

POSTED

7/15/24 @ 1:04 PM
GHP

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

AUGUST 6, 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 foreclosure 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 re-filing may be after the date originally scheduled for this sale.

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


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

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


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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

6/27/24 @ 12:58 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.

DEED OF TRUST INFORMATION:

Date: **October 11, 1999**

Grantor(s): **CECIL V. SAUCEDO AND PAULINE B. SAUCEDO, HUSBAND AND WIFE, IN JOINT TENANCY**

Original Mortgagee: **GREEN TREE FINANCIAL SERVICING CORPORATION**

Original Principal: **\$34,800.00**

Recording Information: **Book 341, Page 369**

Property County: **Wharton**

Property: **Being a tract of land 50 feet by 94.5 feet out of the Northwest Portion of Section 6, J.B. Morford Survey, the East 50 feet of that certain 200 foot by 94.5 foot tract conveyed by John Boyd to Paublo V. Saucedo et al by deed dated 1/3/1947, recorded in Volume 190, Page 353, Deed Records of Wharton County, Texas; and being more particularly described by metes and bounds within Warranty Deed dated 11-25-50, recorded in Volume 234, Page 31, Deed Records of Warton County, Texas**

Parcel ID: **r41999**

Property Address: **107 Thompson
El Campo, TX 77437**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as Trustee on behalf of the Green Tree Mortgage Loan Trust 2005-HE1**

Mortgage Servicer: **Shellpoint Mortgage Servicing**

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

SALE INFORMATION:

Date of Sale: **August 6, 2024**

Time of Sale: **10:00 AM or within three hours thereafter.**

Place of Sale: **Outside the front entrance of the Wharton County Courthouse Annex 309 East Milam, Wharton, Texas and during inclement weather foreclosure 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 County Commissioner`s.**

Substitute Trustee: **Patsy Anderson, Michelle Foltz, Debby Jurasek, Jennifer Sakiewicz, 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

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 6-27-24, 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: 6-27-24

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

POSTED

JUN 20 2024 4:24pm

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, on June 9, 2022, **Justin Floyd Hobbs a/k/a Justin F. Hobbs and Haley Suzanne Hobbs a/k/a Haley S. Hobbs, husband and wife** ("Maker" or "Borrower"), executed and delivered that certain **Real Estate Lien Note** in the original principal amount of **FOUR HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS** (\$416,500.00), payable and bearing interest as stated therein (the "Note"), said Note being secured by that certain **Deed of Trust** dated June 9, 2022, executed by **Justin Floyd Hobbs a/k/a Justin F. Hobbs and Haley Suzanne Hobbs a/k/a Haley S. Hobbs, husband and wife** as "Grantor" in favor of Joe F. West, Trustee, filed for record on June 9, 2022 in the Official Public Records of Wharton County, Texas, at Volume 1269, Page 215 et. seq., (the "Deed of Trust") covering and describing the Property described below; and, said Note being further secured by that certain **Assignment of Rents and Income** dated June 9, 2022, executed by **Justin Floyd Hobbs a/k/a Justin F. Hobbs and Haley Suzanne Hobbs a/k/a Haley S. Hobbs, husband and wife**, and filed for record on June 10, 2022 in the Official Public Records of Wharton County, Texas, at Volume 1269, Page 226 et. seq.;

WHEREAS, default has occurred under the terms and provisions of the referenced Note, 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 Property 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 Property 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: August 6, 2024

Time: 3:30 p.m.

Place: Outside the front entrance of the Wharton County Courthouse Annex, 309 E. Milam, Wharton, Texas 77488, or if weather prevents sale there, in the Foyer of the Wharton County Courthouse Annex, 309 E. Milam, Wharton, Texas 77488 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 Property that will be sold at the foreclosure sale is described as follows:

Property: Lots Four B (4B) and Five A (5A) of the re-subdivision of Lots Three B (3B), Four (4), Five (5) and 0.0169 acres of Lots Six (6) and Six A (6A), Block Seven (7), City of Wharton, Wharton County, Texas, as shown by Plat of said re-subdivision recorded in Slide 2076 of Wharton County Plat Cabinet Records, being that same real property specifically described in Deed dated February 14, 2022 from Trey Porter and Sarah Porter to Jason Floyd Hobbs and Haley Suzanne Hobbs, recorded in Volume 1255, Page 501 of the Official Records of Wharton County Texas

