

POSTED

NOTICE OF NON-JUDICIAL FORECLOSURE SALE 4/16/24 @ 2:00 PM

WHEREAS, on December 28, 2022, BLACK ACRES RANCH 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 \$780,000.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded under Clerks File No. 005121300014 in the Real Property Records of Wharton 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:

Field Note Description of a 53.60 acre tract of land situated in the Miguel Muldoon League No. 2, Abstract No. 46 in Wharton County, Texas, being all of the residual of a called 318.67 acre tract of land conveyed to Ross J. Russell, et al in Volume 1084, Page 167 in Official Records of Wharton County, Texas, said 53.60 acres of land, more or less, being that same real property specifically described in Deed dated September 19, 2022 from Ross J. Russell and Brent S. Morton to Black Acres Ranch, LLC, recorded in Volume 1282, Page 122 of the Official Records of Wharton County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Iron Rod found in the North line of said 318.67 acre tract same being in the South line of a called 223.014 acre tract of land conveyed to J.B. Westmoreland, recorded in Volume 375, Page 175 in Deed Records of Wharton County, Texas for the Northwest corner of a called 12.00 acre tract of land conveyed to Scott Anderson, et ux, recorded in Volume 1228, Page 918 in Official Records of Wharton County, Texas, and for the Northeast corner of this herein described tract;

THENCE: S 53deg43'13" E - along the Southwest line of said 12.00 acre tract, a distance of 1,239.01 feet to a 5/8" Iron Rod found in the North line of a 60-foot wide dedicated Road and Utility Easement as described in Volume 1098, Page 874 in Official Records of Wharton County, Texas, for an interior corner of said 12.00 acre tract, and for an angle corner of this herein described tract;

THENCE: S 19deg05'42" E - crossing said easement, along the Southwest line of said 12.00 acre tract, a distance of 60.00 feet to a 5/8" Iron Rod found at the PC of a non tangent curve to the right in the South line of said easement, for an angle corner in the North line of, called 43.00 acre tract of land conveyed to the Sebastian ViHa Trust, being described as "Tract One", recorded in Volume 1150, Page 262 in Official Records of Wharton County, Texas for the Southwest corner of said 12.00 acre tract, and for the Southeast corner of this herein described tract;

THENCE: Along the North line of said 43.00 acre, with said non-tangent curve to the right, having a radius of 50.00 feet, an arc length of 124.90 feet, a chord bearing of S 89deg20'24" W and a chord distance of 94.87 feet to a 5/8" Iron Rod for an angle corner in the North line of said 43.00 acre tract, and for an interior corner of this herein described tract;

THENCE: S70 deg54'18" W- along the North line of said 43.00 acre tract, a distance of 938.28 feet to a 5/8" Iron Rod found for an angle corner in the North line of said 43.00 acre tract, and for an interior corner of this herein described tract;

THENCE: S 53deg34'02" W- along the North line of said 43.00 acre tract at 768.63 feet, pass 5/8" Iron Rod found for reference, continuing on course a total distance of 968.63 feet to a point on the Easterly top bank of the West Bernard River, for the West corner of said 43.00 acre tract, and for the Southwest corner of this herein described tract;

THENCE: Northwesterly - upstream and along the Easterly top bank of the West Bernard River, the following courses and distances:

N 83 deg55'20" W - a distance of 94.00 feet to a point;

N 56 deg26'57" W - a distance of 94.70 feet to a point;

- N 61 deg30'47" W - a distance of 99.00 feet to a point;
- S 88 deg17'56" W - a distance of 81.70 feet to a point;
- S 71 deg56'17" W - a distance of 69.40 feet to a point;
- N 82 deg02'11" W - a distance of 62.50 feet to a point;
- N 71 deg51'50" W - a distance of 48.00 feet to a point;
- N 53 deg03'47" W - a distance of 37.80 feet to a point;
- N 38 deg25'23" W - a distance of 49.70 feet to a point;
- N 15 deg07'48" W - a distance of 56.00 feet to a point;
- N 13 deg27'27" E - a distance of 75.00 feet to a point;
- N 22 deg21 '44" E - a distance of 100.40 feet to a point;
- N 15 deg20'49" E - a distance of 106.70 feet to a point;
- N 14 deg48'09" W - a distance of 25.70 feet to a point;
- N 41 deg40'24" W - a distance of 124.90 feet to a point;
- N 42 deg47'47" W - a distance of 118.40 feet to a point;
- N 39 deg06'40" W - a distance of 84.60 feet to a point;
- N 55 deg 10'21" W - a distance of 73.40 feet to a point;
- N 31 deg20'47" W - a distance of 34.60 feet to a point;
- N 09 deg18'28" W - a distance of 40.30 feet to a point;
- N 19 deg22'16" W - a distance of 100.20 feet to a point;

