

POSTED

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

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

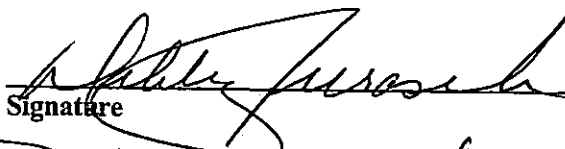
holder of such indebtedness and the liens securing same, has requested any one or the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, April 02, 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 **10:00a.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, April 02, 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 March 12, 2024.


Signature

Debby Surasek, Substitute Trustee
Printed Name

Matter No. 1808

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

POSTED

NOTICE OF FORECLOSURE SALE

3/12/24 @ 9:12 am
OFF

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

March 12, 2024

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: December 6, 2017
Grantor: OCHOA SERVICES, LLC, a Texas Limited Liability Company
Trustee: Kinnan J. Stockton
Lender: The First State Bank, Louise
Recorded in: Volume 1079, Page 910 of the real property records of Wharton County, Texas.

Legal Description: See the attached Exhibit "A"

Modifications

and Renewals: Modification and Extension Agreement dated effective March 1, 2018 recorded in Volume 1091, Page 605, Official Records of Wharton County, Texas; Modification and Extension Agreement dated effective as of May 30, 2018, recorded in Volume 1102, Page 303, Official Records of Wharton County, Texas; Modification and Extension Agreement dated effective as of January 2, 2019, recorded in Volume 1123, Page 276, Official Records of Wharton County, Texas; Modification and Extension Agreement dated effective as of April 15, 2019, recorded in the Official Records of Wharton County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Note Secured by Deed of Trust: Real Estate Lien Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: December 6, 2017
Original Principal Amount: \$422,283.00
Maker: Ochoa Services, LLC
Lender: The First State Bank, Louise

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: Outside the front entrance of Wharton County Courthouse Annex located at 309 E. Milam, Wharton, Texas.

~~**Sale Date:** April 2, 2024~~

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00am, or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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


Ashley Pegeler Kleiman, Substitute Trustee

EXHIBIT A
PROPERTY DESCRIPTION

Tract No. 1:

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Block Seven (7), South El Campo, Wharton County, Texas.

Tract No. 2:

A 0.766 AC. TRACT OF LAND, SITUATED IN THE J.B. MORFORD SURVEY NO. 10, ABSTRACT NO. 523, IN THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, BEING THE TOTAL OF TWO (2) TRACTS OF LAND: A 151.2' X 175' TRACT OF LAND DESCRIBED IN DEED DATED JUNE 21, 1971 FROM P.J. WENDEL TO NINE POINT GRAIN, INC., RECORDED IN VOLUME 416, PAGE 496 OF THE WHARTON COUNTY DEED RECORDS, AND A 46' X 150' TRACT OF LAND DESCRIBED IN DEED DATED JUNE 18, 1991 FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY TO NINE POINT GRAIN, INC., RECORDED IN VOLUME 861, PAGE 362 OF THE WHARTON COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

FOR REFERENCE & CONNECTION begin at a point at the intersection of the main track of the T. & N.O. Railroad (Southern Pacific) and the Southwest right-of-way line of 80' wide Hoskins Broadway, City of El Campo, Texas;

THENCE South 34 Deg. 30 Min. 00 Sec. East, with the Southwest line of Hoskins Broadway, 48.80' to a point for the North and BEGINNING corner hereof;

THENCE South 34 Deg. 30 Min. 00 Sec. East, continuing with Southwest line of Hoskins Broadway, at 1.20' pass a 5/8" iron rod found, and in all, 151.20' to an "X" found cut in concrete for the East corner hereof, same being at the West corner of the intersection of Hoskins Broadway and Railroad Street;

THENCE South 55 Deg. 30 Min. 00 Sec. West, (bearing of record - 861/362 D.R.), with the Northwest line of Railroad Street, at 175.00' pass the common corner of said 151.2' X 175' and 46' X 150' tracts, and in all, 221.00' to a railroad spike found marking the South corner of said 46' x 150' tract and the South corner hereof;

THENCE North 34 Deg. 30 Min. 00 Sec. West, 150.00' to a 5/8" iron rod found marking the West corner of said 46' X 150' tract and the West corner hereof;

THENCE North 55 Deg. 30 Min. 00 Sec. East, with the Northwest line of said 46' X 150' tract, 46.00' to a point for its North corner, same being in the Southwest line of said 151.2' X 175' tract;

THENCE North 34 Deg. 30 Min. 00 Sec. West, with the Southwest line of said 151.2' X 175' tract,

1.20' to a point for its West corner;

THENCE North 55 Deg. 30 Min. 00 Sec. East, with the Northwest line of said 151.2' X 175' tract, 175.00' to the PLACE OF BEGINNING containing 0.766 acres, more or less.

