRON PIPE FOR CORNER ON A CURVE;

THENCE IN A NORTHWESTERLY DIRECTION WITH ARC OF THE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 28.74 FEET TO A POINT FOR CORNER;

THENCE NORTH 00° 53' 12" WEST 183.97 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF THE 5.00 ACRE TRACT;

THENCE NORTH 89° 04' 15" EAST WITH THE NORTH LINE OF THE 5.00 ACRE TRACT 151.67 FEET TO THE PLACE OF BEGINNING.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5292
FILED 10/10/2024 9:36:25 AM



TS No.: 2024-00649-TX
24-000460-673

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: 12/03/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 218 MAGNOLIA GROVE LANE, HOUSTON, TX 77049

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 01/25/2006 and recorded 02/01/2006 in Book RP 017-32 Page 0837 Document Z063466, real property records of Harris County, Texas, with **PATRICIA TURNER** 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-W3 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **PATRICIA TURNER**, securing the payment of the indebtedness in the original principal amount of **\$183,920.00**, 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-W3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00649-TX
24-000460-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT THIRTY-FOUR (34), IN BLOCK ONE (1), OF PLANTATION AT WOODFOREST, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 406029, 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.: 2024-00649-TX
24-000460-673

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: 10/09/2024


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 10/10/2024 9:35:57 AM
FRCL-2024-5280
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2024-01283-TX
24-000881-673

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: 12/03/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 9319 SPANISH MILL RD, HOUSTON, TX 77064-2252

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/04/2006 and recorded 05/12/2006 in Book RP 021-75 Page 2380 Document Z294566, real property records of Harris County, Texas, with **JOSE LAMEZCUA AND WIFE, MARIA DE JESUS AMEZCUA** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **JOSE LAMEZCUA AND WIFE, MARIA DE JESUS AMEZCUA**, securing the payment of the indebtedness in the original principal amount of **\$128,250.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01283-TX
24-000881-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT FIVE (5), IN BLOCK FOUR (4), OF TURTLE LAKE, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 283, PAGE 42, 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-2024-5281
FILED 10/10/2024 9:35:57 AM

TS No.: 2024-01283-TX
24-000881-673

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: 10/07/2024



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.

COPY

UNOFFICIAL

TS No.: 2024-01298-TX
19-000032-673

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: 12/03/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 13715 Summit Ridge Drive, Houston, TX 77085

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 06/22/2005 and recorded 06/28/2005 in Book RP 007-54 Page 0405 Document Y570178, real property records of Harris County, Texas, with **Raynell Peters Durio and Derrick Durio** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, WELLS FARGO BANK, N.A, AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4 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 **Raynell Peters Durio and Derrick Durio**, 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. **WELLS FARGO BANK, N.A, AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01298-TX
19-000032-673

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 26, in Block 6, of SOUTHWEST CROSSING, SECTION 7, an addition in Harris County, Texas, according to map or plat thereof recorded in Volume 317, Page 68, of the Map Records of Harris County, Texas.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

COPY

TS No.: 2024-01298-TX
19-000032-673

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: 10/09/2024



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

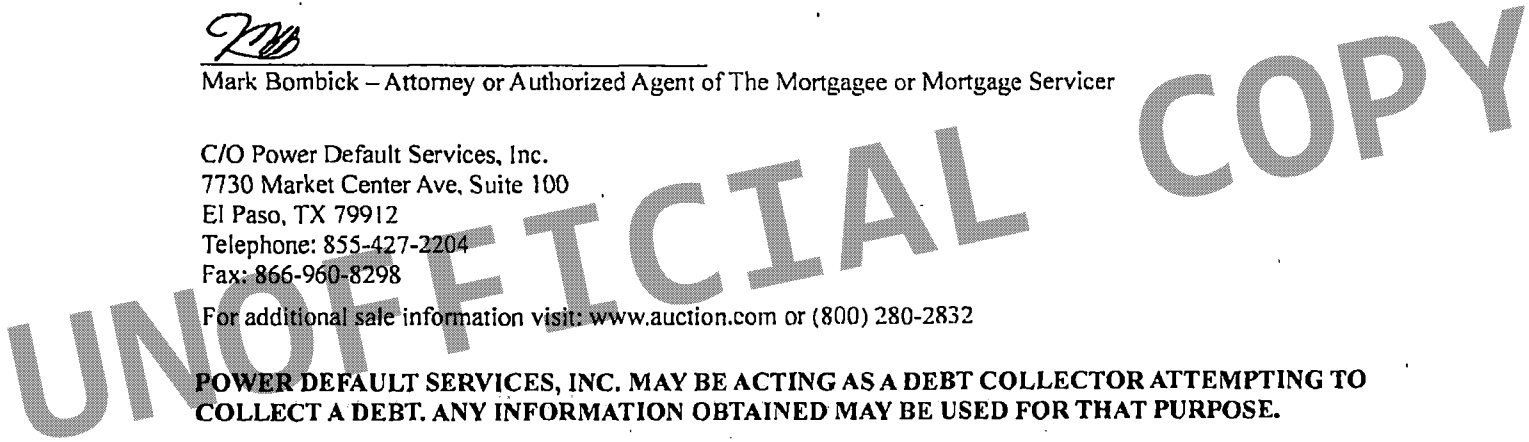
For additional sale information visit: www.auction.com or (800) 280-2832

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.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5282
FILED 10/10/2024 9:35:57 AM



TS No.: 2024-01311-TX
23-000303-673

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: 12/03/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 7543 WILMERDEAN ST. HOUSTON, TX 77061-2817

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/25/2004 and recorded 09/01/2004 in Book 591-58 Page 1890 Document X885847, real property records of Harris County, Texas, with **RAFAEL CAMPUZANO, A MARRIED MAN** grantor(s) and Finance America, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **RAFAEL CAMPUZANO, A MARRIED MAN**, securing the payment of the indebtedness in the original principal amount of \$99,200.00, 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 Finance America Mortgage Loan Trust 2004-3 Asset-Backed Certificates, Series 2004-3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01311-TX
23-000303-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Lot Twenty-One (21), in Block Forty-Four (44), of Glenbrook Valley, Section Nine (9), an addition in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 51, Page 15 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.: 2024-01311-TX
23-000303-673

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: 10/09/2024

MBS

Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.mwzmlaw.com/tx-investors

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____, whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

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: 12/03/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925**, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. **PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1723 NORMANDALE STREET, HOUSTON, TX 77029

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/03/2003 and recorded 10/07/2003 in Book 576-50 Page 0889 Document X090036, real property records of Harris County, Texas, with **SHEILA WILTZ, AND JOSEPH WILTZ, WIFE AND HUSBAND** grantor(s) and **FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA** as Lender, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FFH2 Asset-Backed Certificates Series 2003-FFH2 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 **SHEILA WILTZ, AND JOSEPH WILTZ, WIFE AND HUSBAND**, securing the payment of the indebtedness in the original principal amount of \$75,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FFH2 Asset-Backed Certificates Series 2003-FFH2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01312-TX
23-000637-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT SIXTEEN (16), IN BLOCK ONE (1) OF PLEASANT VIEW, SECTION THREE (3), A RESUBDIVISION OF LOTS THIRTY-NINE (39) AND FORTY-THREE (43), GLENDALE ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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.: 2024-01312-TX
23-000637-673

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: 10/09/2024

MB

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.auction.com or (800) 280-2832

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVI Title Services, 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.: 2024-01332-TX
24-000893-673

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: 12/03/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 2523 N CAMDEN PKWY, HOUSTON, TX 77067

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/03/2005 and recorded 10/05/2005 in Book RP 012-27 Page 0518 Document Y805955, real property records of Harris County, Texas, with **IREAL SCOTT and YVONNE SCOTT, Husband and Wife** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4 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 **IREAL SCOTT and YVONNE SCOTT, Husband and Wife** securing the payment of the indebtedness in the original principal amount of **\$92,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01332-TX
24-000893-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Lot Four (4), in Block Five (5), of Camden Park Section IV, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 317, Page 100 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.: 2024-01332-TX
24-000893-673

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: 10/09/2024



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, 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.: 2024-01340-TX
24-000896-673

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: 12/03/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925**, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. **PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 4504 LARIAT DR. BAYTOWN, TX 77521-2545

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/29/2005 and recorded 08/10/2005 in Book RP 009-78 Page 2288 Document Y681475, real property records of Harris County, Texas, with **CHERI MICHELLE LAWSON, A SINGLE WOMAN** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-4, ASSET-BACKED CERTIFICATES, SERIES 2005-4** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **CHERI MICHELLE LAWSON, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of \$117,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-4, ASSET-BACKED CERTIFICATES, SERIES 2005-4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01340-TX
24-000896-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT SIX (6), IN BLOCK SIX (6) OF CHAPARRAL VILLAGE, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 263, PAGE 112 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.: 2024-01340-TX
24-000896-673

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: 10/09/2024



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 AVI 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

FILED 10/10/2024 9:35:57 AM FRCL-2024-5286 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT FOURTEEN (14), BLOCK NINE (9), CORRECTED PLAT OF NOTTINGHAM COUNTRY, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 204, PAGE 147, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/11/2019 and recorded in Document RP-2019-467472 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 REBECCA LYNN ROBBIE AND SEYTH LUADER ROBBIE, provides that it secures the payment of the indebtedness in the original principal amount of \$230,743.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.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.

24-01417
18926 GENTLE COVE COURT, HOUSTON, TX 77084

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT THIRTY-FIVE (35), IN BLOCK TWO (2), OF GRAND OAKS, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 555062 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 17, 2013 and recorded on April 19, 2013 at Instrument Number 20130184776 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by SAMUEL MORALES AND TIFFANY HERRERA secures the repayment of a Note dated April 17, 2013 in the amount of \$158,536.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association 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.



4826258

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5254

FILED 10/10/2024 9:13:39 AM

FILED 10/10/2024 9:13:39 AM
FRCL-2024-5254
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

UNOFFICIAL COPY

24-03153
19226 PINEWOOD MIST LN, HUMBLE, TX 77346

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT NINETEEN (19), IN BLOCK SIX (6), OF PINES OF ATASCOCITA, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 377140 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 22, 2021 and recorded on December 28, 2021 at Instrument Number RP-2021-736603 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CHRISTA BURCH AND C. BURCH ENTERPRISES, LLC secures the repayment of a Note dated December 22, 2021 in the amount of \$247,500.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR HOMES MORTGAGE TRUST, whose address is c/o Fay Servicing, LLC, 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614, is the current mortgagee of the Deed of Trust and Note and Fay Servicing, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED



4826136

COPY

UNRECORDED

FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and ServiceLink Auction 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

24-01682
412 VINCE STREET, PASADENA, TX 77506

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

SEE ATTACHED EXHIBIT A

Security Instrument: Deed of Trust dated May 14, 2019 and recorded on May 15, 2019 at Instrument Number RP-2019-201198 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 3, 2024, at 10:00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CHRIS R DAVIS AND ERIKA RODRIGUEZ secures the repayment of a Note dated May 14, 2019 in the amount of \$166,920.00. LAKEVIEW LOAN SERVICING, LLC., whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



4826466

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5256

FILED 10/10/2024 9:13:39 AM

COPY

UNOFFICIAL

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Dana Dennen, Kinney Lester, Thomas Lester, Ramiro Cuevas, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Wayne Wheat, Wesley Fowler-Williams, Nick Poston, Chris Poston, Nicole Durrett and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

COPY

ORIGINAL

UN

FIRST AMERICAN TITLE GUARANTY CO., A TEXAS CORP.

