

**NOTICE OF TRUSTEE'S SALE**

**DATE:** January 12, 2021

**DEED OF TRUST**

**Date:** February 1, 2020

**Grantor:** Jeremy Green  
Alicia Green  
1519 7th St.  
Rosenberg, TX 77471

**Beneficiary:** Colt Ranch and Land Partners I, LP  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Tim Franklin  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Bk. 1163, Pg. 855-858, Official Public Records, Wharton County, Texas

**Property:** *9.6050 acres of land being LOT 28 of COLT RANCH AND LAND SUBDIVISION, PHASE ONE, a subdivision in Wharton County, Texas, according to the map and plat thereof recorded in Bk. 1021, Pg. 311 of the Map and Plat Records of Wharton County, Texas.*

**Note**

**Date:** February 1, 2020

**Amount:** \$94,000.00

**Debtor:** Jeremy Green and Alicia Green

**Holder:** Colt Ranch and Land Partners I, LP

~~DATE OF SALE OF PROPERTY:~~ February 2, 2021

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.

**LOCATION OF SALE:** Wharton, Texas, at the Wharton County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
\_\_\_\_\_  
TIM FRANKLIN

**POSTED**  
1/12/21 9:55  
JF

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 12, 2021 by Tim Franklin.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**NOTICE OF TRUSTEE'S SALE**

**DATE:** January 12, 2021

**DEED OF TRUST**

**Date:** March 15, 2019  
**Grantor:** Omar O. Gutierrez II  
Ashley N. Gutierrez  
1100 Fox Meadow Dr. #139  
Alvin, TX 77511

**Beneficiary:** Sandstone Capital III, LP  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Tim Franklin  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Bk. 1129, Pg. 422-425 Official Public Records, Wharton County, Texas

**Property:** *6.391 acres of land, being LOT 37 of COLT RANCH AND LAND SUBDIVISION, PHASE ONE, a subdivision in Wharton County, Texas, according to the map or plat thereof recorded in Bk. 1021, Pg. 311 of the Map and Plat Records of Wharton County, Texas.*

**Note**

**Date:** March 15, 2019  
**Amount:** \$68,300.00  
**Debtor:** Omar O. Gutierrez II and Ashley N. Gutierrez  
**Holder:** Sandstone Capital III, LP

**DATE OF SALE OF PROPERTY:** February 2, 2021


**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.

**LOCATION OF SALE:** Wharton, Texas, at the Wharton County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
\_\_\_\_\_  
TIM FRANKLIN

**POSTED**  
1/12/21 9:50  
OF

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 12, 2021 by Tim Franklin.



*Ginger Franklin*  
NOTARY PUBLIC, STATE OF TEXAS

NOTICE OF TRUSTEE'S SALE

DATE: January 12, 2021

DEED OF TRUST

Date: April 8, 2020

Grantor: Norargelia R. Hernandez  
1410 Woods Lake Ct.  
Houston, TX 77047

Beneficiary: Sandstone Capital II, LP  
PO Box 423  
Centerville, TX 75833

Substitute Trustee: Tim Franklin  
PO Box 423  
Centerville, TX 75833

Recording Information: Bk. 1171, Pg. 315-320 Official Public Records, Wharton County, Texas.

Property: *Tr. 38 of Colt Ranch and Land Partners I, LP, being 11.606 acres of land in the Seth Ingram Survey, No. 12, A-33 in Wharton County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.*

Note

Date: April 8, 2020

Amount: \$79,000.00

Debtor: Norargelia R. Hernandez

Holder: Sandstone Capital II, LP

~~DATE OF SALE OF PROPERTY: February 2, 2021~~

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

LOCATION OF SALE: Wharton, Texas, at the Wharton County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
\_\_\_\_\_  
TIM FRANKLIN

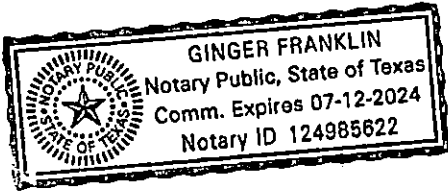
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1/12/21 4:58  
SF

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 12, 2021 by Tim Franklin.



  
NOTARY PUBLIC, STATE OF TEXAS

COLT RANCH AND LAND PARTNERS I, LP

TRACT 38

LEGAL DESCRIPTION

THE STATE OF TEXAS §

COUNTY OF WHARTON §

BEING a 11.606-acre tract of land out of a called 984.91-acre tract (TRACT 1) conveyed by deed dated July 6, 2015 from Triple L Farms, LLC to Colt Ranch and Land Partners I, L.P. as recorded in Wharton County Clerk's File No. 2015-00003381 of the Official Records of Wharton County, Texas and being in Book 992, Pages 867-878 of the Official Records of Wharton County Texas and said 11.606-acre tract being part of the Seth Ingram Survey Number 12, Abstract 33, Wharton County, Texas and being more completely described by metes and bounds as follows:

