

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: August 10, 1995
Grantor(s): Jessie M. Hawkins and Chronda L. Hawkins
Original Mortgagee: Jim Walter Homes, Inc.
Original Principal: \$116,610.00
Recording Information: Book 156, Page 481
Property County: Wharton
Property: All that certain tract or parcel of land being a one (1) acre tract more or less out of and a part of a 8 acre tract belonging to Robert Lee Hawkins et ux described in Vol 621 pg 92 deed records and a 2 acre tract belonging to Robert Lee Hawkins described in Vol.118 pg 390 official records, Wharton Co. Texas said tracts being a part of the Robert Kuykendall League, A-46, Wharton co. Texas and being designated as tracts 35 A-2 and 35A-2A on the Tax Assessors Collector Block Map Book in Wharton Co, Texas, Said one (1) acre tract being more fully described as follows:

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SF

Beginning at I.R. found in the West ROW of FM102 and the East line of the abandoned K.C.T. Railway easement ROW as described in Vol.118 Pg.390 official records Wharton Co. Texas, and said point being located called N22 52' W, 195 ft. from the centerline of an existing driveway and approx. 313 ft. from the existing SE corner of Hawkins tract and being north of the Hawkins homestead: Thence S67 deg. 08' W and perpendicular to the East line of said 8 acre tract, 435.6' to point for corner; Thence N22 deg. 52' W, 100 ft to point for corner; Thence N67 deg. 08' E at approx. 335.6 ft pass the East line of said 8 acre tract and continue for total distance of 435.6 ft to point for corner in the East line of said abandoned Railroad ROW and the West ROW of FM102, Thence S 22 deg. 52' E with said lines 100ft to the POB and containing one (1) acre more or less.

Property Address: 7807 FM 102 Road
Wharton, TX 77488

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust XVIII

Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer **55 Beattie Place, Suite 100 MS 561**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **August 3, 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, 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.**
Substitute Trustee: **Patsy Anderson, Debby Jurasek, Elizabeth Anderson, or Carlos R. Hernandez-Vivoni, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 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, Debby Jurasek, Elizabeth Anderson, or Carlos R. Hernandez-Vivoni, any to act, 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, Debby Jurasek, Elizabeth Anderson, or Carlos R. Hernandez-Vivoni, 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

WITNESS MY HAND this 13th day of July, 2021.

Patsy Anderson

Megan Randle-Bender or Chloe Christensen or
Patsy Anderson or Carol Kelly or Debby Jurasek
or Rebecca Bolton, or Carlos R. Hernandez-
Vivoni

POSTED

7/13/21 2:24

OF

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, this Notice of Substitute Trustee's Sale pertains to the following:

BORROWER: Prime Eco Group, Inc

PROPERTY: See Exhibit "A"

NOTES: Promissory Note dated as of July 26, 2013, as amended, extended and modified (the "Note")

NOTEHOLDER: Fairview Investment Fund V, LP

DEED OF TRUST: Executed by Borrower to Kevin Rafferty, Trustee on behalf of IberiaBank, N.A., as amended several times and originally dated July 26, 2013 and recorded at 2013-00004367 in Wharton County, Texas

SUBSTITUTE TRUSTEE: Jason D. Kraus, 19500 State Highway 249, Suite 350, Houston, Texas 77070

Notes Payable

WHEREAS, the Note has matured and is now entirely due and payable; and the Noteholder has requested that the undersigned act as trustee and sell the Property at public auction and apply the proceeds pursuant to the terms of the Deed of Trust;

Notice of Foreclosure Sale

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 3, 2021, a foreclosure sale of the property will be conducted in Wharton County, Texas at the following location: the Wharton County Courthouse, being the area designated by Wharton County Commissioners' Court as the place where foreclosure sales are to take place. The sale will be conducted no earlier than 1:00 p.m. and will be concluded within three hours of said starting time.

Substitute Trustee Appointed to Conduct Sale

In accordance with Texas Property Code Sec. 51.0075 and 51.0076, the undersigned attorney for the Lender has named and appointed, and by these presents does name and appoint Jason Kraus as Substitute Trustee to act under and by virtue of said Deed of Trust.

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

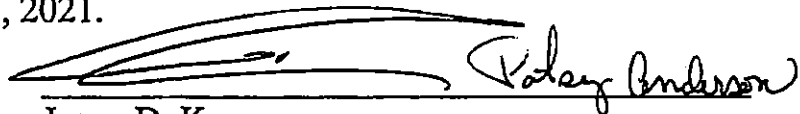
Terms of Sale

Sale of the Property will be to the highest bidder for cash or cashier's check. The purchase price must be paid without delay. Should a bidder fail to fulfill the cash or cashier's check requirement, or to make payment without delay, then such bid may, at the discretion of the Substitute Trustee, be declared void, and the bidding will be reopened and continued until a bidder who complies with all requirements is found. The Substitute Trustee shall be the sole determiner of all procedures used to sale and shall be the sole determiner of the validity and sufficiency of all bids and all other issues that may arise in connection with the bidding process, including the requirement that payment be made without delay.