N 10 deg25'48" E - a distance of 166.00 feet to a point for the Northwest corner of said 318.67 acre tract, same being the Southwest corner of said 22'3.014 acre tract, and for the Northwest corner of this herein described tract;

THENCE: N70deg56'03" E - along the North line of said 318.67 acre tract, same being the South line of said 223.014 acre tract, at 42.50 feet (called 65.50 feet), pass an Iron Axle called and found for reference, continuing on course, a total distance of 1,650.59 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 53.60 Acres, more or less, commonly known as County Road 209, East Bernard, Texas 77435; 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 **Patsy Anderson, Megan Randle, Carol Kelly, Debby Jurasek, Michelle Foltz, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **New York Mutual, LLC**, the legal

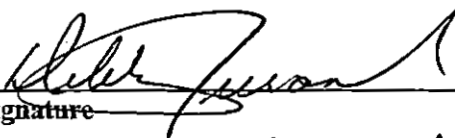
holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 07, 2024 being the first Tuesday of such month, at the county courthouse of **Wharton 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 **Wharton 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 **10:00 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, May 07, 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 April 16, 2024.



Signature
Debby Juraseli Substitute Trustee
Printed Name

Matter No. 1808

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

POSTED

4/16/24 @ 2:00pm
CJP

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), BLOCK TWO (2), LINWOOD ADDITION IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 310, PAGE 113 OF THE WHARTON COUNTY DEED RECORDS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/17/2015 and recorded in Book 985 Page 642-649 Document 2015-00001925 real property records of Wharton County, Texas.

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

Date: 07/02/2024

Time: 10:00 AM

Place: Wharton County, Texas at the following location: OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON COUNTY, TX, DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 ANNIE M POSPISIL, provides that it secures the payment of the indebtedness in the original principal amount of \$126,663.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am Debby Jurasek 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 4-16-24 I filed this Notice of Foreclosure Sale at the office of the Wharton County Clerk and caused it to be posted at the location directed by the Wharton County Commissioners Court.



POSTED

APR 16 2024 9:29 am
NG

Notice of Trustee's Sale

Date: April 9, 2024

Substitute Trustee: Keval Patel

Substitute Trustees' Addresses: 19855 Southwest Freeway, Suite 330
Sugar Land Texas 77479

Lenders: Snap Lending, LLC, a Texas limited liability company

Debt: \$138,960.00 debt obligation to Lenders as specified below:

Deed of Trust to Secure Performance ("Deed of Trust"):

Dated: October 21, 2019

Grantor: Mark Everette Trimble and Julia Dawn Trimble

Trustee: Brandon L. Collins, 5120 Woodway Drive, Suite 8002, Houston, Texas 77056

Lenders: Snap Lending, LLC a Texas limited liability company

Property Address: 3607 Peach Creek Drive, Wharton, Texas 77488

Recorded in: Document Number BK1151 P 152-165 recorded in the Real Property records of Wharton County, Texas

Secures: Promissory Note dated October 21, 2019

Property: Peach Creek Acres, Block 50F-1 Lot 11, Wharton County, Texas more commonly known as 3607 Peach Creek Drive, Wharton, Texas 77488

County: Wharton County Texas

Date of Sale (first Tuesday of month): ~~May 7, 2024~~

Time of Sale: 1:00 pm

Place of Sale: in the Commissioner's Court Room of the County Annex Building at 309 E. Milam, Wharton, TX 77488

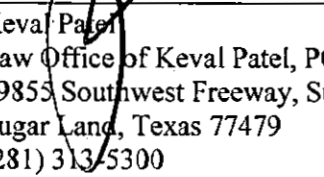
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE

MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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
Law Office of Keval Patel, PC
19855 Southwest Freeway, Suite 330
Sugar Land, Texas 77479
(281) 313-5300
(281) 313-5305

POSTED

4/15/24 @ 1:25p
⑩

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 **LASANDRA P. NJOKU**, dated February 28, 2022, and duly filed for record on March 10, 2022, in the Office of the County Clerk of Wharton County, Texas under Wharton County Clerk's File No. 2022-00001529 and recorded in Book 1257, Page 407-415 of the Official Real Property Records of Wharton County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Wharton County, Texas, to-wit:

Lot Five (5) of HOBHEN OAKS, a subdivision in the Robert Kuykendall League, Abstract No. 39, Wharton County, Texas, as shown by Plat thereof of record in Slide 33A of the Wharton County Plat Cabinet Records; 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:

**Patsy Anderson
Michelle Foltz
Debby Jurasek, or
Jennyfer Sakiewicz**

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, 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

MAY-7-2024

to commence at the hour of 10:00 o'clock a.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

Outside the front entrance of the Wharton County Courthouse Annex, 309 East Milam, Wharton, Texas and during inclement weather foreclosures sales are held in the foyer of the Wharton County Courthouse Annex or if the



preceding area is no longer the designated area, at the area most recently designated by the Wharton County Commissioners' 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 refileing may be after the date originally scheduled for this sale.