As a POINT OF REFERENCE, a 5/8-inch iron rod found at the south corner of said 984.61-acre tract, same being the south corner of the Seth Ingram Survey Number 12, Abstract 33 and the east corner of the Gustavius E. Edwards Survey, Abstract 20 and in the common line between Wharton County and Matagorda County;

THENCE with the southeast line of the Seth Ingram Survey Number 12, Abstract 33 and said county line North 42° 29' 04" East for a distance of 8,700.89-feet to an iron rod with cap (ASH 5687) at an angle point to the left;

THENCE North 39° 17' 11" East with the southeast line of the aforementioned Tract 1 containing 984.91-acres for a distance of 542.21-feet to a 1/2-inch iron rod with no cap found for a corner of the aforementioned 984.91-acre Tract 1;

THENCE North 03° 17' 06" East with the west right-of-way line of said Wharton County Road 164 and the approximate east line of the aforementioned Tract 1 containing 984.91-acres for a distance of 180.36-feet to a 5/8-inch iron rod set at an angle point to the left;

THENCE North 04° 45' 32" West continuing with the west right-of-way line of said County Road 164 and the approximate east line of the aforementioned Tract 1 containing 984.91-acres for a distance of 715.52-feet to a 5/8-inch iron rod set at an angle point to the left;

THENCE North 08° 03' 26" West continuing with the west right-of-way line of said County Road 164 and the approximate east line of the aforementioned Tract 1 containing 984.91-acres for a distance of 590.19-feet to a 5/8-inch iron rod set at an angle point to the left;

THENCE North 08° 36' 38" West continuing with the west right-of-way line of said County Road 164 and the approximate east line of the aforementioned Tract 1 containing 984.91-acres for a distance of 295.04-feet to a 5/8-inch iron rod set for the east corner and POINT OF BEGINNING of the herein described tract, same being the north corner of a called Tract 37 containing 12.298-acres;

THENCE South 80° 29' 04" West with the common line between the herein described tract and said Tract 37, at a distance of 1,715.66-feet pass a 5/8-inch iron rod set on line in a southeasterly line of a 90-foot wide drainage easement and continuing for a total distance of 1,825.64-feet to a point in the approximate centerline of a creek for a southerly corner of the herein described tract, same being the west corner of said Tract 37;

THENCE with the meanders of the approximate centerline of said creek and the northeasterly line of Lot 28 of the proposed Colt Ranch and Land Subdivision Phase I, North 51° 29' 23" West for a distance of 49.26 feet to a point in a northwest line of the aforementioned Tract 1 containing 984.91-acres and in the southeast line of the Louisa Laws called 13.73-acre tract

EXHIBIT "A"


described in Volume 97, page 334 of the Deed Records of Wharton County, Texas for the north corner of said Lot 28 and the most westerly south corner of the herein described tract;

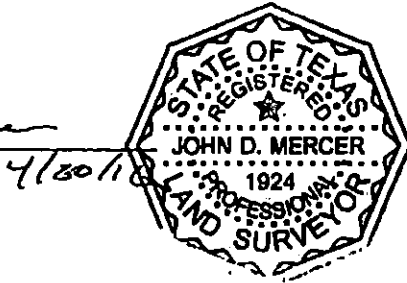
THENCE North 42° 32' 12" East with the common line between the herein described tract and said Laws 13.73-acre tract and with the common line between the herein described tract and the Vernon R. Stewart called 48.891-acre tract described in Volume 810, Page 584 of the Deed Records of Wharton County, Texas at a distance of 90.22-feet past a 5/8-inch iron rod set on line in the northeast line of a 90-foot wide drainage easement and continuing for a distance of 420.17-feet to a 5/8-inch iron rod set for the most northerly west corner of the herein described tract and the south corner of a called Tract 39 containing 10.124-acres;

THENCE North 80° 29' 04" East with the common line between the herein described tract and said Tract 39 for a distance of 1,531.91-feet to a 5/8-inch iron rod set for the north corner of the herein described tract and the east corner of said Tract 39 and said iron rod being in the approximate east line of the aforementioned Tract 1 containing 984.91-acres and in the west right-of-way line of the aforementioned County Road 164;

THENCE South 08° 36' 38" East with the approximate east line of the aforementioned Tract 1 containing 984.91-acres and the west right-of-way line of said County Road for a distance of 295.04-feet to the POINT OF BEGINNING, containing in area 11.606-acres of land, more or less.

Iron rods called to be "set" bear a cap marked "John D. Mercer RPLS 1924." Bearings are based on NAD 83 Texas State Plane Coordinates, South Central Zone. Distances are surface.