Tract No. 3:

A 1.146 AC. TRACT OF LAND, SITUATED IN THE CITY OF EL CAMPO, IN THE E.T.R.R. CO. SURVEY NO. 10, ABSTRACT NO. 523, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 150 FT. X 1764 FT. TRACT OF LAND SHOWN AS "DEPOT & SIDE TRACK GROUNDS" ON THE OFFICIAL PLAT OF SOUTH EL CAMPO (VOLUME "P", PAGE 74, OF THE WHARTON COUNTY DEED RECORDS); SAID 1.146 AC. TRACT BEING MORE PARTICULARLY DESCRIBED as follows:

BEGINNING at a Railroad Spike set in asphalt at the intersection of the North line of RAILROAD AVENUE (platted 50 ft. wide) and the East line of BELLMAN AVENUE (NOT OPEN), for the Southwest corner of said DEPOT & SIDE TRACK GROUNDS, same being the Southwest corner hereof;

THENCE North 34 Deg. 30 Min. 00 Sec. West. 150.00 ft to a 60d nail found in the South line of the 100 ft. Right-of-Way line of the NEW YORK TEXAS & MEXICAN RAILROAD, for the Northeast corner of said BELLMAN AVENUE, same being the Northwest corner of said DEPOT & SIDE TRACK GROUNDS, and the Northwest corner hereof:

THENCE North 55 Deg. 30 Min. 00 Sec. East, with the common line between said DEPOT & SIDE TRACK GROUNDS and said NEW YORK TEXAS & MEXICAN RAILROAD R.O.W., 332.80 ft. to a 5/8 inch iron rod called & found for the Northwest corner of a called 0.766 Ac. tract of land conveyed to Coastal Warehouse, LTD. (Vol. 585, Pg. 305; O.R.), same being the Northeast corner hereof;

THENCE South 34 Deg. 30 Min. 00 Sec. East, 150.00 ft. to a Railroad Spike found in the South line of said DEPOT & SIDE TRACK GROUNDS, same being in the North line of said RAILROAD AVENUE for the Southwest corner of said 0.766 Ac. tract, same being the Southeast corner hereof;

THENCE South 55 Deg. 30 Min. 00 Sec. West (Reference Bearing), with the common line between said DEPOT & SIDE TRACK GROUNDS and said RAILROAD AVENUE, 332.80 ft. to the PLACE OF BEGINNING and containing 1.146 Ac. of land.

NOTE: The South line of the DEPOT & SIDE TRACK GROUNDS which bears, South 55 Deg. 30 Min. 00 Sec. West, is the reference bearing of record that this survey is based on.

POSTED

3/11/24 @ 1:34pm
CHP

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

April 2, 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 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.

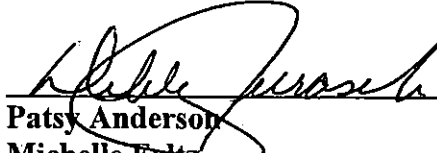
Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

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 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

3/11/24 @ 1:30pm
CTP

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF
SUBSTITUTE TRUSTEE'S SALE**

DATE: March 11, 2024

NOTE: Promissory Note described as follows:

Date: February 9, 2015
Maker: Craig C. Stavinoha and Mary A. Stavinoha
Payee: Quicken Loans, Inc.
Original Principal Amount: \$300,000

DEED OF TRUST: Deed of Trust described as follows:

Date: February 9, 2015
Grantor: Craig C. Stavinoha and Mary A. Stavinoha
Trustee: Title Source, Inc.
Beneficiary: Quicken Loans, Inc.
Recorded as Document No. 003234080019 in the real property records of Wharton County, Texas.