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

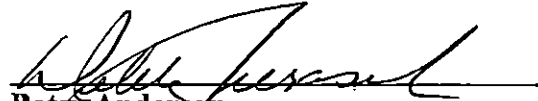
Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN 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 POSSESSION, 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.



Patsy Anderson

Michelle Foltz

Debby Jurasek

Jennyfer Sakiewicz

Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

POSTED (9)

4/12/24 @ 10:15

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: April 18, 2008

Grantor(s): Brian David Kocian and spouse, Kimberly Barone Kocian

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Hometrust Mortgage Company

Original Principal: \$112,000.00

Recording Information: Book 742, Page 61-77

Property County: Wharton

Property: **A 1.00 AC. TRACT OF LAND, SITUATED IN THE JONATHAN SCOTT LEAGUE, ABSTRACT NO. 56, WHARTON COUNTY, TEXAS, BEING THAT SAME REAL PROPERTY CONVEYED FROM MARK A. PRAZAK TO JEROME KULCAK AND WIFE, EMMA IN DEED DATED JULY 25, 2005, RECORDED IN VOLUME 617, PAGE 772, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 1.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

FOR REFERENCE begin at a point in COUNTY ROAD NO. 291 (width varies), for the Southwest corner of a called 55.72 Ac. tract of land conveyed to Frank Prazak (Vol. 382, Pg. 200; D.R.);

THENCE North 17 Deg. 00 Min. 00 Sec. West (Reference Bearing), with the West line of said 55.72 Ac. tract, 436.00 ft. to a point for the Southwest and BEGINNING corner hereof;

THENCE North 17 Deg. 00 Min. 00 Sec. West (Reference Bearing), continuing with the West line of said 55.72 Ac. tract, 200.09 ft. (called 200 ft.) to a point for the Northwest corner hereof;

THENCE North 73 Deg. 00 Min. 00 Sec. East. at 19.9 ft. pass a 1/2 inch iron pipe called & found in the East line of said COUNTY ROAD NO. 291. and in all, 217.59 ft. (called 217.8 ft.) to a 5/8 inch iron rod capped #2320, set for the Northeast corner hereof;

THENCE South 17 Deg. 00 Min. 00 Sec. East. 200.09 ft. (called 200 ft.) to a 1/2 inch iron pipe called & found for the Southeast corner hereof;

THENCE South 73 Deg. 00 Min. 00 Sec. West. at 197.69 ft. pass a 1/2 Inch iron rod found in the East line of said COUNTY ROAD NO. 291, and in all. 217.59 ft.

(called 217.8 ft.) to the PLACE OF BEGINNING and containing 1.00 Ac. of land.

Property Address: 2748 County Road 291
East Bernard, TX 77435

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: MCLP Asset Company, Inc.
Mortgage Servicer: Selene Finance LP
Mortgage Servicer 3501 Olympus Boulevard
Address: 5th Floor, Suite 500
Dallas, TX 75019

SALE INFORMATION:

Date of Sale: ~~May 7, 2024~~
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Wharton County Courthouse, 100 S. Fulton Street, Wharton, TX 77488 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: Patsy Anderson, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak, Auction.com, 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.

Plm

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

CERTIFICATE OF POSTING

My name is Debby Jurasek, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 4-12-24, I filed at the office of the Wharton County Clerk to be posted at the Wharton County courthouse this notice of sale.

Debby Jurasek

Declarant's Name: Debby Jurasek

Date: 4-12-24

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

POSTED

4/11/24 @ 3:11pm
CJP

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHARTON County

Deed of Trust Dated: June 11, 1999

Amount: \$47,670.00

Grantor(s): LEROY GARZA and SYLVIA GARZA

Original Mortgagee: COUNTRY HOME MORTGAGE, INC.

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 195977

Legal Description: LOT THREE (3) , BLOCK ONE (1) , BLUE CREEK ESTATES, AN ADDITION TO THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 1, PAGE 48 OF WHARTON COUNTY PLAT BOOK RECORDS, AND RE-FILED IN SLIDE 104-A OF THE WHARTON COUNTY PLAT CABINET RECORDS.

Date of Sale: ~~May 7, 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 WHARTON 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.