  
John D. Mercer, RPLS 1924  
John D. Mercer & Associates, Inc.  
TBPLS Firm No. 101166-00



**EXHIBIT "A"**



POSTED

1/11/2020  
@ 2:33 PM

2400 WALNUT STREET  
WHARTON, TX 77488-2549

00000009152307

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: February 02, 2021

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

Place: OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 07, 2006 and recorded in Document INST# 262653 VOL. 648 PAGE 585 real property records of WHARTON County, Texas, with HELEN FRANCES SEVIER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by HELEN FRANCES SEVIER, securing the payment of the indebtednesses in the original principal amount of \$49,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



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

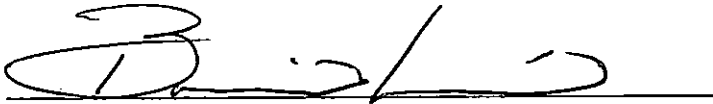
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PATSY ANDERSON, SUE CROW, DEBBY JURASEK, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, BRIAN CORMIER, NICOLE PETE, MERRY CHRIS BISHOP OR SAMUEL DAFFIN II whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-11-2021 I filed at the office of the WHARTON County Clerk and caused to be posted at the WHARTON County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 1-11-2021

**EXHIBIT "A"**

A 0.1607 ACRE TRACT SITUATED IN THE WILLIAM KINCHELOE LEAGUE, ABSTRACT NUMBER 38 AND BEING A PART OF A 5.0 ACRE TRACT CONVEYED TO RAYMOND WANIECK AS DESCRIBED IN VOLUME 140, PAGE 361 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS, SAID 0.1607 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF BELLE AVENUE (60 FEET WIDE) AN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WALNUT STREET (60 FEET WIDE);

THENCE, SOUTH 20 DEG 14'00" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WALNUT STREET, A DISTANCE OF 312.70 FEET TO AN IRON ROD FOUND AT THE WEST CORNER OF THAT CERTAIN 2.826 ACRE TRACT AS DESCRIBED IN VOLUME 282, PAGE 742 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS FOR THE POINT OF BEGINNING AND THE NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 70 DEG 06'00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID 2.826 ACRE TRACT, A DISTANCE OF 140.00 FEET TO AN IRON ROD SET AT AN INTERIOR CORNER OF SAID 2.826 ACRE TRACT FOR THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 20 DEG 14'00" WEST, ALONG THE NORTHWESTERLY LINE OF SAID 2.826 ACRE TRACT, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET AT THE EAST CORNER OF THAT CERTAIN 0.427 ACRE TRACT AS DESCRIBED IN VOLUME 870, PAGE 747 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 7 DEG 06'00" WEST, ALONG THE NORTHEASTERLY LINE OF SAID 0.427 ACRE TRACT, A DISTANCE OF 140.00 FEET TO AN IRON ROD SET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WALNUT STREET AT THE NORTH CORNER OF SAID 0.427 ACRE TRACT FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 20 DEG 14'00" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WALNUT STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1607 ACRE 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.

**POSTED**  
1/7/21 1:33  
RF

**DEED OF TRUST INFORMATION:**

Date: July 9, 2009

Grantor(s): Jesus Loredó and Crystal Loredó

Original Mortgagee: The United States of America acting through the Rural Housing Service

Original Principal: \$105,444.00

Recording Information: Volume 787, Page 800

Property County: Wharton

Property: Lot Seven (7), Block Two (2), Montclair Second Addition to the City of El Campo, Wharton County, Texas, as shown by Plat thereof recorded in Volume 296, Page 380 of the Wharton County Deed Records; being that same real property specifically described in Deed dated April 9, 1998 from Betty Ann Hughey to Jessica R. Swallen, recorded in Volume 276, Page 296 of the Official Records of Wharton County, Texas. Restrictive Covenants as recorded in Volume 296, Page 405 of the Wharton County Deed Records. Any visible or apparent roadway or easement over or across the subject property, the existence of which does not appear of record. Five (5) foot wide easement for public utilities along North line of subject property as shown by Plat of said Subdivision of record in the Office of the County Clerk of Wharton County, Texas. Rights and claims, if any, in and to that portion of subject property which lies between the fence and the East line of said premises, as shown on Plat dated June 25, 1993 by Robert J. Kolacny, R.P.L.S. Terms, conditions and stipulations of oil, gas and mineral lease covering subject property dated February 11, 1988 from Robert N. Pollard, et ux to Texstar North America, Inc., recorded in Volume 764, Page 76 of the Wharton County Deed Records.

Property Address: 912 Roberts Street  
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: United States Department of Agriculture, Rural Housing Service

Mortgage Servicer: USDA Rural Development

Mortgage Servicer: 4300 Goodfellow Blvd

Address: Bldg. 105F, FC 215  
St. Louis, MO 63120

**SALE INFORMATION:**

Date of Sale: **February 2, 2021**  
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 County, TX, during suitable weather and in the foyer of said Annex during inclement weather 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, Debbie Jurasek, or Cheyenne Zokaie, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925**  
Trustee Address: **Dallas, TX 75240**

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

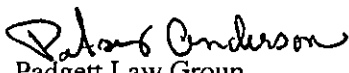
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Patsy Anderson, Sue Crow, Debbie Jurasek, or Cheyenne Zokaie, any to act, 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. Patsy Anderson, Sue Crow, Debbie Jurasek, or Cheyenne Zokaie, 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.

  
Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520