LENDER: Allen Brian by equitable subrogation under Order of the Court signed on October 11, 2023, by HONORABLE JUDGE BEN HARDIN under Cause No. CV52119

BORROWERS: Craig C. Stavinoha and Mary A. Stavinoha

PROPERTY: The real property described as follows:

A 0.925A ACRE TRACT OF LAND SITUATED IN THE TOWN OF EAST BERNARD IN THE J.F. HAMILTON LEAGUE, ABSTRACT NO. 27, WHARTON COUNTY, TEXAS, AND BEING A PORTION OF THE NORTH ONE-HALF OF LOT NO. ONE (1) OF THE LEVERIDGE PARTITION OF A THIRTY-THREE ACRES TRACT OF LAND, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 227 PAGE 546 OF THE WHARTON COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Debby Jurasek
Kingland Properties
P.O. Box 1141
Wharton, Texas 77488

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

~~April 2, 2024~~, the first Tuesday of the month, to commence at 10:00 am, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE:

Wharton County Courthouse in Wharton County, Texas, at the following location: Outside the front entrance of the Wharton County Courthouse Annex at 309 East Milam, Wharton, Texas 77488, and during inclement weather, in the foyer of said Annex during inclement weather, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

NOTICE

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

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

RECITALS

Obligations Secured: The type of lien to be foreclosed is a home equity loan extension of credit under Texas Constitution article 16, section 50(a)(6). The lien is indexed at File # 2019-00001411, Book 1127 Page 918-937 and recorded in the real property records of Wharton County, Texas, but said lien was then equitably subrogated by Order of the Court signed on October 11, 2023, by HONORABLE JUDGE BEN HARDIN and filed with the Court on October 11, 2023, under Cause No. CV52119. Lender has authority to seek foreclosure of the lien by Order of the Court signed on October 11, 2023, by HONORABLE JUDGE BEN HARDIN and filed with the Court on October 11, 2023, under Cause No. CV52119 and because petitioner paid off the Quicken Loan lien in the amount of \$346,445.78.

Order to Foreclose: ALLEN BRIAN, Lender, obtained an Order from the 329th District Court of Wharton County on February 8, 2024, under Cause No. CV64646. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to Court's Order.

Substitute Trustee(s) Appointed to Conduct Sale: In according with Texas Property Code 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Debby Jurasek, Kingsland Properties, whose mailing address is P.O. Box 1141, Wharton, Texas 77488, Substitute Trustee to act under and by virtue of said Deed of Trust.

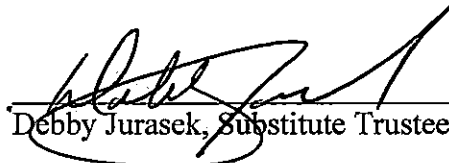
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has required that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable laws.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust, Substitute Trustee has not made and will not make any covenants, representations or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of March 11, 2024.


Debby Jurasek, Substitute Trustee

Return To:
Debby Jurasek
Kingsland Properties
P.O. Box 1141
Wharton, Texas 77488

"EXHIBIT A"

OFFICE PHONE (409) 532-1562

217N. RICHMOND RD.
P. O. BOX 787

W. E. WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4652
WHARTON, TEXAS, 77488-0787

FIELD NOTES OF A 0.925 ACRE TRACT OF LAND SITUATED IN THE TOWN OF EAST BERNARD IN THE J. F. HAMILTON LEAGUE, ABSTRACT NO. 27, WHARTON COUNTY, TEXAS, AND BEING A PORTION OF THE NORTH ONE-HALF OF LOT NO. ONE, (1) OF THE LEVERIDGE PARTITION OF A THIRTY-THREE ACRES TRACT OF LAND, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 227 ON PAGE 546 OF THE WHARTON COUNTY DEED RECORDS.

BEGINNING at a 5/8" rod found in place marking the Northwest corner hereof in the East right of way of "Old Wharton Road", same being the Northwest corner of Lot No. 1 of the Leveridge Partition of a Thirty-three acres tract of land, as shown by plat thereof recorded in Vol. 227 on page 546 of the Wharton County Deed Records, same also being the Southwest corner of Lot No. 2A of said Partition,

THENCE, N. 73 degrees 00 minutes E., call and measure, with the common line hereof, 250 ft. to 5/8" rod set for the Northeast corner hereof, same being the Northwest corner of a 1.045 acres tract of land surveyed this day,