LEGAL DESCRIPTION

GF Number: S19040330

Legal description of the land:

PART OF LOT 2, IN BLOCK "H" AND PART OF GARFIELD STREET AND A PORTION OF RESERVED FOR PARK OF PASADENA PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 52 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, IN BLOCK "I", WHICH IS A DISTANCE OF 20.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; SAID POINT BEING A 1/2 INCH IRON ROD FOUND;

THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 70.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF VINCE STREET (80.00 FEET WIDE);

THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID VINCE STREET, A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF LOT 1, IN BLOCK "G" OF SAID PASADENA PLACE, SAID POINT BEING A 1/2 INCH IRON ROD FOUND;

THE WEST ALONG THE SOUTH LINE OF SAID BLOCK AND A CONTINUATION THEREOF, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH, A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 0.192 ACRES OF LAND, MORE OR LESS.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 07/31/2020
Grantor(s): ARNOLD BRENT LEWIS, JOINED HEREIN PRO FORMA BY HIS WIFE, ISHA LEWIS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG FINANCIAL, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$220,924.00
Recording Information: Instrument RP-2020-349128
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 4915 UPLAND DALE COURT, KATY, TX 77449

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Oct. 10, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

By: Chris Poston

Exhibit "A"

LOT FORTY-FOUR (44), IN BLOCK THREE (3), OF RICEWOOD VILLAGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 587292 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5302
FILED 10/10/2024 10:31:53 AM

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 02/24/2022
Grantor(s): YESENIA SANCHEZ AND JESSE SOSA GONZALES III WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$229,751.00
Recording Information: Instrument RP-2022-103764
Property County: Harris
Property: (See Attached Exhibit "A")
Reported Address: 22434 GOOSE PASTURE LANE, SPRING, TX 77373

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harris County Commissioner's Court, at the area most recently designated by the Harris County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Chris Poston whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Oct. 10, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

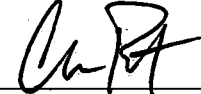
By: 

Exhibit "A"

LOT 3, BLOCK 1, OF BRECKENRIDGE WEST SEC 10, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 693739, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED 10/10/2024 10:31:54 AM FRCL-2024-5303 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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: September 27, 2022
Grantor(s): TPC Endeavors, LLC
Original Mortgagee: Finance America, Mortgage LLC
Original Principal: \$954,750.00
Recording Information: 2022-485524
Property County: Harris
Property:

A TRACT OR PARCEL CONTAINING 0.2906 ACRES OR 12,659 SQUARE FEET OF LAND, SITUATED IN THE HENRY TIER WESTER SURVEY, ABSTRACT NO. 75, HARRIS COUNTY, TEXAS, BEING OUT OF LOTS 1 AND 2 OF OAKMERE ADDITIONS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGE 45 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (H.C.M.R.) AND BEING THE SAME TRACT OF LAND CONVEYED TO SHANNU PROPERTIES, LLC IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20150084717, WITH SAID 0.2906 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE RECORDED PLAT:

COMMENCING AT A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST END OF A RADIAL CUTBACK AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY (R.O.W) LINE OF TIERWESTER STREET (60' R.O.W.) AND THE NORTH R.O.W. LINE OF OAKDALE AVENUE (60' R.O.W.);

THENCE, NORTH 20 DEG. 00 MIN. 00 SEC. EAST, ALONG THE SOUTHEAST R.O.W. LINE OF SAID TIERWESTER STREET, A DISTANCE OF 224.24 FEET TO A CAPPED 5/8 INCH ROD STAMPED "GREENLEAF" SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 20 DEG. 00 MIN. 00 SEC. EAST, CONTINUING ALONG THE SOUTHEAST R.O.W. LINE OF SAID TIERWESTER STREET, DISTANCE OF 167.26 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID POINT ALSO BEING THE SOUTHWEST END OF A

RADIAL CUTBACK AT THE INTERSECTION OF THE SOUTHEAST R.O.W. LINE OF SAID TIERWESTER STREET AND THE SOUTHWEST R.O.W. LINE OF SOUTHMORE BOULEVARD (60' R.O.W.);

THENCE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 108 DEG. 26 MIN. 00 SEC, LENGTH OF 37.85 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74 DEG. 13 MIN. 00 SEC. WEST - 32.45 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET FOR A POINT OF TANGENCY AND THE NORTHEAST END OF SAID RADIAL CUTBACK;

THENCE, SOUTH 51 DEG. 34 MIN. 00 SEC. EAST, ALONG THE SOUTHWEST R.O.W. LINE OF SAID SOUTHMORE BOULEVARD, A DISTANCE OF 59.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1 INCH IRON PIPE BEARS FOR REFERENCE SOUTH 42 DEG. 02 MIN. EAST -2.4 FEET;

THENCE, SOUTH 30 DEG. 44 MIN. 14 SEC. WEST, LEAVING THE SOUTHWEST R.O.W. LINE OF SAID SOUTHMORE BOULEVARD, A DISTANCE OF 186.68 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET FOR THE A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF", SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 51 DEG. 34 MIN. 00 SEC. WEST, A DISTANCE OF 51.05 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.2906 ACRES OR 12,659 SQUARE FEET OF LAND.

Property Address: **3502 Southmore Boulevard
Houston, TX 77004**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST**

Mortgage Servicer: **Selene Finance LP**
Mortgage Servicer Address: **3501 Olympus Boulevard
5th Floor, Suite 500
Dallas, TX 75019**

SALE INFORMATION:

Date of Sale: **December 3, 2024**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

Substitute Trustee: **Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103 Southlake, TX 76092 TXAttorney@PadgettLawGroup.com**

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.

Pjones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Chris Poston, 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 Oct. 10, 2024, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

CRP

Declarant's Name: Chris Poston

Date: 10/10/24

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5304
FILED 10/10/2024 10:31:55 AM

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 3rd day of December, 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: December 26, 2018
Grantor(s): Ebenezer O Anene, Jr., a married man and Laeticia Uzoamaka Anene, his wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Quicken Loans, Inc., its successors and assigns
Original Principal: \$202,500.00
Recording Information: Deed Inst.# RP-2018-576474
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$202,500.00 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: 10802 Normont Dr, Houston, TX 77070
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 Trout, 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 Soob whose address is 1725 Wakefield Dr. Houston I declare
Texas 77018
under penalty perjury that 10/10/24 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Harris
County Clerk and caused it to be posted at the location directed by the Harris County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

UNOFFICIAL COPY

EXHIBIT "A"

Lot 6, Block 28, NORCHESTER, SECTION 3, according to the map or plat thereof, recorded in Volume 177, Page 143, Map Records, Harris County, Texas.

UNOFFICIAL COPY

FILED 10/10/2024 1:59:41 PM FRCL-2024-5314 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 3rd day of December, 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: November 27, 2007
Grantor(s): Eric Armstead, A MARRIED MAN AND Tonya Armstead, A MARRIED WOMAN AS JOINT TENANTS
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for TOP ELITE FINANCIAL, its successors and assigns
Original Principal: \$517,500.00
Recording Information: Deed Inst.# 20070703644,
Current Mortgagee/Beneficiary: U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-D, Mortgage-Backed Securities, Series 2021-D
Secures: The Promissory Note (the "Note") in the original principal amount of \$517,500.00 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:

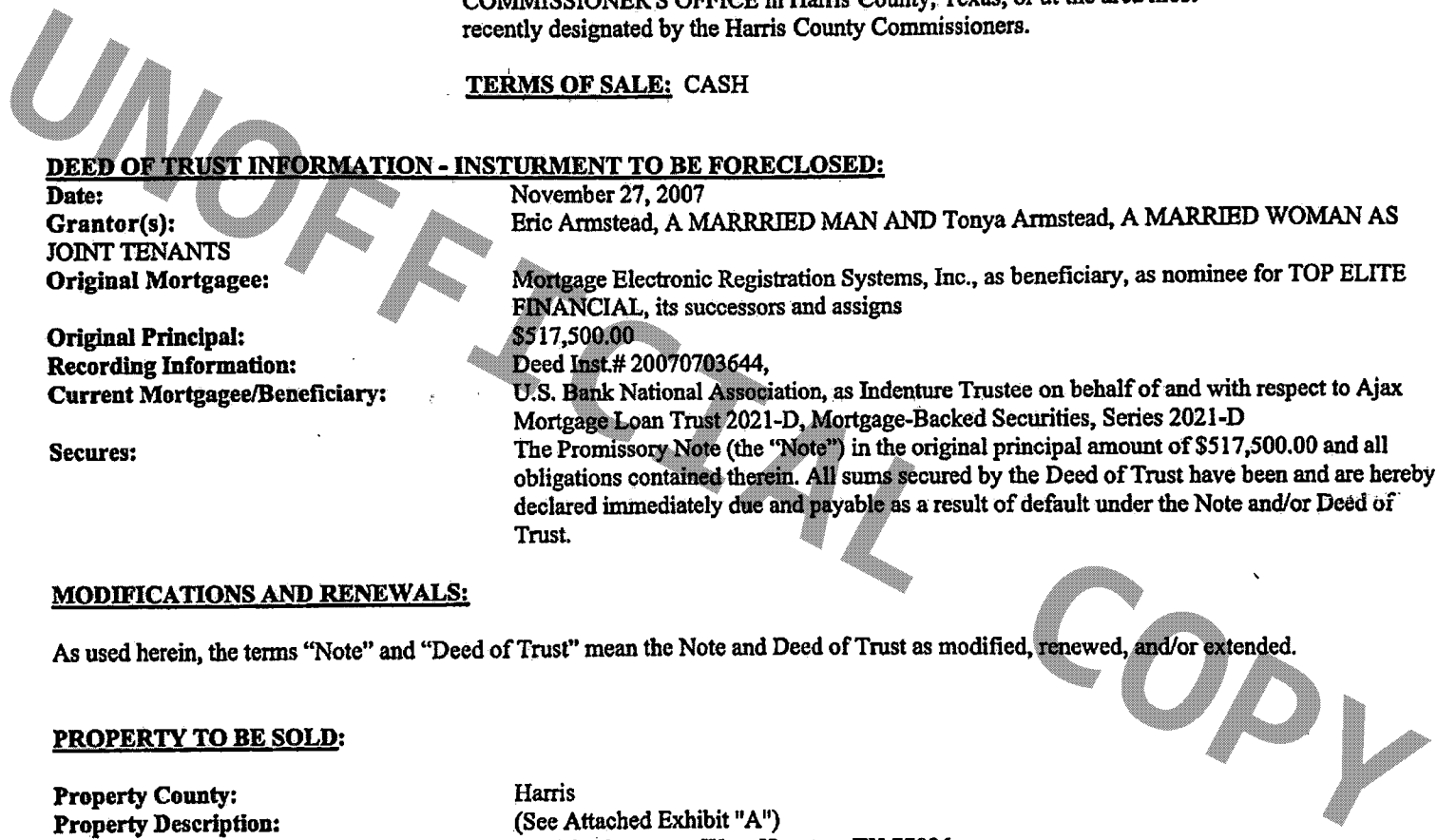
Property County: Harris
Property Description: (See Attached Exhibit "A")
Property Address: 3434 S Macgregor Way, Houston, TX 77096
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. 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.: 24-01561TX

FILED 10/10/2024 1:59:41 PM FRCL-2024-5315 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Amar Sood whose address is 1725 Wakefield Dr. Houston I declare
Texas 77018
under penalty perjury that 10/10/24 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

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FRCL-2024-5315

FILED 10/10/2024 1:59:41 PM

EXHIBIT "A"

LOT SIX (6), IN BLOCK FIFTY-FOUR (54), OF RIVERSIDE TERRACE, TENTH SECTION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 56 OF THE MAP RECORD OF HARRIS COUNTY TEXAS

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5315

FILED 10/10/2024 1:59:41 PM

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 29, 2001	Original Mortgagor/Grantor: LAURA ISABEL FLORES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CH MORTGAGE COMPANY I, LTD., 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: V182202	Property County: HARRIS
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500, Dallas, TX 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$167,950.00, executed by LAURA ISABEL FLORES and payable to the order of Lender.

Property Address/Mailing Address: 6002 LACEY OAK DRIVE, PASADENA, TX 77505

Legal Description of Property to be Sold: LOT FORTY-FOUR (44), IN BLOCK ONE (1), OF BAYWOOD OAKS WEST, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 428108 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: December 03, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST*, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5316

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Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