Property to be Conveyed "As Is"

The Property will be sold "as is," in its present condition, with all faults, and without representations or warranties, express or implied. The conveyance will be by Substitute Trustee's Deed made subject to all matters of record.

Signed and posted on July 13, 2021.



Jason D. Kraus,
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.

EXHIBIT "A"

Land

TRACT NO. 1:

FIELD NOTES OF A 5.9036 ACRES TRACT OF LAND SITUATED IN THE RANDAL JONES LEAGUE, ABSTRACT NO. 36, WHARTON COUNTY, TEXAS, AND BEING THE SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN A DEED FROM BAKER HUGHES OILFIELD OPERATIONS, INC. TO PRIME ECO FLUIDS, INC. RECORDED IN VOLUME 560 ON PAGE 231 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.

(NOTE: BEARINGS BASED ON NAD '83 TEXAS SOUTH CENTRAL ZONE)

BEGINNING at a 5/8" iron rod, called for Vol. 560 pg. 231 Official Records, found in place marking the West or Northwest corner hereof, in the East or Northeast line of the former G.C & S.F. (Cane Belt) Railroad, abandoned and conveyed to the City of Wharton by Deed recorded in Vol. 377 pg. 358 of said Official Records, the South or Southwest corner of the Ronald Stavena, called 10.9745 acres tract described in a Deed Recorded in Vol. 141 pg. 696,

THENCE, N. 59°13'02" E., (call N. 61°27'50"E, Vol. 560 pg. 231), with the common line hereof, 452.1', call and measure, to a 1/2" iron rod, capped G&G, set for the upper North or Northeast corner hereof, the West or Northwest corner of that certain called 10.9745 acres tract described as "Tract 3" in a Deed to Bernard Svatek, et ux, recorded in Vol. 817 pg. 754 of the Wharton County Deed Records,

THENCE, S. 29°16'59" E., with the common line hereof, 182', (call & meas.) to a 5/8" iron rod found in place marking the lower North or Northeast corner hereof, the North or Northeast corner of that certain called 0.6568 acre tract described as "Tract 2" in said Svatek Deed,

THENCE, S. 59°27'24" W., with the common line hereof, 65.3', (call & meas.) to a point for an interior corner hereof the West or Northwest corner of said 0.6568 acre tract in a retention pond.

THENCE, S. 29°16'42" E., with the common line hereof, 254.4', (call & meas.) to a 1/2" iron rod, capped G&G, set for corner, the South or Southwest corner of said "Tract 2", a corner of that certain called 2.263 acres tract described as "Tract 1" in said Svatek Deed,

THENCE, continuing with the common line hereof, S. 30°57'26" E., 196.43', (call & meas.), to a 1/2" iron rod, capped G&G set for the East or Southeast corner hereof, an exterior corner of said "Tract 1" in said Svatek Deed,

THENCE, S. 58°59'49" W., with the common line hereof, 392.05' to a point (strong signal beneath crushed conc. Drive), for the South or Southwest corner hereof the West or Northwest corner of said "Tract 1", in the Northeast line of said City of Wharton tract,

THENCE, N. 29°20'02" W. (call N 27°05' W.), with the common line hereof, 634.05' to THE PLACE OF BEGINNING AND CONTAINING 5.9036 ACRES OF LAND.

EXHIBIT "A"

Land

TRACT NO. 2: (Easement tract shown as Tract 2 in Volume 560, Page 231, Official Records of Wharton County)

Being a tract or parcel of land containing 2,500 square feet, more or less, situated in the Randal Jones One-Half League, Abstract No. 36, Wharton County, Texas, and being out of the abandoned Atchinson Topelca and Santa Fe Railroad right-of-way (100 feet wide and adjoining the present northeast right-of-way line of State Highway 60) which is called 8.03 acres in a conveyance to the City of Wharton, recorded in Volume 377, Page 358, of the Deed Records of Wharton County, said 2,500 square foot parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the southwest line of a called 4.115 acre tract conveyed to Drilling Mud, Inc., described in Volume 582, Page 14, of the Deed Records of Wharton County, which is assumed to bear N 27°05'00" W):