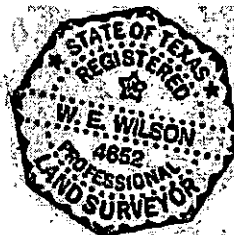
THENCE, S. 16 degrees 49 minutes E., with the common line hereof, 161.1 ft. to a 5/8" rod set for the Southeast corner hereof, same being the Southwest corner of said 1.045 acres tract, in the North line of a 1.97 acres tract of land surveyed this day,

THENCE, S. 73 degrees 00 minutes W., with the common line hereof, 250 ft. to a 5/8" rod set for the Southwest corner hereof, same being the Northwest corner of said 1.97 acres tract in the East right of way of said "Old Wharton Road",

THENCE, N. 16 degrees 49 minutes W., call and measure, with said right of way, 161.1 ft. to THE PLACE OF BEGINNING AND CONTAINING 0.925 ACRES OF LAND, MORE OR LESS.

Prepared from a survey made on the ground November 29, 1995
Witness my hand this January 24, 1996

W. E. Wilson (W. E. Wilson)
Registered Professional Land Surveyor No. 4652



MID-COAST TITLE CO., INC.
Ingram Abstract Co.
101 W. Caney
Wharton, Texas 77488

NOTICE OF TRUSTEE'S SALE

DATE: March 9, 2024

DEED OF TRUST

Date: April 26, 2016

Grantor: Juan Loreda
Maria Loreda
10603 Misty Shadow Court
Houston, Texas 77041

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

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

Recording Information: Deed of Trust recorded in Book 1023, Page 579, Deed Records of Wharton County, Texas.

Property: *Being Tract Twenty-Nine (29), Colt Ranch and Land Partners I, LP, being 10.124 acres in the Seth Ingram Survey No. 12, A-33, Wharton County, Texas, more fully described in exhibit "A" attached hereto.*

Note

Date: April 26, 2016

Amount: \$79,750.00

Debtor: Juan Loreda and Maria Loreda

Holder: Sandstone Capital II, LP

DATE OF SALE OF PROPERTY: ~~April 2, 2024~~

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

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

3/11/24 @ 12:38 PM
CHP

COLT RANCH AND LAND PARTNERS I, LP

TRACT 29

LEGAL DESCRIPTION

THE STATE OF TEXAS §

COUNTY OF WHARTON §

BEING a 10.124-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 10.124-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 Gustavus 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 7,003.14-feet to 5/8-inch iron rod set for the south corner and POINT OF BEGINNING of the herein described tract, same being the east corner of a called Tract 28 containing 10.094-acres;

THENCE North 47° 30' 56" West with the common line between the herein described Tract 29 and said Tract 28 for a distance of 1225.00-feet to a 5/8-inch iron rod set for the west corner of the herein described tract and the north corner of said Tract 28;

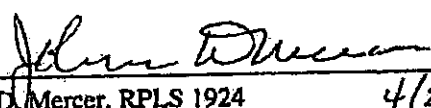
THENCE North 42° 29' 04" East with the southeast line of the proposed Colt Ranch and Land Subdivision Phase I for a distance of 360.00-feet to a 5/8-inch iron rod set for the north corner of the herein described tract and the west corner of a called Tract 30 containing 10.124-acres;

THENCE South 47° 30' 56" West with the southeast line of the herein described tract and the northwest line of said Tract 30 for a distance of 1225.00-feet to a 5/8-inch iron rod set for the east corner of the herein described tract and the south corner of said Tract 30, same being in the southeast line of the Seth Ingram Survey Number 12, Abstract 33, in the aforesaid county line and in the northwest line of Matagorda County Road No. 121 (Alabama Road);

THENCE South 42° 29' 04" West with the southeast line of the Seth Ingram Survey Number 12, Abstract 33, with the aforesaid county line and with the northwest line of Matagorda County Road No. 121 (Alabama Road) for a distance of 360.00-feet to the POINT OF BEGINNING, containing in area 10.124-acres of land, more or less.

The herein described tract is subject to a 65-foot wide drainage easement located parallel to, and southeast of the northwest line of the herein described tract.

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.