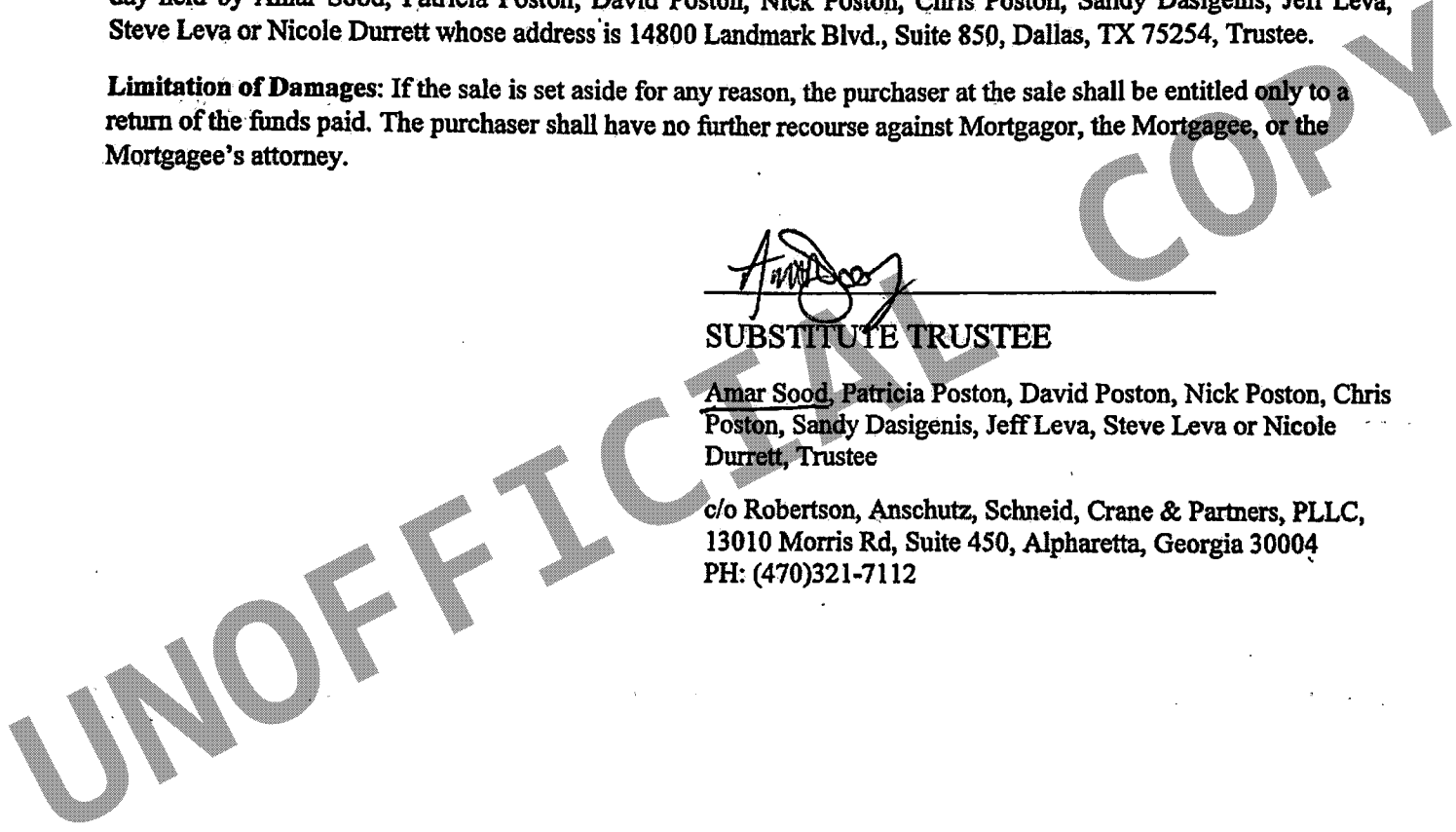
Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112



Notice of 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: May 18, 2010	Original Mortgagor/Grantor: RANDALL W. MASSEY
Original Beneficiary / Mortgagee: JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 26 Page: 1455 Instrument No: 20100220410	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 \$183,550.00, executed by RANDALL W MASSEY, DECEASED and payable to the order of Lender.

Property Address/Mailing Address: 1823 VALLEY VISTA DR, HOUSTON, TX 77077

Legal Description of Property to be Sold: LOT ONE (1), BLOCK FIFTEEN (15), OF ASHFORD VILLAGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 205, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS..

Date of Sale: December 3, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5317
FILED 10/10/2024 1:59:41 PM


Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112
Telephone: 817-873-3080
Facsimile: (817)796-6079

FILED 10/10/2024 1:59:41 PM FRCL-2024-5317 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

ORIGINAL COPY

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Ronald Milton Hall (signed as Ron Milton Hall) and Davine E. Hall	Deed of Trust Date	June 8, 2007
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	Original Principal	\$279,000.00
Recording Information	Instrument #: 20070362932 Book #: ER 002-94 Page #: 0836 in Harris County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsup
Property Address	2830 Triway Lane, Houston, TX 77043	Property County	Harris

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Seattle Bank	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Seattle Bank	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	12/03/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: LOT ELEVEN (11) IN BLOCK W-FOUR (W-4) OF THE PARTIAL REPLAT OF SPRING SHADOWS, SECTION NINE (9), AN ADDITION TO THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE REPLAT OF SAID ADDITION RECORDED IN VOLUME 167, PAGE 64, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
--

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

NOTICE OF TRUSTEE'S SALE

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated October 9, 2024.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 10, 2024

NOTE: Note described as follows:

Date: APRIL 27, 2006
Maker: NESTOR DANIEL GARCIA and GLORIA KARINA GARCIA
Payee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB, successor to the original lender.

Original Principal Amount: \$184,550.00

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 27, 2006
Grantor: NESTOR DANIEL GARCIA and GLORIA KARINA GARCIA, HUSBAND AND WIFE
Trustee: SCOTT R. VALBY
Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB, successor to the original beneficiary.
Recorded: Instrument No. Z304105, Real Property Records of HARRIS

COUNTY, TEXAS.

LENDER: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB

BORROWER: NESTOR DANIEL GARCIA and GLORIA KARINA GARCIA

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto. ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 12211 Fall River Pass Lane, Humble, Texas 77346)

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, 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, SANDY DASIGENIS, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

in HARRIS County, Texas, at THE BAYOU CITY EVENT CENTER 9401 KNIGHT ROAD, HOUSTON TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date:	APRIL 27, 2006
Grantor:	NESTOR DANIEL GARCIA and GLORIA KARINA GARCIA, HUSBAND AND WIFE
Trustee:	SCOTT R. VALBY
Beneficiary:	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB, successor to the original beneficiary.
Recorded:	Instrument No. Z304105, Real Property Records of HARRIS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 12211 Fall River Pass Lane, Humble, Texas 77346)

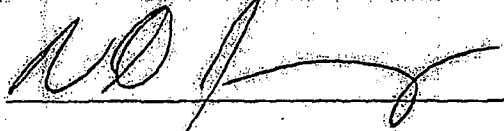
SUBSTITUTE TRUSTEE: CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, SANDY DASIGENIS, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

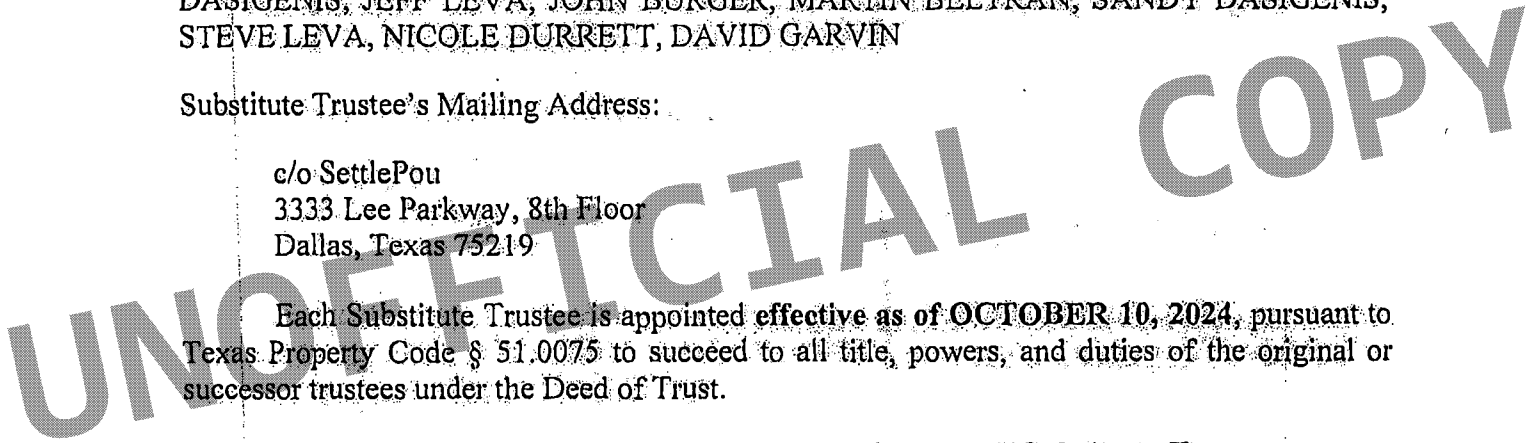
c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **OCTOBER 10, 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB and NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING



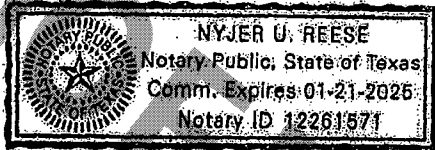
THE STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 10, 2024



[Signature]

Notary Public, State of Texas

Notice of Sale executed by:

[Signature: Sandy Dasigenis]

Name: Sandy Dasigenis

Substitute Trustee

FILED 10/14/2024 9:28:06 AM FRCL-2024-5395 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

EXHIBIT A

LOT THIRTY-EIGHT (38), IN BLOCK ONE (1), OF EAGLE SPRINGS SEC. 18, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. Y-421887, RECORDED AT FILM CODE NO. 580101, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 13, 2021 and recorded under Clerk's File No. RP-2021-395822, in the real property records of HARRIS County Texas, with Sharon Jones, A Single Woman 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 Sharon Jones, A Single Woman securing payment of the indebtedness in the original principal amount of \$171,108.00 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 Sharon Jones. United Wholesale Mortgage, 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

Legal Description:

CONDOMINIUM UNIT NO. 9, 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 BAYOU WOODS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR BAYOU WOODS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 55, PAGE 123; VOLUME 156, PAGE 63 AND UNDER FILM CODE NO. 165059 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5374
FILED 10/14/2024 9:20:43 AM

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

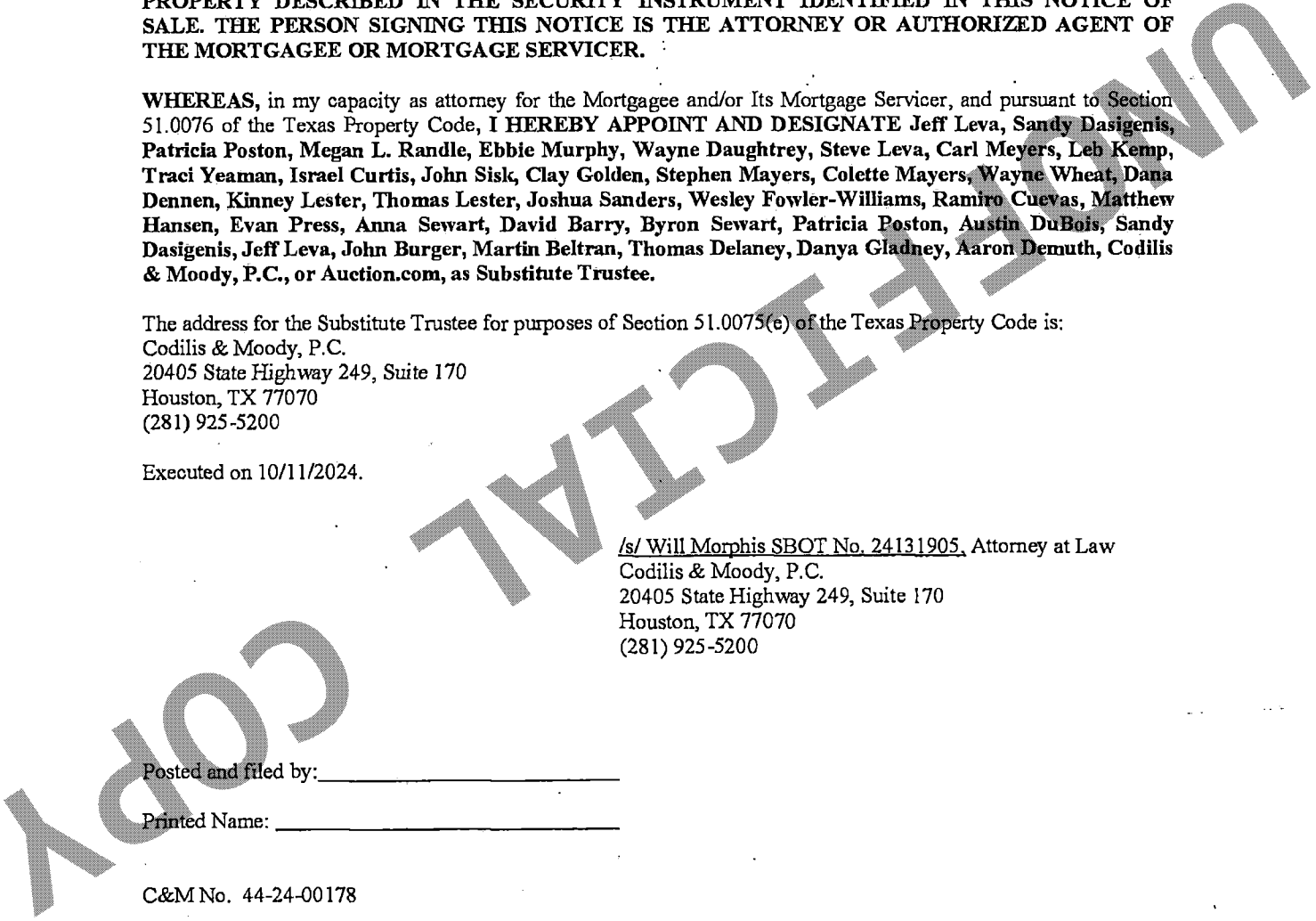
Executed on 10/11/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-00178



NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 21, 2005 and recorded under Clerk's File No. Y853836, in the real property records of HARRIS County Texas, with Gloria R. Rosales, a married woman and Heladlo Rosales as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for America's Wholesale Lender, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Gloria R. Rosales, a married woman and Heladlo Rosales securing payment of the indebtedness in the original principal amount of \$62,400.00 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 Gloria R. Rosales. 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 2005-16 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 ONE HUNDRED EIGHTY (180), OF PASADENA HIGHLANDS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5375
FILED 10/14/2024 9:20:43 AM

of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 10/10/2024.