PATSY ANDERSON OR DEBBY JURASEK, MICHELLE FOLTZ, CAROL KELLY, EVAN PRESS, AMY OIAN, MICHAEL KOLAK, KATHLEEN ADKINS, SUE CROW OR JENNYFER SAKIEWICZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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


Anthony Adams Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-004513


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

POSTED

3/28/24 @ 1:00pm

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/27/2004	Grantor(s)/Mortgagor(s): JOE GARZA, JOINED HEREIN PRO FORMA BY HIS SPOUSE, NAOMI GARZA
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 560 Page: 638 Instrument No: 245037	Property County: WHARTON
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 6/4/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Wharton County Courthouse, 100 S. Fulton Street, Wharton, TX 77488 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, Patsy Anderson, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak, Auction.com, Sue Crow or Michelle Foltz, 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: 3/25/2024

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

Dated: 3-28-2024

Printed Name:

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

MH File Number: TX-24-101793-POS
Loan Type: FHA

Exhibit A

A 0.212 ACRE TRACT OF LAND OUT OF THE W.E. CHANDLER SUBDIVISION TO THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS AS PER SUBDIVISION PLAT RECORDED IN VOLUME 140, PAGE 27, OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS. SAID 0.212 ACRE TRACT BEING ALL OF THAT LOT NO. 7 AND THE EAST HALF OF LOT NO. 8 OF THE ABOVE SAID SUBDIVISION AND BEING THAT SAME PROPERTY DESCRIBED IN A GIFT DEED DATED JANUARY 12, 1988, FROM JACKI MALTESE, ET AL, TO ALVIN H. CHISENHALL, ET UX, RECORDED IN VOLUME 757, PAGE 369, OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.212 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF LOT NO. 7, SAME BEING THE WEST CORNER OF LOT NO. 6, AND BEING IN THE SOUTHEAST RIGHT OF WAY LINE OF LUNDY AVENUE (50' R.O.W.), FROM SAID NORTH CORNER A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF BLOCK NO. 1 OF SAID SUBDIVISION BEARS N 55° 30' 00" E-89.92 FEET;

THENCE S 34° 30' 00" E A DISTANCE OF 140.00 FEET (CALLED S 34° 30' E-140') WITH THE NORTHEAST LINE OF LOT NO. 7, THE SOUTHWEST LINE OF LOT NO. 6 TO A 1/2 INCH IRON ROD SET (CAPPED RPLS 1669) FOR THE SOUTHEAST CORNER OF LOT NO. 7, SAME BEING THE SOUTHEAST CORNER OF THE 0.212 ACRE TRACT, SAID CORNER BEING ALSO IN THE NORTHWEST LINE OF A 20 FOOT WIDE ALLEY;

THENCE S 55° 30' 00" W A DISTANCE OF 66.08 FEET (CALLED S 55° 30' W-67.50') WITH THE SOUTHEAST LINE OF LOT NO. 7 AND THE SOUTHEAST LINE OF LOT NO. 8, THE NORTHWEST LINE OF SAID ALLEY TO A 1/2 INCH IRON ROD SET (CAPPED RPLS 1669) FOR THE SOUTH SOUTHWEST CORNER OF THE 0.212 ACRE TRACT;

THENCE N 34° 30' 00" W A DISTANCE OF 139.89 FEET (CALLED N 34° 30' W-140') WITH THE SOUTHWEST LINE OF THE 0.212 ACRE TRACT, THE NORTHEAST LINE OF THE REMAINING AREA OF LOT NO. 8 TO A 3/4 INCH IRON PIPE FOUND IN THE SOUTHEAST LINE OF LUNDY AVENUE FOR THE NORTHWEST CORNER OF THE 0.212 ACRE TRACT;

THENCE N 55° 24' 05" E A DISTANCE OF 66.08 FEET (CALLED N 55° 30' E-67.50') WITH THE SOUTHEAST LINE OF LUNDY AVENUE, THE NORTHWEST LINE OF THE 0.212 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 0.212 ACRE OF LAND, AS SURVEYED BY LEONARD W. FRANK, COUNTY SURVEYOR OF COLORADO COUNTY, TEXAS, AND REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 1669.

POSTED

3/28/24 @ 12:57pm
⑩

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: SHOWING THE SOUTH THIRTY-FOUR (34') OF LOT FIVE (5) AND THE NORTH FORTY-ONE (41) OF LOT SIX (6), SANFORD 2ND ADDITION TO THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 268, PAGE 552, OF THE WHARTON COUNTY DEED RECORDS

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/05/2019 and recorded in Book 1130 Page 619 Document 2019-00001982 real property records of Wharton County, Texas.