COMMENCING at a 5/8 inch iron rod set for the west corner of said 4.115 acre tract, being the south corner of that certain tract called 1.651 acres conveyed to Cullen C. McCracken, described in Volume 445, Page 273, of the Deed Records of Wharton County, located on the northeast line of said abandoned Railroad right-of-way;

THENCE South 27°05'00" East along the southwest line of said 4.115 acre tract, being the northeast line of said abandoned railroad right-of-way (called S 29°18'43" E), a distance of 110.00 feet to a point for the north corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE continuing South 27°05'00" East along the southwest line of said 4.115 acre tract, being the northeast line of said abandoned Railroad right-of-way (called S 29°18'43" E), a distance of 25.00 feet to the east corner of the herein described parcel, from which a 5/8-inch iron rod set for reference bears S 27°05'00" E, 499.05 feet;

THENCE South 62°55'00" West, departing the southwest line of said 4.115 acre tract and crossing said abandoned Railroad 8.03 acre tract, a distance of 100.00 feet to a point on the northeast right-of-way line of said State Highway 60, for the south corner of the herein described parcel;

THENCE North 27°05'00" West along the southwest line of said abandoned Railroad right-of-way, being the northeast right-of-way line of said State Highway 60, a distance of 25.00 feet to a point for the west corner of the herein described parcel;

THENCE North 62°55'00" East, departing the northeast right-of-way line of said State Highway 60 and crossing said abandoned Railroad 8.03 acre tract, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 2,500.0 square feet of land, more or less.

POSTED ②

7/12/21 1:05pm

219 COUNTY RD 164
BOILING, TX 77420

0000009067026

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: August 03, 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 July 27, 2007 and recorded in Document VOLUME 708, PAGE 355 AS AFFECTED BY VOLUME 721, PAGE 47 real property records of WHARTON County, Texas, with RAYMOND FELDER AND PATRICIA GRIGGS, grantor(s) and JIM WALTER HOMES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAYMOND FELDER AND PATRICIA GRIGGS, securing the payment of the indebtednesses in the original principal amount of \$145,058.53, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 7-12-21 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: 7-12-21

EXHIBIT "A"

A 0.93 AC. TRACT OF LAND, SITUATED IN THE SETH INGRAM LEAGUE NO. 12, ABSTRACT NO. 33, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 1 AC. TRACT OF LAND CONVEYED FROM MARY JANE BOGAN TO FRANK ROBERSON IN DEED DATED OCTOBER 7, 1950, RECORDED IN VOLUME 243, PAGE 333, OF THE WHARTON COUNTY DEED RECORDS; SAID 0.93 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE BEGIN AT A POINT IN THE SOUTH LINE OF A CALLED 50.7654 AC. TRACT OF LAND CONVEYED TO RUSSELL S. STANGER, III, ETUX (VOL. 38, PG. 31; O.R.) FOR THE NORTHEAST CORNER OF A CALLED 3 AC. TRACT OF LAND CONVEYED TO JOE MATHEWS (VOL. 255, PG. 290; D.R.), SAME BEING THE NORTHWEST CORNER OF A CALLED 2 AC. TRACT OF LAND CONVEYED TO MARY JANE BOGAN (VOL. 228, PG. 78; D.R.), FROM WHICH CORNER, A POINT IN THE WEST LINE OF COUNTY ROAD NO. 100, FOR THE SOUTHWEST CORNER OF SAID 60.7654 AC. TRACT, SAME BEING THE NORTHWEST CORNER OF ANOTHER CALLED 2 AC. TRACT OF LAND CONVEYED TO MARY JANE BOGIN (VOL. 247, PG. 376; D.R.) BEARS, NORTH 45 DEG. 00 MIN. 00 SEC. WEST (REFERENCE BEARING), 581.78 FT. (CALL & MEAS.);

THENCE SOUTH 45 DEG. 00 MIN. 00 SEC. EAST (REFERNCE BEARING), WITH THE COMMON LINE BETWEEN SAID MARY JANE BOGAN 2 AC. TRACT (228/78; D.R.), AND SAID 50.7654 AC. TRACT, 89.89 FT. TO A 5/8 INCH IRON ROD CAPPED #2320, SET FOR THE NORTHWEST AND BEGINNING CORNER HEREOF;

THENCE SOUTH 45 DEG. 00 MIN. 00 SEC. EAST (REFERENCE BEARING), CONTINUING WITH THE SOUTH LINE OF SAID 50.7654 AC. TRACT, 89.14 FT. TO A 5/8 INCH IRON ROD CAPPED #2320, SET FOR THE NORTHEAST CORNER HEREOF, SAME BEING THE NORTHEAST CORNER OF SAID MARY JANE BOGAN 2 AC. TRACT (228/78; D.R.), AND THE NORTHWEST CORNER OF A CALLED 2 AC. TRACT OF LAND CONVEYED TO GENARG CARIASCO (VOL. 229, PG. 223; D.R.);