/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&MNo. 44-24-02614

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 07, 2021 and recorded under Clerk's File No. RP-2021-586425, in the real property records of HARRIS County Texas, with Zalerian Investment Group LLC, a Texas Limited Liability Company as Grantor(s) and Silver Hill Funding, LLC as Original Mortgagee.

Deed of Trust executed by Zalerian Investment Group LLC, a Texas Limited Liability Company securing payment of the indebtedness in the original principal amount of \$123,900.00 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 Kesalynn Monyea Wiley, managing member of Zalerian Investment Group LLC, Malcolm Bernard Wiley, managing member of Zalerian Investment Group LLC. Amerant Mortgage, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 8, IN BLOCK 37, OF WINDSOR VILLAGE, SECTION 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 117, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



FRCL-2024-5376
FILED 10/14/2024 9:20:43 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, 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 10/10/2024.

/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&MNo. 44-24-01218

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 09, 2020 and recorded under Clerk's File No. RP-2020-259892, in the real property records of HARRIS County Texas, with Mackenzie Michael Dimond and Renee Elyse Propes, husband and wife. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Mackenzie Michael Dimond and Renee Elyse Propes, husband and wife. securing payment of the indebtedness in the original principal amount of \$259,000.00 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 Mackenzie Michael Dimond, Renee Elyse Propes. SWBC Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

Legal Description:

LOT FIFTY-FIVE (55), BLOCK FOUR (4), OF REPLAT REVISION ONE (1) TOMBALL HILLS ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PEAT THEREOF, RECORDED IN VOLUME 279, PAGE 111 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.115 ACRES (5,021 SQUARE FEET) DESCRIBED IN DEED DATED APRIL 30, 2001, EXECUTED BY JEANNE SAPPINGTON TO THE STATE OF TEXAS, RECORDED UNDER CLERK'S FILE NO. V098975 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



FRCL-2024-5377
FILED 10/14/2024 9:20:43 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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 October 10, 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&MNo. 44-23-2755

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 27, 2014 and recorded under Vol. ER 057-25, Page 0435, or Clerk's File No. 20140227876, in the real property records of HARRIS County Texas, with Johny Ramirez and Janie Rojas, Husband and Wife as Grantor(s) and Amegy Mortgage Company, L.L.C. as Original Mortgagee.

Deed of Trust executed by Johny Ramirez and Janie Rojas, Husband and Wife securing payment of the indebtedness in the original principal amount of \$207,100.00 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 Johny Ramirez, Janie Rojas. Zions Bancorporation, N.A., successor by merger and name change to Amegy Mortgage Company, 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

Legal Description:

LOT TWO HUNDRED SIXTEEN (216), IN BLOCK SIXTEEN (16), OF BINGLEWOOD, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 68 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARRIS County Courthouse, Texas at the following location: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



FRCL-2024-5378
FILED 10/14/2024 9:20:43 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5378
FILED 10/14/2024 9:20:43 AM

"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

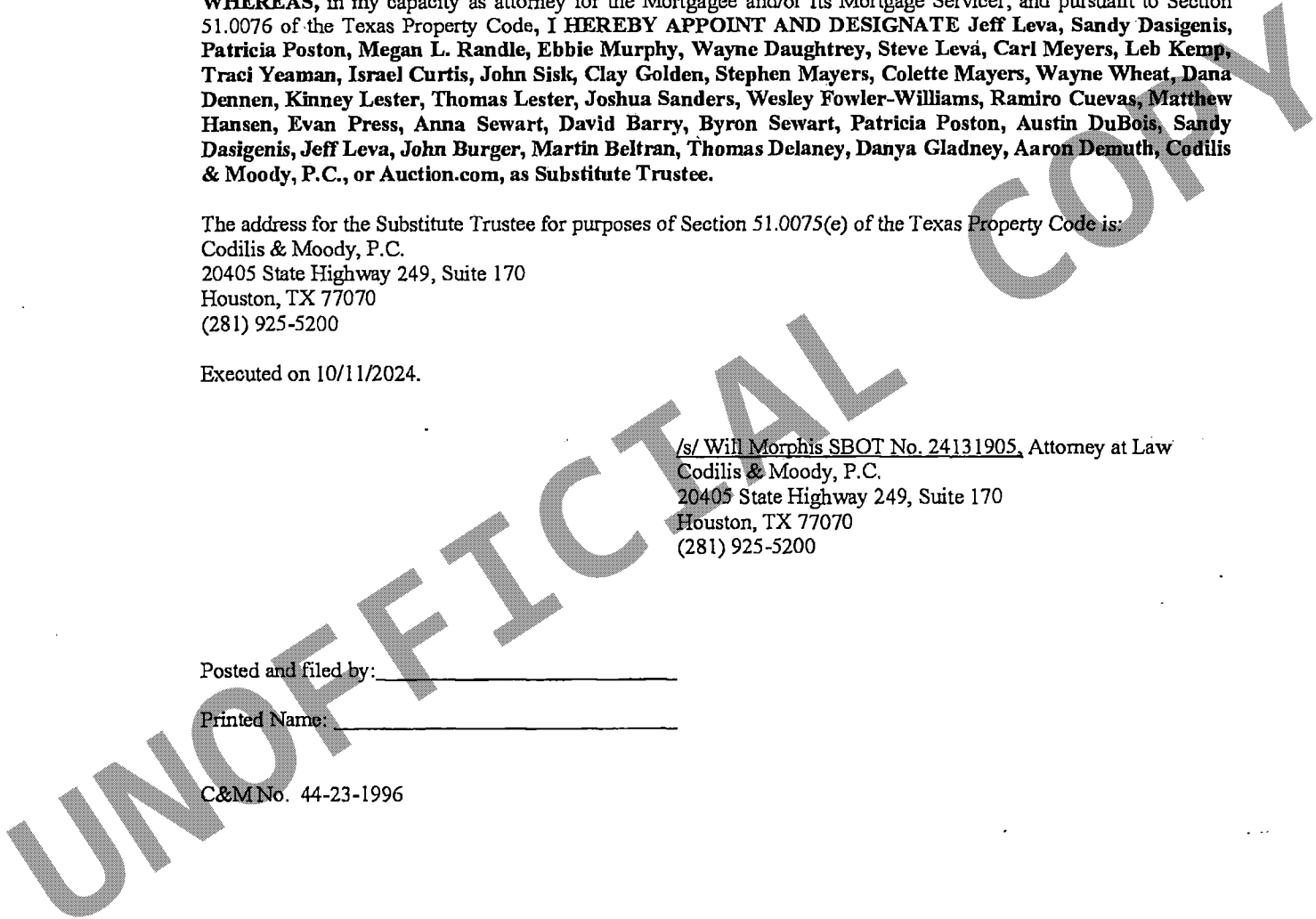
Executed on 10/11/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-1996



23TX453-0044
7338 CURLEW DRIVE, CYPRESS, TX 77433

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

ALL OF LOT TWO (2) AND THE NORTHEASTERLY 1/2 OF LOT THREE (3) ADJOINING LOT TWO (2) IN BLOCK TWO (2) OF TEALBROOK, SECTION ONE (1), PARTIAL REPLAT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER FILM CODE NO(S) 382119 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated August 11, 2003 and recorded on August 19, 2003 as Instrument Number W941074 in the real property records of HARRIS County, Texas, which contains a power of sale. Correction Instrument recorded April 21, 2023 as Instrument Number RP-2023-141810.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MICHAEL RAY COX secures the repayment of a Note dated August 11, 2003 in the amount of \$76,794.00. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, whose address is c/o NewRez, LLC d/b/a Shellpoint Mortgage Servicing, PO Box 10826, Greenville, SC 29603, is the current mortgagee of the Deed of Trust and Note and NewRez, LLC d/b/a Shellpoint Mortgage Servicing 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.



4826635

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

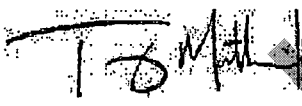
FRCL-2024-5379

FILED 10/14/2024 9:20:43 AM


Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Chris Posto, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

23TX837-0082
13912 BARROW CLIFF LN, CYPRESS, TX 77429

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT SIX (6), IN BLOCK ONE (1), OF ALDEN WOODS SEC. 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 671049 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 31, 2016 and recorded on November 3, 2016 as Instrument Number RP-2016-497725 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 03, 2024, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by FORTUNE I AJEBON AND LAURA O AJEBON secures the repayment of a Note dated October 31, 2016 in the amount of \$417,000.00. CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB, whose address is c/o Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB, 1177 West Loop South, Suite 700, Houston, TX 77027, is the current mortgagee of the Deed of Trust and Note and Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB 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.



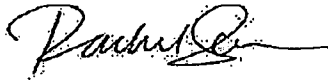
4826711

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.



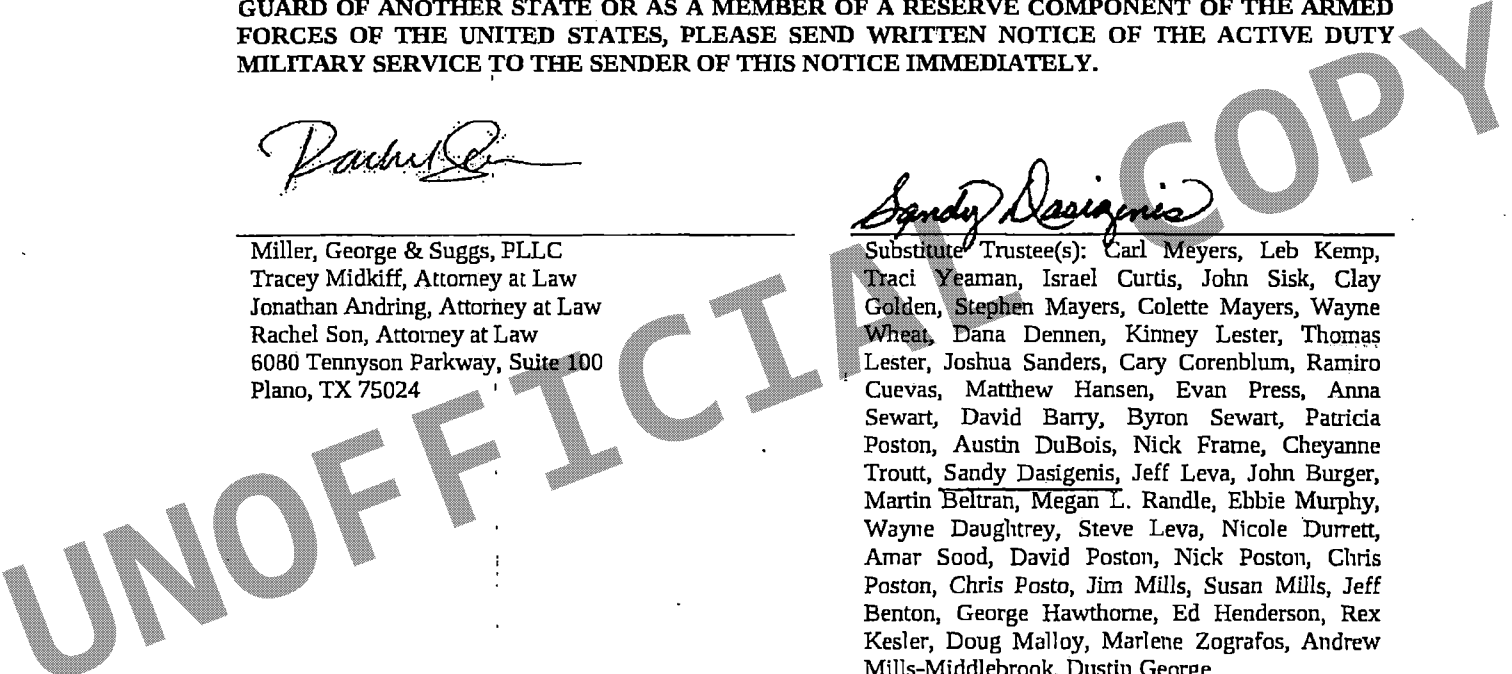
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



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).



ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

5965-851

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS 15430 EL PADRE DRIVE, HOUSTON, TEXAS 77083

LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TX, COUNTY OF HARRIS DESCRIBED AS FOLLOWS: LOT THIRTY-THREE (33), IN BLOCK TWENTY (20, OF MISSION BEND, SECTION TEN (10), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 265, PAGE 14 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY RECORDED ON JANUARY 20, 2009 UNDER DOCUMENT# 20090022015

3 THE SALE IS SCHEDULED TO BE HELD

PLACE DATE TIME THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE DECEMBER 3, 2024 10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by SHEILA BORNEMANN and FELIPE SERRANO, provides that it secures the payment of the indebtedness in the original principal amount of \$220,500.00, 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 the current mortgage servicer. A servicing agreement between the mortgagor, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

AMAR SOOD, PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW Branch M. Sheppard Annarose M. Harding Sara A. Morton

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 10/14/24 NAME Chris Poston

[Signature] TRUSTEE

FILED 10/14/2024 10:51:14 AM FRCL-2024-5403 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

5965-970

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS 1801 JANE DRIVE, PASADENA, TEXAS 77502

LEGAL DESCRIPTION LOT ONE HUNDRED FIFTY ONE (151), OF STADIUM ESTATES, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGE 70, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY RECORDED ON APRIL 25, 2008 UNDER DOCUMENT# 20080207488

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 DECEMBER 3, 2024 TIME 10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by GLADYS FRICKS, provides that it secures the payment of the indebtedness in the original principal amount of \$150,000.00, 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 the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

AMAR SOOD, PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

Annarose Harding
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
.1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 10/14/24
NAME Chris Poston

Chris Poston
TRUSTEE

FILED 10/14/2024 10:51:15 AM FRCL-2024-5404 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

5965-984

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS 14410 HENRY ROAD, HOUSTON, TEXAS 77060

LEGAL DESCRIPTION LOT ONE (1), BLOCK THREE (3), OF GLENCLIFF TERRACE, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS DESCRIBED BY MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY RECORDED ON NOVEMBER 18, 2008 UNDER DOCUMENT# 20080565778

3 THE SALE IS SCHEDULED TO BE HELD

PLACE DATE TIME
THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE DECEMBER 3, 2024 10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by CLOVIS D. BLACKSTOCK and PEGGY R. BLACKSTOCK, provides that it secures the payment of the indebtedness in the original principal amount of \$150,900.00, 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 the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

AMAR SOOD, PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

Annarose Harding
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 10/14/24
NAME CHRIS POSTON

Chris Poston
TRUSTEE

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5405
FILED 10/14/2024 10:51:16 AM

FILED 10/14/2024 10:51:17 AM
FRCL-2024-5406
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County

Deed of Trust Dated: April 30, 2008

Amount: \$126,000.00

Grantor(s): MARISOL MONZON and MIGUEL ANGEL MONZON

Original Mortgagee: BANCO POPULAR NORTH AMERICA

Current Mortgagee: POPULAR BANK, FORMERLY KNOWN AS BANCO POPULAR NORTH AMERICA

Mortgagee Address: POPULAR BANK, FORMERLY KNOWN AS BANCO POPULAR NORTH AMERICA, 525 Vine Street, Suite 800, Cincinnati, OH 45202

Recording Information: Document No. 20080219836

Legal Description: LOT NINE (9), IN BLOCK TWO (2), OF MEADOW HILL RUN, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 569251 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: December 3, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

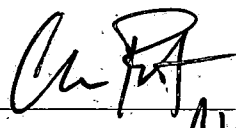
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT, STEVE LEVA, DAVID POSTON, OR AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-001373


Printed Name: Chris Poston
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Izetta V. Jones AKA V.A. Izetta Jones	Deed of Trust Date	July 17, 2008
Original Mortgagee	EverBank Reverse Mortgage, LLC	Original Principal	\$300,240.00
Recording Information	Instrument #: 20080389362 in Harris County, Texas	Original Trustee	Allan B. Polunsky
Property Address	2218 Rosedale St., Houston, TX 77004	Property County	Harris

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Cascade Funding Mortgage Trust HB4	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Cascade Funding Mortgage Trust HB4	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	12/03/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Amar Sood, Patricia Poston, David Poston, Niek 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: THE EAST EIGHTEEN FEET (E. 18') OF LOT FOUR (4), AND THE ADJOINING WEST FIFTY-SEVEN (W. 57') FEET OF LOT FIVE (5), IN BLOCK TEN (10), OF RIVERSIDE TERRACE, SECTION ONE (1), A SUBDIVISION 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.
--

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00384

PAGE 1

NOTICE OF TRUSTEE'S SALE

are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated October 10, 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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

5965-707

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

2504 TRUXILLO STREET, HOUSTON, TEXAS 77004

LEGAL DESCRIPTION

LOTS SEVEN (7) IN BLOCK EIGHT (8) OF WASHINGTON TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 15 OF THE MAP RECORDS HARRIS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRIS COUNTY

RECORDED ON APRIL 3, 2006

UNDER DOCUMENT# Z196512

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

DECEMBER 3, 2024

10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by GLORIA J. MATLOCK, provides that it secures the payment of the indebtedness in the original principal amount of \$330,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. OCWEN LOAN ACQUISITION TRUST 2024-HB1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

AMAR SOOD, PATRICIA POSTON, DAVID POSTON, NICK POSTON, CHRIS POSTON, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

Annarose Harding
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 10/14/24
NAME Chris Poston

Chris Poston
TRUSTEE

FILED 10/14/2024 10:51:19 AM FRCL-2024-5408 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5413
FILED 10/14/2024 11:10:19 AM

27347 PINE CROSSING DRIVE
SPRING, TX 77373

00000007292089

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 11, 2007 and recorded in Document CLERK'S FILE NO. 20070042833 real property records of HARRIS County, Texas, with JOHNNIE LEE ROBINSON AND CLAUDZELLA ROBINSON, grantor(s) and ARGENT MORTGAGE COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHNNIE LEE ROBINSON AND CLAUDZELLA ROBINSON, securing the payment of the indebtednesses in the original principal amount of \$147,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S BANK NATIONAL ASSOCIATION AS TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



27347 PINE CROSSING DRIVE
SPRING, TX 77373

00000007292089

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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: _____

COPY UNOFFICIAL

FILED 10/14/2024 11:10:19 AM
FRCL-2024-5413
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

27347 PINE CROSSING DRIVE
SPRING, TX 77373

0000007292089

0000007292089

HARRIS

EXHIBIT "A"

LOT THIRTY TWO (32), IN BLOCK FOUR (4), OF PARK AT NORTHGATE CROSSING, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 469120 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 10/14/2024 11:10:19 AM FRCL-2024-5413 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5414
FILED 10/14/2024 11:10:19 AM

3211 OZARK STREET
HOUSTON, TX 77021

00000010128577

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 25, 2013 and recorded in Document CLERK'S FILE NO. 20130379478 real property records of HARRIS County, Texas, with KERRI L COLLYMORE, 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 KERRI L COLLYMORE, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$214,681.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



3211 OZARK STREET
HOUSTON, TX 77021

00000010128577

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5414
FILED 10/14/2024 11:10:19 AM

3211 OZARK STREET
HOUSTON, TX 77021

00000010128577

00000010128577

HARRIS

EXHIBIT "A"

LOT EIGHT (8), AND THE WEST FIVE FEET OF LOT SEVEN (7), BLOCK TWENTY-TWO (22), SOUTHLAND TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 10/14/2024 11:10:19 AM
FRCL-2024-5414
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

1502 BEACONSHIRE RD, HOUSTON, TX, 77077

**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 December 03, 2024 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER

DT: zNOS AND APPT (SVC) 240318

AL: 1502 BEACONSHIRE RD



4826791

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5441
FILED 10/15/2024 8:32:43 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 10/11/2022 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER RP-2022-509446 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 \$327,500.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by RAD DIVERSIFIED REIT INC. CITIBANK, N.A., AS TRUSTEE ON BEHALF OF MAV 1 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. FAY SERVICING LLC is acting as the Mortgage Servicer for CITIBANK, N.A., AS TRUSTEE ON BEHALF OF MAV 1 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:

CITIBANK, N.A., AS TRUSTEE ON BEHALF OF MAV 1
c/o FAY SERVICING LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: BEING A 0.1107 ACRE TRACT OF LAND LOCATED IN THE WILLIAM HARDIN SURVEY, A-34, HARRIS COUNTY; TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 20.5158 ACRE

DT: zNOS AND APPT (SVC) 240318

AL: 1502 BEACONSHIRE RD



FILED 10/15/2024 8:32:43 AM FRCL-2024-5441 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TRACT AS DESCRIBED BY COUNTY CLERK'S FILE NO. F-313603, FILM CODE 176-11-2 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED 20.5158 ACRE TRACT, SAID CORNER LYING IN THE NORTHERLY LINE OF ASHFORD WEST, SECTION TWO, AS RECORDED IN VOLUME 155, PAGE 133, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME SOUTHWEST CORNER OF STONEHENGE III, A 20.5158 ACRE SUBDIVISION, AS RECORDED IN VOLUME 269, PAGE 129 OF THE MAP RECORDS OF THENCE NORTHERLY ALONG THE WEST LINE OF THE AFOREMENTIONED 20.5158 ACRE TRACT, NORTH 020 33'04. WEST, 1388.04 FEET TO A POINT; THENCE EASTERLY, LEAVING THE AFOREMENTIONED WEST LINE, SOUTH 87° 26' 19. EAST, 230.00 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 87° 20' 55. EAST, 23 20 FEET TO A POINT FOR CORNER; THENCE EASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC BEING SUBTENDED BY A CENTRAL ANGLE OF 87° 47' 46. HAVING A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 38.31 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04° 51' 19. EAST, 76.40 FEET TO A POINT FOR CORNER; THENCE SOUTH 87° 25' 56 WEST, 51.26 FEET TO A POINT FOR CORNER; THENCE NORTH 02° 34' 04. WEST, 100.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.1107 ACRES (4,820 SQUARE FEET) OF LAND, BEING LOT SEVENTY FOUR (74) OUT OF REVERSE .B. OF STONEHENGE, SECTION NUMBER THREE (3), AS RECORDED IN VOLUME 269, AT PAGE 129 OF THE HARRIS COUNTY MAP RECORDS. (the "Property")

REPORTED PROPERTY ADDRESS: 1502 BEACONSHIRE RD, HOUSTON, TX 77077

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

DT: zNOS AND APPT (SVC) 240318

AL: 1502 BEACONSHIRE RD



be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to

DT: zNOS AND APPT (SVC) 240318

AL: 1502 BEACONSHIRE RD



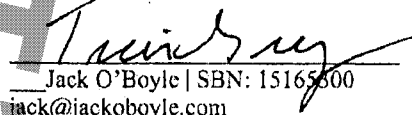
announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this 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 12 day of October, 2024

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


Jack O'Boyle | SBN: 15165600
jack@jackoboyle.com

Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 240318

AL: 1502 BEACONSHIRE RD



UNOFFICIAL COPY

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

UNOFFICIAL COPY

DT: zNOS AND APPT (SVC) 240318

AL: 1502 BEACONSHIRE RD



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 11, 2024

NOTE: Note described as follows:

Date: APRIL 26, 2021
Maker: SAMUEL NIXON
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Original Principal Amount: \$169,448.00

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 26, 2021
Grantor: SAMUEL NIXON
Trustee: CHRIS PEIRSON
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Recorded: INSTRUMENT NO. RP-2021-237689, WHICH WAS RECORDED IN
THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWERS: SAMUEL NIXON

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: CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANNA 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, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, at THE BAYOU CITY EVENT CENTER, 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The

sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 26, 2021
Grantor: SAMUEL NIXON
Trustee: CHRIS PEIRSON
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Recorded: INSTRUMENT NO. RP-2021-237689, WHICH WAS RECORDED IN
THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANNA 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, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN.

FILED 10/15/2024 8:35:01 AM FRCL-2024-5447 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **OCTOBER 11, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: *Lillian Riley*

Name: Lillian Riley, Attorney for NEWREZ
LLC D/B/A SHELLPOINT MORTGAGE
SERVICING

THE STATE OF TEXAS

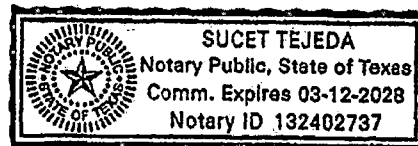
§
§
§

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared Lillian Riley, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on OCTOBER 11th 2024.

[Signature]
Notary Public, State of Texas



Notice of Sale executed by:

Sandy Dasigenis

Name: Sandy Dasigenis

Substitute Trustee

EXHIBIT A

Lot 47, Block 55, WALDEN ON LAKE HOUSTON, PHASE V, CHAMPIONS VILLAGE,
a subdivision in Harris County, Texas, according to the Map and/or Plat thereof recorded
in Volume 324, Page 72 of the Map and/or plat Records of Harris County, Texas.