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

Dated: June 11, 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\STELLAR BANK\62-21 Justin Floyd Hobbs\Foreclosure\2024-06-11 NotSubTRSale.WhartonCo.vpd

POSTED

C&M No. 44-24-00751/ FILE NOS

JUN 20 2024 2:39pm NB

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 07, 2004 and recorded under Vol. 572, Page 579, or Clerk's File No. 247595, in the real property records of WHARTON County Texas, with Pamela Shanks, joined herein pro forma by her husband, Kenneth Shanks as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Pamela Shanks, joined herein pro forma by her husband, Kenneth Shanks securing payment of the indebtedness in the original principal amount of \$145,000.00 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 Pamela Shanks. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT TWENTY (20), BLOCK ONE (1), ECHO BROOK, A SUBDIVISION IN THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN SLIDE 54B OF THE WHARTON COUNTY PLAT CABINET RECORDS.

SALE INFORMATION

Date of Sale: **08/06/2024**

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: WHARTON County Courthouse, Texas at the following location: Outside the front entrance of the Wharton County Courthouse Annex 309 East Milam, Wharton, Texas and during inclement weather foreclosure 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 County Commissioner's Court

TERMS OF SALE

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

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



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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Patsy Anderson, Michelle Foltz, Debby Jurasek, Jennyfer Sakiewicz, 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 06/14/2024.

/s/ Danya F. Gladney SBOT No. 24059786, 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:

Debby Jurasek

C&M No. 44-24-00751

NOTICE OF SUBSTITUTE TRUSTEE SALE

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: 6/13/2024	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.

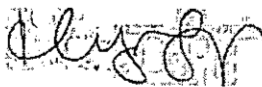
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

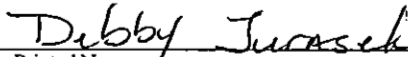
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 6/11/2024



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

Dated: 6-13-24



Printed Name:



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

POSTED

JUN 13 2024 1:13pm

NG

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

EXHIBIT "A"

A 2.50 AC. TRACT OF LAND, SITUATED IN THE I&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, ETUX IN DEED DATED MAY 20, 1991, RECORDED IN VOLUME 857, PAGE 775, OF THE WHARTON COUNTY DEED RECORDS; SAID 2.50 AC. TRACT BEING MORE 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, etal (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. 28 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 Evalyn 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.) to a 1/2 inch iron rod capped #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 Harlon (Vol. 583, Pg. 57; D.R.) for the Southeast corner of a called 2.55 Ac. tract of land conveyed to James D. Pounder, etux (Vol. 622, 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. Dattling, etux (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.

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: 01/05/2022
Grantor(s): JONATHAN ACUNA AND EMILY NICHOLE ACUNA, HUSBAND AND WIFE
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$312,779.00
Recording Information: Book 1249 Page 945-961 Instrument 2022-00000324 ; re-recorded under Book 1279 Page 948-950 Instrument 2022-00005556
Property County: Wharton
Property: (See Attached Exhibit "A")
Reported Address: 1127 BRAHMA CIRCLE, 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: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 2800 Tamarack Rd, Owensboro, KY 42301

POSTED

JUN 13 2024 1:12pm
NG

SALE INFORMATION:

Date of Sale: ~~Tuesday, the 6th day of August, 2024~~
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON, TX DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER. in Wharton County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wharton County Commissioner's Court, at the area most recently designated by the Wharton 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 Patsy Anderson, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak, Auction.com, 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. Patsy Anderson, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak, Auction.com, 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): Patsy Anderson, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak, Auction.com, 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 Debby Jurasek whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 6-13-24 I filed and / or recorded 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.

By: 

Exhibit "A"

LOT TWENTY-EIGHT (28), BLOCK ONE (1), BERNARD MEADOWS, A SUBDIVISION IN THE CITY OF EAST BERNARD, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF FILED IN SLIDE 3146 OF THE WHARTON COUNTY PLAT CABINET RECORDS.

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