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

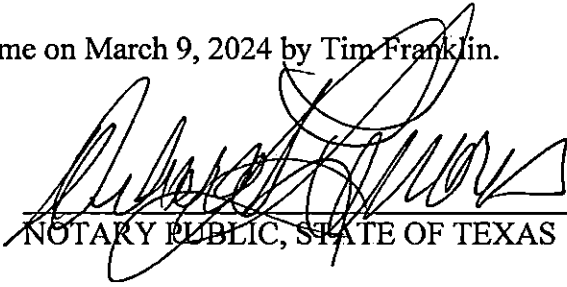


(ACKNOWLEDGMENT)

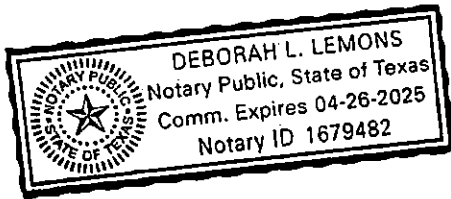
STATE OF TEXAS §

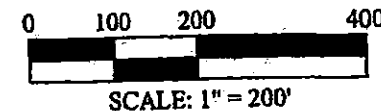
COUNTY OF LEON §

This instrument was acknowledged before me on March 9, 2024 by Tim Franklin.



NOTARY PUBLIC, STATE OF TEXAS





PROPOSED
COLT RANCH AND LAND
SUBDIVISION
PHASE I

① APPROX. CL KINDER MORGAN
PIPELINE LOCATED IN A
50' EASEMENT GRANTED TO
KINDER MORGAN CRUDE
& CONDENSATE, LLCW.
W.C. FILE # 2011-00005169

② APPROX. CL ENERGY
TRANSFER PIPELINE LOCATED
IN A 30' EASEMENT GRANTED
TO ETC NGL TRANSPORT, LLC
W.C. FILE # 2011-00005169

③ DRAINAGE AND DETENTION
POND EASEMENT
W.C. FILE # 2016-00001933
OFFICIAL RECORDS OF
WHARTON COUNTY
BK 1020 PGS 135-145

④ SET 3/4" IRON ROD WITH CAP
"JOHN D MERCER RPLS" 1924"

BEARINGS BASED ON NAD 83
TEXAS STATE PLANE
COORDINATES, SOUTH
CENTRAL ZONE.
DISTANCES ARE SURFACE.

POINT OF REFERENCE
1/2" IRON ROD
SOUTH CORNER OF TRACT #1
CONTAINING 984.91 ACRES
AS DESCRIBED IN
WHARTON CO. CLERK'S
FILE NO. 2015-00003381
SOUTH CORNER A-33
EAST CORNER A-20

WHARTON CO
MATAGORDA CO.

COLT RANCH AND LAND PARTNERS I, L.P.
TRACT 28
10.124 AC

N 42°29'04" E - 360.00'

N 47°30'56" W - 1225.00'

TRACT 29
10.124 AC

S 47°30'56" E - 1225.00'

COLT RANCH AND LAND PARTNERS I, L.P.
TRACT 30
10.124 AC

N 42°29'04" E - 7003.14'
MATAGORDA CO. ROAD 121 -- ALABAMA ROAD (ROW VARIES)

POINT OF
BEGINNING

S 42°29'04" W - 360.00'

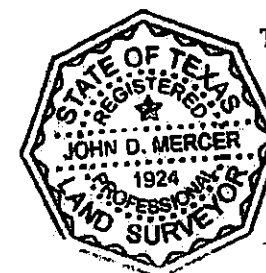
TRACT 29 -- 10.124 ACRES
BEING PART OF SETH INGRAM SURVEY 12,
ABSTRACT 33 AND OUT OF THE COLT RANCH AND
LAND PARTNERS I, L.P. CALLED TRACT 1 CONTAINING
984.91 ACRES AS DESCRIBED IN WHARTON COUNTY
CLERK'S FILE NO 2015-00003381 AND BOOK 992,
PAGES 867-878 OF THE OFFICIAL RECORDS
OF WHARTON CO., TEXAS

TRACT 29 -- 10.124 AC
EASEMENT -- 0.537 AC
NET -- 9.587 AC

SCANNED

STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 08/01/2016 8:54 AM

COUNTY CLERK, Wharton County, Texas
By: *[Signature]* Deputy



THIS SURVEY IS BASED ON A SURVEY MADE
ON THE GROUND UNDER MY SUPERVISION
AND IT IS TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

[Signature]
JOHN D. MERCER RPLS 1924 4/21/16
JOHN D. MERCER & ASSOCIATES, INC.
TBPLS FIRM NO. 101166-00

4-984380
sepp2

POSTED

2/29/24 @ 1:15pm
CHP

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Patsy Anderson, Sue Crow, Debby Jurasek, Michelle
Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael
Kolak
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX05000063-23-1