COPY UNOFFICIAL

TS No.: 2020-00461-TX
20-000499-673

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: 12/03/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 9514 WOODCLIFF LAKE DR, 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 08/01/2005 and recorded 08/16/2005 in Book RP 010-05 Page 0093 Document Y695621, real property records of Harris County, Texas, with **Jeisha Mass, a single person** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **Wells Fargo Bank, National Association** as Trustee for **Option One Mortgage Loan Trust 2005-4, Asset-Backed Certificates, Series 2005-4** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Jeisha Mass, a single person**, securing the payment of the indebtedness in the original principal amount of **\$228,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2005-4, Asset-Backed Certificates, Series 2005-4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2020-00461-TX
20-000499-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT FORTY-EIGHT (48), BLOCK ONE (1), OF GLEANNLOCH FARMS, SECTION SEVEN (7), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 421071, 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.: 2020-00461-TX
20-000499-673

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: 10/14/2024



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 AVI Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5449
FILED 10/15/2024 9:07:07 AM

UNOFFICIAL COPY

TS No.: 2024-01300-TX
21-000018-673

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: 12/03/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 5011 LINGONBERRY STREET, HOUSTON, TX 77033

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/03/2004 and recorded 03/16/2004 in Book 583-05 Page 2226 Document X463148, real property records of Harris County, Texas, with **ROBERT L. GALLOW AND SPOUSE, MICHELLE GALLOW** grantor(s) and **AVAILABLE MORTGAGE FUNDING, 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 **ROBERT L. GALLOW AND SPOUSE, MICHELLE GALLOW**, securing the payment of the indebtedness in the original principal amount of **\$120,175.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-RS4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01300-TX
21-000018-673

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) AND THE WEST ELEVEN (11') OF LOT 12 IN BLOCK 2 OF EAST SUNNYSIDE COURT, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 49, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

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.: 2024-01300-TX
21-000018-673

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: 10/11/2024



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, 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.

COPY
UNOFFICIAL

TS No.: 2024-01328-TX
20-000461-673

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: 12/03/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 7020 EPPES ST. 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.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/11/2007 and recorded 01/26/2007 in Book RP 038-44 Page 1164 Document 20070052169, real property records of Harris County, Texas, with **Jesus Antonio Siller and San Juana Oralia Siller, husband and wife** 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 **Jesus Antonio Siller and San Juana Oralia Siller, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$96,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2007-HE2, Mortgage Pass-Through Certificates, Series 2007-HE2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01328-TX
20-000461-673

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 5, IN BLOCK 24, OF AMENDED MAP OF GOLFCREST ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 12, PAGE 3 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

UNOFFICIAL

TS No.: 2024-01328-TX
20-000461-673

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: 10/11/2024



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 10/15/2024 9:07:07 AM FRCL-2024-5451 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

UNOFFICIAL

TS No.: 2024-01330-TX
24-000892-673

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: 12/03/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925**, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 10406 GOLDEN MEADOW, HOUSTON, TX 77064

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 09/29/2004 and recorded 10/05/2004 in Book 593-55 Page 1631 Document X968835, real property records of Harris County, Texas, with **Pete Flores And Teresa Mae Ross, Tenants In Common**, grantor(s) and Finance America, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Pete Flores And Teresa Mae Ross, Tenants In Common**, securing the payment of the indebtedness in the original principal amount of **\$101,880.00**, 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 INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP, COLLATERALIZED ASSET-BACKED BONDS, SERIES 2004-10** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01330-TX
24-000892-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Lot Forty-eight (48), in Block Seven (7), of HARVEST BEND, SECTION ONE (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 244, Page 1, of the Map Records of Harris County, Texas.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5452
FILED 10/15/2024 9:07:07 AM

TS No.: 2024-01330-TX
24-000892-673

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: 10/10/2024



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.mwzmlaw.com/tx-investors

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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.: 2024-01355-TX
24-000912-673

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: 12/03/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 12027 LUCKY MEADOW DRIVE, TOMBALL, TX 77375

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 10/28/2005 and recorded 11/02/2005 in Book RP 013-58 Page 2107 Document Y871592, real property records of Harris County, Texas, with **CHRISTI BEAN AND DONAVIN BEAN** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-D, 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 **CHRISTI BEAN AND DONAVIN BEAN**, securing the payment of the indebtedness in the original principal amount of **\$28,600.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-D, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01355-TX
24-000912-673

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-TWO (22), IN BLOCK FOUR (4), OF PINECREST FOREST, SECTION TEN (10), A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO V-849694 RECORDED AT FILM CODE NO. 515131 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
Phonc: 877-744-2506

COPY UNOFFICIAL

TS No.: 2024-01355-TX
24-000912-673

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: 10/14/2024



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.

COPY

TS No.: 2024-06165
24-000124-568

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: 12/03/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 3214 PROSPECT STREET, HOUSTON, TX 77004

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 09/26/2022 and recorded 09/27/2022 in Document RP-2022-481899, real property records of Harris County, Texas, with Citadel Valley LLC, a Texas Limited Liability Company grantor(s) and Easy Street Capital Investments, LLC as Lender, Ellington Empire Fund LLC as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Citadel Valley LLC, a Texas Limited Liability Company, securing the payment of the indebtedness in the original principal amount of \$427,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. Ellington Empire Fund LLC is the current mortgagee of the note and deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861

TS No.: 2024-06165
24-000124-568

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: 10/11/2024

Marisa Vidrine
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520
Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

For additional sale information visit: www.mwzmlaw.com/tx-investors

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.: 2024-06165
24-000124-568

EXHIBIT A

Lot 4, in Block 3, of SOUTHWOOD OAKS, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 998, Page 172, Deed Records of Harris County, Texas.

COPY UNOFFICIAL

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LEGAL DESCRIPTION

0.1559 ACRES - 6791 SQ. FEET
 OUT OF LOT 1, LOT 2 AND LOT 3, BLOCK 1
 STRATHMORE PARK
 HARRIS COUNTY, TEXAS

BEING A 0.1559 ACRE (6791 SQUARE FEET) TRACT OF LAND, OUT OF AND A PART OF LOT 1, LOT 2 AND LOT 3, BLOCK 1 STRATHMORE PARK, ACCORDING TO THE MAP OR PLAT HEREOF RECORDED IN FILM CODE NO. 540184 OF THE MAP RECORDS COUNTY, TEXAS, SAID 0.1559 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2 INCH CAPPED IRON ROD IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CALEDONIA DRIVE (60 FOOT RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 2 AND THE SOUTHWESTERLY CORNER OF SAID LOT 3,

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CALEDONIA DRIVE AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 39 MINUTES 08 SECONDS, AN ARC LENGTH OF 3.93 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 22 MINUTES 54 SECONDS WEST-3.93 FEET TO A SET 5/8 INCH CAPPED IRON ROD FOR CORNER;

THENCE, NORTH 45 DEGREES 11 MINUTES 45 SECONDS WEST, A DISTANCE OF 14.96 FEET TO A SET 5/8 INCH CAPPED IRON ROD IN THE COMMON LINE OF SAID LOT 1 AND LOT 2;

THENCE, CONTINUING NORTH 45 DEGREES 11 MINUTES 45 SECONDS WEST CROSSING SAID LOT 1, A DISTANCE OF 18.92 FEET TO A SET 5/8 INCH CAPPED IRON ROD IN THE COMMON LINE OF SAID LOT 1 AND LOT 2;

THENCE, NORTH 55 DEGREES 17 MINUTES 17 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2. A DISTANCE OF 160.69 FEET TO A FOUND 1/2 INCH CAPPED IRON ROD FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 2;

THENCE, NORTH 87 DEGREES 52 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2. A DISTANCE OF 113.82 FEET TO A FOUND 1/2 INCH CAPPED IRON ROD FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF SAID LOT 3;

THENCE, SOUTH 21 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 3, A DISTANCE OF 94.43 FEET TO A SET 5/8 INCH CAPPED IRON ROD FOR ANGLE POINT;

THENCE, SOUTH 34 DEGREES 57 MINUTES 38 SECONDS EAST, CROSSING SAID LOT 3, A DISTANCE OF 33.63 FEET TO A SET 5/6 INCH CAPPED IRON ROD IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CALEDONIA DRIVE;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CALEDONIA DRIVE ALONG A NON-CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 21 MINUTES 53 SECONDS, AN ARC LENGTH OF 7.96 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEGREES 23 MINUTES 25 SECONDS WEST - 7.96 FEEL THE POINT OF BEGINNING AND CONTAINING 0.1559 ACRES (6791 SQUARE FEET) OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/05/2004 and recorded in Document X386641 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 B. MARIE STEVENS, provides that it secures the payment of the indebtedness in the original principal amount of \$113,104.00, 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.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.

COPY
UNOFFICIAL

FILED 10/15/2024 9:07:07 AM FRCL-2024-5455 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT ONE HUNDRED THIRTY FIVE (135), BLOCK NINETEEN (19) OF WILLOW RUN, SECTION SIX (6), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 158, PAGE 94, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/29/2007 and recorded in Document 20070433956 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

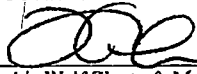
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 RUTH E SAMUEL, provides that it secures the payment of the indebtedness in the original principal amount of \$157,800.00, 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/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 4, BLOCK 1 OF LAKEWOOD PINES SEC 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 667110 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/23/2022 and recorded in Document RP-2022-156168 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 ADRIAN ROSS BEY, provides that it secures the payment of the indebtedness in the original principal amount of \$288,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MCLP Asset Company, Inc. 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 MCLP Asset Company, Inc. 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.

UNO

Notice of Substitute Trustee Sale

T.S. #: 23-9176

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/3/2024

Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**

Place: Harris County Courthouse in Houston, Texas, at the following location: **PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

LOT SEVENTY-ONE (71) IN BLOCK ONE (1) OF KENSWICK MEADOWS, AMENDING PLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILE CODE NO. 594252 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 11/13/2006 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk’s File No 20060235735, recorded on 12/4/2006, of the Real Property Records of Harris County, Texas.
Property Address: 7435 Kennemer Drive Humble, TX 77338

Trustor(s):	ROGELIO PEREZ	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS BENEFICIARY, AS NOMINEE FOR WMC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Ajax Mortgage Loan Trust 2019-F, Mortgage-Backed Securities, Series 2019-F, by U.S. Bank National Association, as Indenture Trustee	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
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Current Substituted Trustees:	Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan L. Randle, Ebbie Murphy, Jack Palmer, Sabrina Palmer, Rick Snoke, Prestige Default Services, LLC
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COPY

T.S. #: 23-9176

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing 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 ROGELIO PEREZ, A SINGLE MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$92,872.00, executed by ROGELIO PEREZ, A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS BENEFICIARY, AS NOMINEE FOR WMC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ROGELIO PEREZ, A SINGLE MAN to ROGELIO PEREZ. Ajax Mortgage Loan Trust 2019-F, Mortgage-Backed Securities, Series 2019-F, by U.S. Bank National Association, as Indenture Trustee 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:

Ajax Mortgage Loan Trust 2019-F, Mortgage-Backed Securities, Series 2019-F, by U.S. Bank National Association, as Indenture Trustee
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. #: 23-9176

Dated: 10-16-24

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Patricia Poston, Megan L. Randle, Ebbie Murphy, Jack Palmer, Sabrina Palmer, Rick Snoke, Prestige Default Services, LLC,


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5564
FILED 10/17/2024 8:16:17 AM

502 E FAYLE ST
BAYTOWN, TX 77520

0000009784539

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

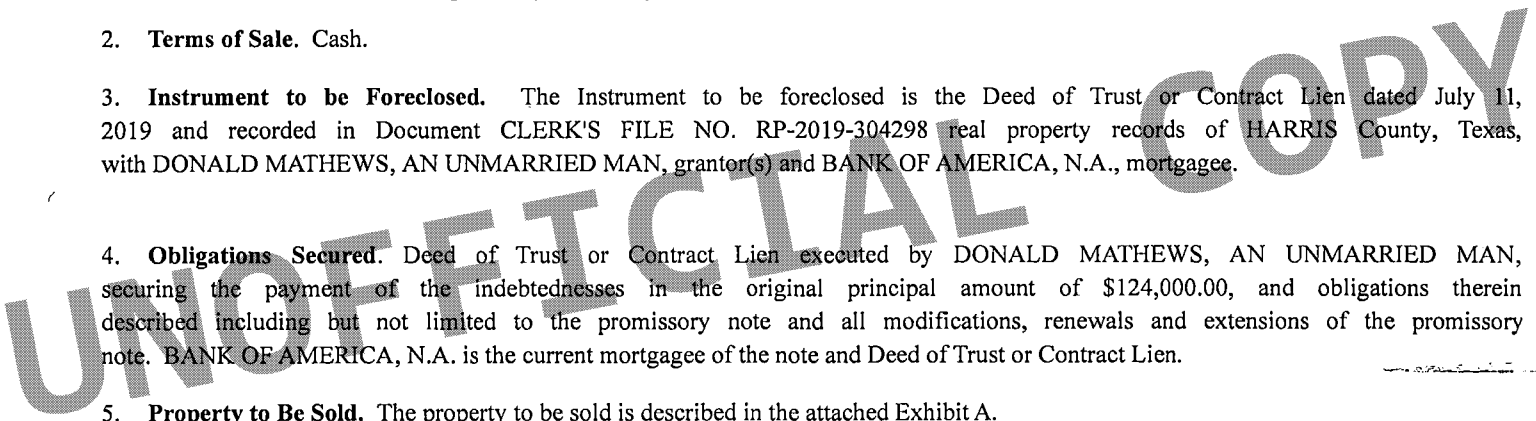
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 11, 2019 and recorded in Document CLERK'S FILE NO. RP-2019-304298 real property records of HARRIS County, Texas, with DONALD MATHEWS, AN UNMARRIED MAN, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DONALD MATHEWS, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$124,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



502 E FAYLE ST
BAYTOWN, TX 77520

0000009784539

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.


Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5564
FILED 10/17/2024 8:16:17 AM

502 E FAYLE ST
BAYTOWN, TX 77520

0000009784539

0000009784539

HARRIS

EXHIBIT "A"

LOTS TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK THREE (3) OF THE W.P. WRIGHT ADDITION TO THE CITY OF GOOSE CREEK IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 725, PAGE 349 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

COPY UNOFFICIAL

FILED 10/17/2024 8:16:17 AM
FRCL-2024-5564
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5565
FILED 10/17/2024 8:16:17 AM

17218 HOLLOW SANDS CT
HOUSTON, TX 77084

00000010265197

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 28, 2007 and recorded in Document CLERK'S FILE NO. 20080105739; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. RP-2018-533626 real property records of HARRIS County, Texas, with HILDA V RODRIGUEZ AND PABLO I RODRIGUEZ, WIFE AND HUSBAND, grantor(s) and ALITEX REALTY & MORTGAGE, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HILDA V RODRIGUEZ AND PABLO I RODRIGUEZ, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$134,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2022-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

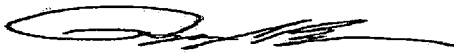
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5565
FILED 10/17/2024 8:16:17 AM

17218 HOLLOW SANDS CT
HOUSTON, TX 77084

00000010265197

00000010265197

HARRIS

EXHIBIT "A"

LOT 9, IN BLOCK 2, OF BROOKHOLLOW CROSSING, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 552155 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY

UNOFFICIAL

FILED 10/17/2024 8:16:17 AM FRCL-2024-5565 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5566
FILED 10/17/2024 8:16:17 AM

11014 STONERIDGE CANYON CT
HOUSTON, TX 77089

00000010055994

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 02, 2007 and recorded in Document CLERK'S FILE NO. 20070666070; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 20140127041 real property records of HARRIS County, Texas, with MANUEL L. SILVA, AN UNMARRIED MAN AND LISA LUCADOU, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MANUEL L. SILVA, AN UNMARRIED MAN AND LISA LUCADOU, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$141,015.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

UNOFFICIAL COPY

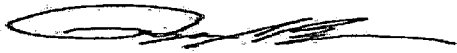


11014 STONERIDGE CANYON CT
HOUSTON, TX 77089

00000010055994

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

FRCL-2024-5566
FILED 10/17/2024 8:16:17 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

11014 STONERIDGE CANYON CT
HOUSTON, TX 77089

00000010055994

00000010055994

HARRIS

EXHIBIT "A"

LOT FORTY-FOUR (44) BLOCK TWO (2), OF RIVERSTONE RANCH, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 502098 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 10/17/2024 8:16:17 AM
FRCL-2024-5566
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.: 085164-TX

Date: October 11, 2024

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: RICHARD L. CORDELL, II AND MELLISSA CORDELL AKA MELISSA R. CORDELL, HUSBAND AND WIFE

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.

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 1/3/2019, RECORDING INFORMATION: Recorded on 1/9/2019, as Instrument No. RP-2019-10034

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THIRTY (30), BLOCK NINE (9), SPRING CREEK FOREST, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 259, PAGE 46, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/3/2024, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



Matter No.: 085164-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5576
FILED 10/17/2024 9:25:35 AM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/21/2020	Grantor(s)/Mortgagor(s): KAREN L STEEL AND MERCEDES B LAWSON, UNMARRIED
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: N/A Page: N/A Instrument No: 2020-450798	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: 12/3/2024	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: THE WEST FIFTEEN FEET (W.15 FEET) OF LOT SIXTY-TWO (62) ALL OF LOTS SIXTY-THREE (63) AND SIXTY-FOUR (63 AND 64) BLOCK NINE (9) OF OLDE OAKS, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 301, PAGE 119 OF 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, Abstin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva or Nicole Durrétt, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

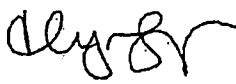
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 10/15/2024

Dated: October 17, 2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

SANDY DASIGENIS
Printed Name:


Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-23-99097-POS
Loan Type: Conventional Residential

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 TX08000069-23-1

APN 079-030-029-0015

TO No 230327651-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on January 9, 2006, JEWELLYN C. KENNON, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL L RIDDLE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FIRST CONSOLIDATED MORTGAGE COMPANY, 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 \$60,000.00, payable to the order of U.S. Bank, N.A. as Trustee for Bayview Financial Mortgage Pass-Through Trust 2006-C, Mortgage Pass-Through Certificates, Series 2006-C as current Beneficiary, which Deed of Trust recorded on January 24, 2006 as Document No. Z046548 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 079-030-029-0015

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 U.S. Bank, N.A. as Trustee for Bayview Financial Mortgage Pass-Through Trust 2006-C, Mortgage Pass-Through Certificates, Series 2006-C, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

COPY

FILED 10/17/2024 1:25:49 PM FRCL-2024-5582 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No TX08000069-23-1

APN 079-030-029-0015

TO No 230327651-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 3, 2024 at 10:00 AM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harris County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045** or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank, N.A. as Trustee for Bayview Financial Mortgage Pass-Through Trust 2006-C, Mortgage Pass-Through Certificates, Series 2006-C'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 U.S. Bank, N.A. as Trustee for Bayview Financial Mortgage Pass-Through Trust 2006-C, Mortgage Pass-Through Certificates, Series 2006-C'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 17 day of October, 24.


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.insourceloglc.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Loglc AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX08000069-23-1

APN 079-030-029-0015

TO No 230327651-TX-RW

EXHIBIT "A"

LOT 15, BLOCK 16, EDGEWOOD, SECTION FIVE (5), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 39, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

Notice of Substitute Trustee Sale

F24-00262 TX
6723132048 / 7241041503

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/03/2024
Time: The sale will begin no earlier than 10:00AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: Harris County, TX at the following location: The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045. OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Unit No. 506 and the Limited Common Elements appurtenant thereto (including parking spaces Nos. 160 and 161) together with such Unit's allocated interest in the Common Elements, located in and being part of HIGH RIDGE INDUSTRIAL PARK@BELTWAY 8 AND LEE ROAD, a Condominium project in Harris County, Texas, as fully described in and as located, delineated and defined in the Declaration of Condominium recorded under Film Code Nos. 201093, 201110, 210027, and 211096 of the Condominium Records of Harris County, Texas.

APN: 130-300-000-0054

Commonly known as: 5750 N. Sam Houston Parkway East, Unit 506, Houston, TX 77032-4085

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 05/11/2023 (the "Deed of Trust") and recorded in the office of the County Clerk of Harris County, Texas, recorded on 05/15/2023 as RP-2023-175704 of the Real Property Records of Harris County, Texas.

Trustor(s):	DHI FUND, LLC, a Delaware limited liability company	Original Beneficiary:	Velocity Commercial Capital, LLC, a California Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Cherie Maples or Michele Sanders		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust,

the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$115,500.00, executed by DHI FUND, LLC, a Delaware limited liability company, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DHI FUND, LLC, a Delaware limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.


NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3
30699 Russell Ranch Road
Suite 295
Westlake Village, CA 91362
Daniel Braley
DBraley@VelocityCommercial.com
(818)483-1819

Dated: 10/17/24

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Cherie Maples or Michele Sanders


Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:
Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

COPY

24-198705

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Table with 2 columns and 4 rows containing details: Deed of Trust Date: March 29, 2022; Original Mortgagee/Grantor: CARRIE LYNN MCEACHERN; Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR US FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS; Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING; Recorded in: Volume: N/A, Page: N/A, Instrument No: RP-2022-172361; 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 \$260,200.00, executed by CARRIE LYNN MCEACHERN and payable to the order of Lender.

Property Address/Mailing Address: 27314 FARMCREEK DR, HUFFMAN, TX 77336

Legal Description of Property to be Sold: LOT SEVENTEEN (17), IN BLOCK EIGHT (8), OF LOCHSHIRE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 178, PAGE 113 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Table with 2 columns: Date of Sale: December 03, 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. 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, the owner and holder of the Note, has requested Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2024-5584

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14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

COPY

24-206642

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: April 21, 2022	Original Mortgagor/Grantor: CILICIA EDWARDS GARDNER AND RUSSELL L. GARDNER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LAKEVIEW COMMUNITY CAPITAL, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: RP -2022-260872	Property County: HARRIS
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$168,227.00, executed by CILICIA EDWARDS GARDNER & RUSSELL L. GARDNER and payable to the order of Lender.

Property Address/Mailing Address: 14910 DARBYDALE DR, HOUSTON, TX 77090

Legal Description of Property to be Sold: LOT FORTY-FOUR (44), IN BLOCK ONE (1), OF DARBYDALE CROSSING, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 609064, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS..

Date of Sale: December 03, 2024	Earliest time Sale will begin: 10:00 AM
--	--

Place of sale of Property: Bayou City Event Center 9401 Knight Road, Houston TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick



FILED 10/17/2024 1:25:49 PM FRCL-2024-5585 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that LAKEVIEW LOAN SERVICING, LLC bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran OR Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112

FILED 10/17/2024 3:45:51 PM FRCL-2024-5589 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

Our Case No. 24-05360-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF HARRIS

Deed of Trust Date:
July 22, 2022

Property address:
915B W 35TH ST
HOUSTON, TX 77018

Grantor(s)/Mortgagor(s):
RYAN PATRICK ARMSTRONG AND ZUELIA ANEESA
ARMSTRONG, HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT ONE (1) IN BLOCK ONE (1) OF OAK GROVE PARK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 695168; OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PRIMLENDING, A PLAINSCAPITAL COMPANY ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: DECEMBER 3, 2024

Property County: HARRIS

Original Trustee: ALLAN B. POLUNSKY

Recorded on: July 27, 2022
As Clerk's File No.: RP-2022-384139
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallagher, Jean Crush, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna

FILED 10/17/2024 3:45:51 PM FRCL-2024-5589 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law Group PC

, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 3, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Bayou City Event Center 9401 Knight Road, Houston TX 77045 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND, 10/16/24

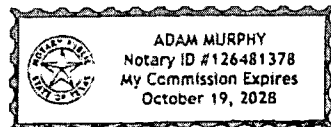
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 16 day of OCT 2024, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 24-05360

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-08669-TX

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 12/3/2024
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Harris County Courthouse, Texas, at the following location: 9401 Knight Rd, Houston, TX 77045, THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045
 Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

LOT THREE (3), IN BLOCK FIVE (5), OF HANNOVER VILLAGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO(S). 518208, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Commonly known as: 21811 HANNOVER RIDGE DRIVE SPRING, TX 77388

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 6/26/2015 and recorded in the office of the County Clerk of Harris County, Texas, recorded on 7/9/2015 under County Clerk's File No 20150300923, in Book – and Page – The subject Deed of Trust was modified by Loan Modification recorded as Instrument RP-2023-296486 and recorded on 08/04/2023 of the Real Property Records of Harris County, Texas.