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

Date: 05/07/2024

Time: 10:00 AM

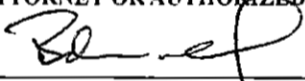
Place: Wharton County, Texas at the following location: OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON COUNTY, TX, DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated 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 MINDY ACUNA AND STANLEY ACUNA, JR., provides that it secures the payment of the indebtedness in the original principal amount of \$146,464.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

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

Certificate of Posting

I am Debby Jurasek 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 3-28-2024 I filed this Notice of Foreclosure Sale at the office of the Wharton County Clerk and caused it to be posted at the location directed by the Wharton County Commissioners Court.



POSTED

NOTICE OF SUBSTITUTE TRUSTEE SALE

3/21/24 3:40 PM
OAP

Deed of Trust Date: 10/21/2020	Grantor(s)/Mortgagor(s): GLENN RODRIGUEZ AND VERONICA RODRIGUEZ, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 1192 Page: 280-294 Instrument No: 2020-00006112	Property County: WHARTON
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 6/4/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Wharton County Courthouse, 100 S. Fulton Street, Wharton, TX 77488 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF 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, Patsy Anderson, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak, Auction.com, Sue Crow or Michelle Foltz, 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: 3/20/2024

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

Dated: 3-21-24

Printed Name:

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

MH File Number: TX-24-101012-POS
Loan Type: FHA

EXHIBIT A

Order No.: FAH20003118

FIELDNOTE DESCRIPTION of a 1.00 acre tract of land being the North 1.00 acre of a 2.8312 acre tract of land, being out of a 23.764 acre tract of land conveyed from Bryant Ficken, Jr., to Felipe Ramirez, Jr., et al, by Deed of Trust dated May 12, 1982, and recorded in Volume 458, Pages 236-240 of the Deed Records of San Patricio County, Texas; originally being out of a 74.09 acre tract of land conveyed from Elsie Mae Vrana, Independent Executrix of the Estate of John Drozd to Stephen Shepard, et ux, by Deed dated June 19, 1979, and recorded in Volume 608, Pages 461-463 of the Deed Records of San Patricio County, Texas; said 2.8312 acre tract is out of the South Half of the Southeast Quarter of Section 74 of the George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands as shown on map recorded in Volume 1, Page 32 of the Map Records of San Patricio County, Texas; said 2.8312 acre tract is comprised of a portion of the F. G. Head Survey, Abstract 155, and is situated in San Patricio County, Texas, approximately 4 miles Northwest of the town of Portland; said 1.00 acre tract of land being described by metes and bounds as follows:

Commencing: At a 3/8" nail in the centerline of County Road No. 3463 (County Road No. 77) for the Southwest corner of Section 79, the Northwest corner of Section 78, the Northeast corner of Section 75 and the Southeast corner of Section 74, all of said George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands; said point also being the Northeast corner of a 134.00 acre tract of land conveyed from Henry Klanika to Alton Klanika by Deed, dated July 8, 1994, and recorded in Clerk's File No. 423805 of the Real Property Records of San Patricio County, Texas; and the Southeast corner of said 74.09 acre tract and the Southeast corner of said 23.764 acre tract;

Thence: N 89° 16' 25" W, with the North line of said Section 75 and with the North line of said 134.00 acre tract and with the South line of said Section 74 and with the South line of said 74.09 acre tract and with the South line of said 23.764 acre tract, a distance of 671.94 feet to a 5/8" iron rod found for the Southeast corner of said 2.8312 acre tract of land;

Thence: N 00° 40' 47" E, across a portion of said 23.764 acre tract, with the East line of said 2.8312 acre tract of land, a distance of 284.28 feet to a 5/8" iron rod set for the POINT OF BEGINNING, the Southeast corner of this 1.00 acre tract of land;

Thence: N 89° 19' 44" W, across said 2.8312 acre tract of land, a distance of 280.73 feet to a 5/8" iron rod set on the West line of said 2.8312 acre tract for the Southwest corner of this 1.00 acre tract of land;

Thence: N 00° 40' 47" E, with the West line of said 2.8312 acre tract of land, a distance of 155.17 feet to a 5/8" iron rod found on the South line of a 15.369 acre tract of land conveyed from Herbert E. Madalin, M.D., to The Corpus Christi Symphony Society, Inc., by Special Warranty Deed dated December 26, 1998, and recorded in Clerk's File No. 469438 of the Real Property Records of San Patricio County, Texas, and on the North line of said 23.764 acre tract for the Northwest corner of said 2.8312 acre tract and for the Northwest corner of this 1.00 acre tract of land;

Thence: S 89° 19' 44" E, with the South line of said 15.369 acre tract and with the North line of said 23.764 acre tract and with the North line of said 2.8312 acre tract of land, a distance of 280.73 feet to a 5/8" iron rod found for the Northeast corner of said 2.8312 acre tract for the Northeast corner of this 1.00 acre tract of land;

Thence: S 00° 40' 47" W, across a portion of said 23.764 acre tract, with the East line of said 2.8312 acre tract of land, a distance of 155.17 feet to the POINT OF BEGINNING, containing 1.00 acre of land, more or less.