THENCE SOUTH 45 DEG. 11 MIN. 00 SEC. WEST, 452.36 FT. (CALLED NORTH 45 DEG. 11 MIN. EAST, 157.42 VARES = 437.28 FT.) TO A 5/8 INCH IRON ROD CAPPED #2320, SET IN THE NORTH LINE OF COUNTY ROAD NO. 164 (MEAS. 60 FT. WIDE), FOR THE SOUTHWEST CORNER OF SAID CARIASCO TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID MARY JANE BOGAN 2 AC. TRACT (228/78; D.R.), AND THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 47 DEG. 23 MIN. 55 SEC. WEST (CALLED NORTH 48 DEG. 26 MIN. WEST), WITH THE NORTH LINE OF SAID ROAD, SAME BEING WITH THE SOUTH LINE OF SAID MARY JANE BOGAN 2 AC. TRACT (228/78; D.R.), 89.23 FT. TO A 5/8 INCH IRON ROD CAPPED #2320, SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 45 DEG. 11 MIN. 00 SEC. EAST, 456.10 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.93 AC. OF LAND.

POSTED (10)

7/12/2021 1:05pm

1112 APPLING STREET
EL CAMPO, TX 77437

20120169808160

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: August 03, 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 November 12, 2004 and recorded in Document VOLUME 586, PAGE 500 real property records of WHARTON County, Texas, with WYNONA K BARKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WYNONA K BARKER, securing the payment of the indebtednesses in the original principal amount of \$99,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

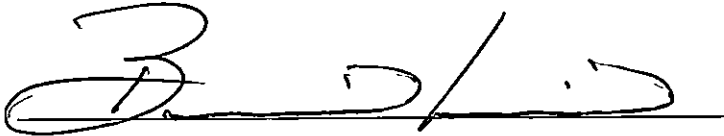
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PATSY ANDERSON, SUE CROW, DEBBY JURASEK, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, BRIAN CORMIER, CARMEN MUNIZ, MERRY CHRIS BISHOP 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 7-12-21 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: 7-12-21

1112 APPLING STREET
EL CAMPO, TX 77437

20120169808160

20120169808160

WHARTON

EXHIBIT "A"

LOT THREE (3), BLOCK SEVEN (7), MEMORIAL TERRACE, ANNEX #3, AN ADDITION TO THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN SLIDE 15A OF THE WHARTON COUNTY PLAT CABINET RECORDS, AND BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED DECEMBER 1, 1999 FROM MICHAEL P. WATZ, ET UX TO JEANETTE M. KAINER, RECORDED IN VOLUME 346, PAGE 606 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.

POSTED

6/24/21

10:13

OF

2507 COUNTY ROAD 231
WHARTON, TX 77488

0000008801698

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.

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2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 15, 2016 and recorded in Document VOLUME 1016, PAGE 689 real property records of WHARTON County, Texas, with CLEVAUS AUSTIN DAVIS AND JENNIFER JANE DAVIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLEVAUS AUSTIN DAVIS AND JENNIFER JANE DAVIS, securing the payment of the indebtednesses in the original principal amount of \$184,910.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o QUICKEN LOANS, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



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

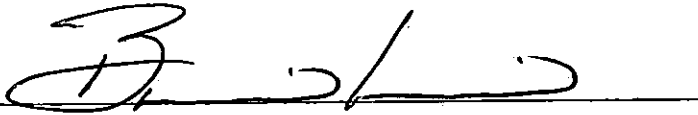
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PATSY ANDERSON, SUE CROW, DEBBY JURASEK, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, BRIAN CORMIER, NICOLE PETE, MERRY CHRIS BISHOP 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 6-24-21 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: 6-24-21

2507 COUNTY ROAD 231
WHARTON, TX 77488

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0000008801698

WHARTON

EXHIBIT "A"

LAND SITUATED IN THE COUNTY OF WHARTON IN THE STATE OF TX

2.3383 ACRES, BEING LOT ONE (1), KALINA ADDITION IN THE ALEXANDER JACKSON LEAGUE, ABSTRACT NO. 34, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN SLIDES 2211 AND 2212 OF THE WHARTON COUNTY PLAT CABINET RECORDS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED MAY 21, 2007 FROM LARRY KALINA, TO EXUMA CONSTRUCTION AND DEVELOPMENT, LLC, RECORDED IN VOLUME 699, PAGE 10 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.