Grantor(s): William E. Gillenwater and Wasana T. Gillenwater, husband and wife
Original Trustee: M. Keith Stitt
Substitute Trustee: Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gateway Mortgage Group LLC, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation

D

T.S. #: 2024-08669-TX

Mortgage Servicer: Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$175,757.00, executed by William E. Gillenwater and Wasana T. Gillenwater, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gateway Mortgage Group LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

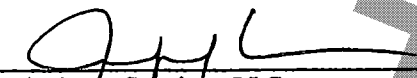
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-08669-TX

Dated: 10-17-24

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

UNRECORDED
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COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-08669-TX

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Original Trustee: M. Keith Stitt
Substitute Trustee: Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gateway Mortgage Group LLC, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation

D

T.S. #: 2024-08669-TX

Mortgage Servicer: Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$175,757.00, executed by William E. Gillenwater and Wasana T. Gillenwater, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gateway Mortgage Group LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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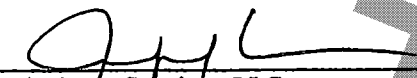
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: 855-690-5900

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T.S. #: 2024-08669-TX

Dated: 10-17-24

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Amar Sood, David Poston, Nick Poston, Chris Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Solutions, LLC



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Phone: (888) 403-4115
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For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

UNRECORDED
FEE
ITAL
COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date: November 20, 2006

Grantor(s): Cynthia Jackson, An Unmarried Woman

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for K. Hovnanian American Mortgage, LLC

Original Principal: \$99,350.00

Recording Information: Book 034-28, Page 0259

Property County: Harris

Property: LOT THIRTEEN (13), IN BLOCK FOUR (4) OF REMINGTON RANCH, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE 591073 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 951 Verde Trails Drive
Houston, TX 77073

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: 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.

P Jones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 10-22-24, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

Jeff Leva

Declarant's Name: Jeff Leva

Date: 10-22-24

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 22nd day of October, 2024.

Jeff Leva

UNOFFICIAL COPY

Notice of Substitute Trustee Sale

T.S. #: 24-10420

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/3/2024
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM
Place: Harris County Courthouse in HOUSTON, Texas, at the following location: PURSUANT TO TEXAS PROPERTY CODE 51.002. THE DESIGNATED SPACE FOR SALE OF REAL PROPERTY UNDER A POWER OF SALE IN THE AREA OF THE BAYOU CITY EVENT CENTER KNOWN AS MAGNOLIA SOUTH BALLROOM LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

LOT 1, IN BLOCK 2, VICTORIA PARK SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 524097 OF THE OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 3/4/2004 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No X571589, recorded on 4/29/2004, of the Real Property Records of Harris County, Texas.
 Property Address: 10003 VICTORIA CREST LANE HOUSTON TX 77075

Trustor(s): PERLA GUTIERREZ and GUILLERMO GUTIERREZ
Original Beneficiary: BANCO POPULAR NORTH AMERICA

Current Beneficiary: U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust
Loan Servicer: SN Servicing Corporation

Current Substituted Trustees: Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary

T.S. #: 24-10420

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 GUILLERMO GUTIERREZ, A MARRIED MAN AND PERLA GUTIERREZ JOINING PROFORMA HEREIN. 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.

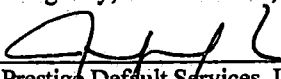
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$111,407.00, executed by GUILLERMO GUTIERREZ, A MARRIED MAN AND PERLA GUTIERREZ JOINING PROFORMA HEREIN, and payable to the order of BANCO POPULAR NORTH AMERICA ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of GUILLERMO GUTIERREZ, A MARRIED MAN AND PERLA GUTIERREZ JOINING PROFORMA HEREIN to PERLA GUTIERREZ and GUILLERMO GUTIERREZ. U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

Dated: 10-23-24

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. #: 24-10420

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5594
FILED 10/24/2024 8:35:53 AM

13511 VIA MICHAELANGELO CT
CYPRESS, TX 77429

00000010281004

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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1. Date, Time, and Place of Sale.

Date: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 2020 and recorded in Document CLERK'S FILE NO. RP-2020-620729 real property records of HARRIS County, Texas, with ALEX STEWART HINN A MARRIED MAN AND DONALD HINN HIS HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALEX STEWART HINN A MARRIED MAN AND DONALD HINN HIS HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$403,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TRUIST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. TRUIST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TRUIST BANK
1001 SEMMES AVENUE
MAIL CODE RVW 3014
RICHMOND, VA 23224



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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-2024-5594
FILED 10/24/2024 8:35:53 AM

13511 VIA MICHAELANGELO CT
CYPRESS, TX 77429

00000010281004

00000010281004

HARRIS

EXHIBIT "A"

LOT 36, IN BLOCK 1, OF TUSCANY, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO, 447006, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 10/24/2024 8:35:53 AM
FRCL-2024-5594
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5595
FILED 10/24/2024 8:35:53 AM

2611 SKYVIEW LONG DRIVE
HOUSTON, TX 77047

00000010198083

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 23, 2017 and recorded in Document INSTRUMENT NO. RP-2017-383940 real property records of HARRIS County, Texas, with SONYA L SMITH, 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 SONYA L SMITH, SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$148,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019




2611 SKYVIEW LONG DRIVE
HOUSTON, TX 77047

00000010198083

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5595
FILED 10/24/2024 8:35:53 AM

2611 SKYVIEW LONG DRIVE
HOUSTON, TX 77047

00000010198083

00000010198083

HARRIS

EXHIBIT "A"

LOT 26, BLOCK 3, OF SKYVIEW PARK SEC 11, AN ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE 678820, MAP RECORDS, HARRIS COUNTY, TEXAS.

UNOFFICIAL COPY

FILED 10/24/2024 8:35:53 AM
FRCL-2024-5595
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5596
FILED 10/24/2024 8:35:53 AM

6010 PARKER RD
HOUSTON, TX 77016

0000009648957

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 22, 2005 and recorded in Document CLERK'S FILE NO. Y688809 real property records of HARRIS County, Texas, with EFFIE H. WILLIAMS AKA EFFIE HACKETT WILLIAMS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EFFIE H. WILLIAMS AKA EFFIE HACKETT WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$48,560.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5596
FILED 10/24/2024 8:35:53 AM

6010 PARKER RD
HOUSTON, TX 77016

00000009648957

00000009648957

HARRIS

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN HARRIS COUNTY, TEXAS, OUT OF THE W.P. MAYS SURVEY A-575, BEING LOT 254 AND PART OF LOT 255 IN BLOCK 14 OF BRISTOL PLACE, A SUBDIVISION OF PART OF SAID SURVEY (ACCORDING TO PLAT OF SAME RECORDED IN VOLUME 29 AT PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS) SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF PARKER ROAD 275.23 FEET WEST OF ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID POINT BEING MARKED BY A 5/8 INCH IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING 14.37 FEET EAST FROM THE NORTHEAST CORNER OF SAID LOT 254; THENCE WEST WITH THE SOUTH RIGHT OF WAY LINE OF PARKER ROAD (60 FOOT WIDE) 166.51 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 254; THENCE SOUTH 49 DEGREES 55 MINUTES EAST WITH THE SOUTHWEST LINE OF LOT 254 AND LOT 255 A DISTANCE OF 217.60 FEET TO A 3/4 INCH IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE NORTH PARALLEL TO AND 14.37 FEET AT RIGHT ANGLES FROM THE EAST LINE OF SAID LOT 254 A DISTANCE OF 140.13 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11,666.52 SQ. FT. OF LAND.

COPY UNOFFICIAL

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5596
FILED 10/24/2024 8:35:53 AM

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS
FRCL-2024-5597
FILED 10/24/2024 8:35:53 AM

12469 SOUTH DAIRY ASHFORD ROAD #116
HOUSTON, TX 77099

00000010268811

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: December 03, 2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 26, 2005 and recorded in Document CLERK'S FILE NO. Y729795; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. RP-2019-277420 real property records of HARRIS County, Texas, with MICHAEL D HARRISON, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL D HARRISON, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$68,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. J.P. MORGAN MORTGAGE ACQUISITION CORP. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 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 10/24/2024 8:35:53 AM
FRCL-2024-5597
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

00000010268811

HARRIS

EXHIBIT "A"

LOT A, IN BUILDING SITE NUMBER ELEVEN (11), AND BEING OUT OF THE UNRESTRICTED RESERVE "C" OF HUNTINGTON VILLAGE, SECTION NUMBER THREE SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 193, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

BEING A TRACT OF LAND CONTAINING 2805 SQUARE FEET OF LAND OUT OF THE UNRESTRICTED RESERVE "C" OF HUNTINGTON VILLAGE, SECTION THREE (3), IN HARRIS COUNTY, TEXAS, AS RECORDED IN VOLUME 193 PAGE 24 OF THE HARRIS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF DAIRY ASHFORD ROAD (100' WIDE), SAID POINT BEING A 10 FOOT CUTBACK FOR THE NORTHWESTERLY LINE OF COOK ROAD (60 FEET WIDE);

THENCE NORTH 48 DEGREES 07 MINUTES 40 SECONDS WEST A DISTANCE OF 200 42 FEET TO A POINT FOR CORNER;

THENCE NORTH 41 DEGREES 52 MINUTES 20 SECONDS EAST A DISTANCE OF 126.34 FEET TO THE MOST SOUTHERLY CORNER OF BUILDING SITE 11;

THENCE NORTH 48 DEGREES 07 MINUTES 40 SECONDS WEST A DISTANCE OF 126 00 FEET TO THE MOST SOUTHERLY CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING NORTH 48 DEGREES 07 MINUTES 40 SECONDS WEST A DISTANCE OF 32.00 FEET TO THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41 DEGREES 52 MINUTES 20 SECONDS EAST A DISTANCE OF 87.67 FEET TO THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 48 DEGREES 07 MINUTES 40 SECONDS EAST A DISTANCE OF 32.00 FEET TO THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 41 DEGREES 52 MINUTES 20 SECONDS WEST A DISTANCE OF 87 67 FEET TO THE PLACE OF BEGINNING;

FRCL-2024-5597
FILED 10/24/2024 8:35:53 AM
TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT TWENTY-SIX (26), IN BLOCK ONE (1) OF STONE GATE, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 431032 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/16/2010 and recorded in Document 20100505779 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 LESLIE GAIL MCLEOD AND LESLIE GAIL MCLEOD, INDIVIDUALLY AND AS TRUSTEE OF THE LESLIE GAIL MCLEOD FAMILY TRUST, provides that it secures the payment of the indebtedness in the original principal amount of \$352,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. ONITY LOAN ACQUISITION TRUST 2024-HB2 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 ONITY LOAN ACQUISITION TRUST 2024-HB2 c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. ONITY LOAN ACQUISITION TRUST 2024-HB2 obtained a Order from the 152nd District Court of Harris County on 02/26/2020 under Cause No. 2016-53535. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: LOT THREE (3) IN BLOCK FOURTEEN (14) OF NORTHCLIFFE SUBDIVISION, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 256, PAGE 6, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/26/2005 and recorded in Document Y678666 real property records of Harris County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 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.

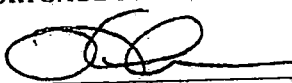
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 RONALD L. PUGH AND JOHNNIE L. PUGH, provides that it secures the payment of the indebtedness in the original principal amount of \$80,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-3 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-3 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-3 obtained a Order from the 127th District Court of Harris County on 06/27/2024 under Cause No. 202424899. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: LOT NINETEEN (19), BLOCK SIX (6) OF SHORES SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 581206 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/06/2016 and recorded in Document RP-2016-465090 real property records of Harris County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 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 CURTIS M. LINDSAY AND VALERIE LINDSAY, provides that it secures the payment of the indebtedness in the original principal amount of \$349,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com 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 ONE (1), IN BLOCK FIVE (5), OF EL LAGO, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/19/2022 and recorded in Document RP-2022-425412 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 MADISON S. RIPLEY AND CHRISTOPHER S. RIPLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$397,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FIFTH THIRD BANK NA is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is FIFTH THIRD BANK NA c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 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 FIVE (5), IN BLOCK TEN (10), OF CREEKMONT, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 279, PAGE 145 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/29/2022 and recorded in Document RP-2022-440248 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

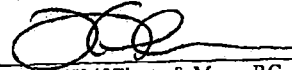
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently 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 ADAN LEONARDO CAZARES AND LUISA LATANEAL RAMIREZ LOPEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$228,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karja 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.

TS No.: 2024-01044-TX
18-001648-673

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: 12/03/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Harris County, Texas at the following location: **AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 2730 Skyview Ridge Ct, Houston, TX 77047-6519

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/07/2006 and recorded 12/15/2006 in Book RP 035-98 Page 0395 Document 20060265999, real property records of Harris County, Texas, with **Jeremias Flores an unmarried person** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **HSBC Bank USA, National Association**, as Trustee for **Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Jeremias Flores an unmarried person**, securing the payment of the indebtedness in the original principal amount of **\$145,838.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association**, as Trustee for **Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1** is the current mortgagee of the note and deed of trust or contract lien.

UNRECORDED COPY

TS No.: 2024-01044-TX
18-001648-673

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 11, IN BLOCK 2, SKYVIEW PARK, SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 594279 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.: 2024-01044-TX
18-001648-673

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: 10/18/2024



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.mwzmlaw.com/tx-investors

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

UNOFFICIAL 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: 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.