EXHIBIT A
(continued)

FIELDNOTE DESCRIPTION of a 30 foot wide access easement across a portion of the East 30 feet of the previously described 1.00 acre tract of land; said 1.00 acre tract being the North 1.00 acre of a 2.8312 acre tract of land, being out of a 23.764 acre tract of land conveyed from Bryant Ficken, Jr., to Felipe Ramirez, Jr., et al, by Deed of Trust dated May 12, 1982, and recorded in Volume 458, Pages 236-240 of the Deed Records of San Patricio County, Texas; originally being out of a 74.09 acre tract of land conveyed from Elsie Mae Vrana, Independent Executrix of the Estate of John Drozd to Stephen Shepard, et ux, by Deed dated June 19, 1979, and recorded in Volume 608, Pages 461-463 of the Deed Records of San Patricio County, Texas; said 2.8312 acre tract is out of the South Half of the Southeast Quarter of Section 74 of the George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands as shown on map recorded in Volume 1, Page 32 of the Map Records of San Patricio County, Texas; said 2.8312 acre tract is comprised of a portion of the F. G. Head Survey, Abstract 155, and is situated in San Patricio County, Texas, approximately 4 miles Northwest of the town of Portland; said 30 foot wide access easement being described by metes and bounds as follows:

Commencing: At a 5/8" Iron rod set on the East line of said 2.8312 acre tract of land for the Southeast corner of the previously described 1.00 acre tract of land for the POINT OF BEGINNING, the Southeast corner of this 30 foot wide access easement;

Thence: N 89° 19' 44" W, across a portion of said 2.8312 acre tract of land, with the South line of said 1.00 acre tract, a distance of 30.00 feet to a point for the Southwest corner of this 30 foot wide access easement;

Thence: N 00° 40' 47" E, parallel with and 30.00 feet West of the East line of said 2.8312 acre tract of land and parallel with and 30.00 feet West of the East line of the previously described 1.00 acre tract of land, a distance of 135.17 feet to a point on the South line of a 20 foot wide road easement described in Clerk's File No. 638898 of the Official Public Records of San Patricio County, Texas, for the Northwest corner of this 30 foot wide access easement;

Thence: S 89° 19' 44" E, with the South line of said 20 foot wide road easement, parallel with and 20.00 feet South of the North line of the previously described 1.00 acre tract, a distance of 30.00 feet to a point on the East line of said 1.00 acre tract and on the East line of said 2.8312 acre tract for the Northeast corner of this 30 foot wide access easement; whence a 5/8" iron rod found for the Northeast corner of said 1.00 acre tract bears N 00° 40' 47" E, a distance of 20.00 feet;

Thence: S 00° 40' 47" W, with the East line of said 2.8312 acre tract of land and with the East line of said 1.00 acre tract of land, a distance of 135.17 feet to the POINT OF BEGINNING, containing 0.093 acre of land, more or less.

FIELDNOTE DESCRIPTION of a 20 foot wide road easement, being out of a 23.764 acre tract of land conveyed from Bryant Ficken, Jr., to Felipe Ramirez, Jr., et al, by Deed of Trust dated May 12, 1982, and recorded in Volume 458, Pa. 23-240 of the Deed Records of San Patricio County, Texas; originally being out of a 74.09 acre tract of land conveyed from Elsie Mae Vrana, Independent Executrix of the Estate of John Drozd to Stephen Shepard, et ux, by Deed dated June 19, 1979, and recorded in Volume 608, Pages 461-463 of the Deed Records of San Patricio County, Texas; said 20 foot wide road easement is out of the South Half of the Southeast Quarter of Section 74 of the George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands as shown on map recorded in Volume 1, Page 32 of the Map Records of San Patricio County, Texas; said 20 foot wide road easement is comprised of a portion of the F. G. Head Survey, Abstract 155, and is situated in San Patricio County, Texas, approximately 4 miles Northwest of the town of Portland; said 2.8312 acre tract of land being described by metes and bounds as follows:

EXHIBIT A
(continued)

Commencing: At a 3/8" nail in the centerline of County Road No. 3463 (County Road No. 77) for the Southwest corner of Section 79, the Northwest corner of Section 78, the Northeast corner of Section 75 and the Southeast corner of Section 74, all of said George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands; said point also being the Northeast corner of a 134.00 acre tract of land conveyed from Henry Klanika to Alton Klanika by Deed, dated July 8, 1994, and recorded in Clerk's File No. 423805 of the Real Property Records of San Patricio County, Texas; and the Southeast corner of said 74.09 acre tract and the Southeast corner of said 23.764 acre tract;

Thence: N 00° 40' 47" E, with the centerline of County Road No. 3463, with the West line of said Section 79 and with the East line of said Section 74 and with the East line of said 23.764 acre tract, across said 23.764 acre tract, a distance of 420.10 feet to a point for the POINT OF BEGINNING, the Southeast corner of this 20 foot wide road easement;

Thence, N 89° 19' 44" W, across a portion of said 23.764 acre tract, with the South line of this 20 foot wide road easement, a distance of 1848.39 feet to a point for the Southwest corner of this 20 foot wide road easement;

Thence: N 00° 40' 47" E, with the West line of this 20 foot wide road easement, a distance of 20.00 feet to a point on the South line of a 15.369 acre tract of land conveyed from Herbert E. Madalin, M.D., to The Corpus Christi Symphony Society, Inc., by Special Warranty Deed dated December 26, 1998, and recorded in Clerk's File No. 469438 of the Real Property Records of San Patricio County, Texas, and on the North line of said 23.764 acre tract for the Northwest corner of this 20 foot wide road easement;

Thence: S 89° 19' 44" E, with the South line of said 15.369 acre tract and with the No. line of said 23.764 acre tract, a distance of 1848.39 feet to a point in the centerline of County Road No. 3463 for the Southeast corner of said 15.369 acre tract and for the Northeast corner of said 23.764 acre tract for the Northeast corner of this 20 foot wide road easement;

Thence: S 00° 40' 47" W, with the centerline of County Road No. 3463 and with the East line of said 23.764 acre tract, a distance of 20.00 feet to the POINT OF BEGINNING, containing 0.8487 acre of land, more or less.

A 2.50 AC. TRACT OF LAND, SITUATED IN THE L&GNRR CO. SURVEY NO. 9. ABSTRACT NO. 227, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 2.50 AC. TRACT OF LAND CONVEYED FROM CLARENCE J. STAFF TO MANUEL RODRIGUEZ, ET UX IN DEED DATED MAY 20, 1991, RECORDED IN VOLUME 857, PAGE 775, OF THE WHARTON COUNTY DEED RECORDS; SAID 2.50 AC TRACT BEING MOSS PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the centerline of COUNTY ROAD NO. 453 (width varies), for the Northeast corner of a called 42.2 Ac. tract of land conveyed to Marie Staff Foehner, et al (Vol. 459. Pg. 370;D.R.), same being the Northeast corner of a called 5.0451 Ac. tract of land conveyed to Clarence J. Staff (Vol. 583, Pg. 62; D.R.), and the Northeast corner hereof;

THENCE South 02 Deg. 31 Min. 23 Sec. East (called South), with the East line of said 42.2 Ac. tract, same being with the centerline of said COUNTY ROAD NO. 453, 129.38 ft. (call & meas.) to a point for the Northeast corner of a called 5.5228 Ac. tract of land conveyed to Evelyn Staff Borak (Vol. 583, Pg. 27; D.R.), same being the Southeast corner of said 5.0451 Ac. tract, and the Southeast corner hereof;

THENCE South 87 Deg. 29 Min. 21 Sec. West (called West), with the common line between said 5.5228 Ac. tract and said 5.0451 Ac. tract, at 29.51 ft. pass a 1 inch iron pipe found in the West margin of said COUNTY ROAD NO. 453, and in all 841.71 ft. (call & meas.) 10 a 1/2 inch iron rod capped

EXHIBIT A
(continued)

#5319, set to replace the called 5/8 inch iron rod capped #2320, found moved out of position, in the North line of a called 5.0541 Ac. tract of land conveyed to Ester Staff Harton (Vol. 583, Pg. 57; D.R.) for the Southeast corner of a called 2.55 Ac. tract of land conveyed to James D. Pounder, et ux (Vol. 522, Pg. 114; O.R.), same being the Southwest corner hereof;

THENCE North 02 Deg. 31 Min. 28 Sec. West. 129.38 ft. (called North, 129.38 ft.) to a 5/8 inch iron rod capped #2320, called & found in the North line of said 5.0541 Ac. tract, same being in the South line of a called 26.31479 Ac. tract of land conveyed to Chris F. Deltling, et ux (Vol. 897, Pg. 528; O.R.) for the Northeast corner of said 2.55 Ac. tract, same being the Northwest corner hereof;

THENCE North 87 Deg. 29 Min. 21 Sec. East (called East), with the common line between said 5.0541 Ac. tract and said 26.31479 Ac. tract, at 812.23 ft. pass a 1/2 inch iron rod capped #5319, set in the West margin of said COUNTY ROAD NO. 453, and in all 841.71 ft. (call & meas.) to the PLACE OF BEGINNING and containing 2.50 Ac. of land.

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

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 24-30670

POSTED

3/21/24 @ 3:41 PM
OHP

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/30/2010, Rogelio Salazar & Brenda M Salazar, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Charles A. Brown, Attorney/Brown & Shapiro, as Trustee, JPMorgan Chase Bank, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$98,946.00, payable to the order of JPMorgan Chase Bank, N.A., which Deed of Trust is Recorded on 12/30/2010 as Volume 2010-00007312, Book , Page , in Wharton 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;

Lots No. One (1) and Two (2) of Block No. Twelve (12) of the Appling & Lundy Addition to the City of El Campo, Wharton County, Texas, the Official Map of said addition being recorded in Volume 92, on Page 396 of the Wharton County Deed Records.

Commonly known as: **1407 ALVIN ST EL CAMPO, TX 77437**

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 **Debby Jurasek, Jennyfer Sakiewicz, Michelle Foltz, Patsy Anderson, 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 6/4/2024 at 10:00 AM, or no later than three (3) hours after such time, in **Wharton** 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: **OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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.



4812815

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.

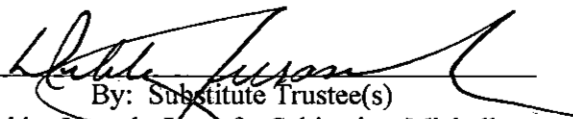
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 3/20/2024

WITNESS, my hand this 3-21-24



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806



By: Substitute Trustee(s)
Debby Jurasek, Jennifer Sakiewicz, Michelle
Foltz, Patsy Anderson
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

POSTED

3/14/24 1:07 PM
CHP

24TX577-0028
706 UNIVERSITY ST, WHARTON, TX 77488

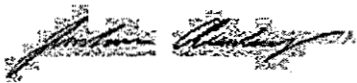
NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT TWELVE (12), BLOCK FOUR (4), HELMS PIONEER SECOND ADDITION, AN ADDITION IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 328, PAGE 378 OF THE WHARTON COUNTY DEED RECORDS.
- Security Instrument:** Deed of Trust dated September 30, 2021 and recorded on September 30, 2021 as Instrument Number 2021-00006307 in the real property records of WHARTON County, Texas, which contains a power of sale.
- Sale Information:** May 07, 2024, at 10:00 AM, or not later than three hours thereafter, at the front entrance outside of the Wharton County Courthouse Annex located at 309 East Milam, Wharton, Texas and during inclement weather foreclosure sales are held in the foyer of the Wharton County Courthouse Annex, 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 ZOSIMO ANTHONY ATIENZA CASUGBO AND ALESHIA E ONEILL secures the repayment of a Note dated September 30, 2021 in the amount of \$168,167.00. CMG MORTGAGE, INC., whose address is c/o CMG Mortgage, Inc., 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and CMG Mortgage, 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.

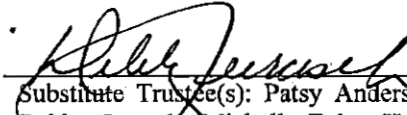
Substitute Trustee(s): Patsy Anderson, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak, Jennyfer Sakiewicz, Dustin George

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): Patsy Anderson, Sue Crow,
Debby Jurasek, Michelle Foltz, Kathleen Adkins,
Evan Press, Amy Oian, Michael Kolak, Jennyfer
Sakiewicz, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Debby Jurasek, declare under penalty of perjury that on the 14th day of March, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WHARTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

POSTED

FEB 22 2024 8:57am

NG

24-00564
325 LILY LANE, WHARTON, TX 77488

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

Property:

The Property to be sold is described as follows:

LOT EIGHT (8), BLOCK TWO (2), SYCAMORE GROVE PLACE ADDITION IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 282, PAGE 184 OF THE WHARTON COUNTY DEED RECORDS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED AUGUST 31, 2010 FROM GAVINO J. ARAGUZ, JR. TO DAVID THOMAS WELLHOFER AND WIFE, JO, RECORDED IN VOLUME 826, PAGE 746 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated September 30, 2015 and recorded on October 1, 2015 at Book 1000 and Page 945 in the real property records of WHARTON County, Texas, which contains a power of sale.

Sale Information:

~~May 7, 2024~~ at 10:00 AM, or not later than three hours thereafter, at the front entrance outside of the Wharton County Courthouse Annex located at 309 East Milam, Wharton, Texas and during inclement weather foreclosure sales are held in the foyer of the Wharton County Courthouse Annex, 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 KENNETH B HAMMETT AND CRYSTAL LYNN WEBB secures the repayment of a Note dated September 30, 2015 in the amount of \$162,011.00. 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.

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