APN 20033-000-020-00 | R030679

TO No 230619947-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 23, 2011, CARLTON E RECTOR, SINGLE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CHARLES A. BROWN, ATTORNEY as Trustee, JPMORGAN CHASE BANK, N.A. as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$61,194.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on October 5, 2011 as Document No. 2011-00005504 in Book 864, on Page 315-338 in Wharton County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 20033-000-020-00 | R030679

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, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak** 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 **Nationstar Mortgage LLC**, 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.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 2, 2024 at 10:00 AM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wharton County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Wharton County Courthouse, 100 S. Fulton Street, Wharton, TX 77488, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 27th day of February, 2024.


By: Amy Oian
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX05000063-23-1

APN 20033-000-020-00 | R030679

TO No 230619947-TX-RWI

EXHIBIT "A"

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Exhibit "A"
Legal Description

A 15.237 acres of land, more or less, situated in the Seth Ingram League No. 12, Abstract No. 33, Wharton County, Texas, being that same called 15.103 acre, more or less, tract out of a 30.206 AC. tract of land (Vol. 429, Pg. 562 Deed Records) called Lot No. One (1), Aschenbeck Partition, and being more particularly described by metes and bounds as follows:

FOR REFERENCE & CONNECTION begin at a 3/4" iron pipe found marking the West corner of 70.58 Ac. tract (464/225 D.R.), same being the West corner of Lot No. 1A of the partition of the W.T. Taylor Estate Lands (Vol. O, Pg. 256, District Court, Wharton Co.) at the centerline intersection of 80' wide Cardwell Road running Northeast and Southwest and 60' wide Pratt Ranch Road running Southeast;

THENCE North 45 Deg. 13 Min. 32 Sec. East (bearing of record - 839/582 D.R.), with the centerline of 80' Cardwell Road and the Northwest line of said 70.58 Ac. tract, at 2274.24' pass a 5/8" iron rod set for the South corner of said Lot 1, Aschenbeck Partition, and continuing an additional 250.0' to a 5/8" iron rod set for the South and BEGINNING corner hereof, same being the lower East corner of the Thornton called 15.103 Ac. tract (170/341 O.R.);

THENCE North 44 Deg. 46 Min. 28 Sec. West, with the lower Northeast line of said Thornton tract, at 40.0' pass a 5/8" iron rod set in the Northwest right-of-way line of said Cardwell Road, and in all, 403.90' to a 5/8" iron rod set for Thornton's interior corner, same being the West corner hereof,

THENCE North 25 Deg. 17 Min. 32 Sec. East, with the Easterly line of said Thornton tract, at 3+37.0' pass a 5/8" iron rod set near a ravine, at 6+38.6' pass a 5/8" iron rod set on the lower bank of the San Bernard River, and in all, 776.82' to a point in the water's edge of said River for the North corner hereof,

THENCE downstream, with the South water's edge of said River, the following meanders:

North 70 Deg. 36 Min. 05 Sec. East, 209.87'

North 76 Deg. 44 Min. 26 Sec. East, 161.75'

North 84 Deg. 47 Min. 58 Sec. East, 83.29'

South 83 Deg. 04 Min. 25 Sec. East, 78.40'

South 77 Deg. 50 Min. 35 Sec. East, 97.24'

South 60 Deg. 16 Min. 50 Sec. East, 240.04'

South 48 Deg. 14 Min. 02 Sec. East, 66.99' to a point for the East corner hereof, same being the North corner of said 70.58 Ac. tract;

THENCE South 45 Deg. 13 Min. 32 Sec. West, with the Northwest line of said 70.58 Ac. tract and centerline of said 80' Cardwell Road, at 1+77.16' pass a 1-1/4" iron pipe on the high bank of said River, at 5+40.04' pass a 5/8" iron rod set near a pond, at 7+00.53' pass a 5/8" iron rod set near a pond; at 7+60.37' pass a 5/8" iron rod set near a gate, and in all, 1291.86' to the PLACE OF BEGINNING, containing 15.237 acres, more or less.

POSTED

FEB 22 2024 8:58am

NG

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHARTON County

Deed of Trust Dated: February 3, 2017

Amount: \$222,045.00

Grantor(s): RICKY A WENDEL and SARAH WENDEL

Original Mortgagee: SUNTRUST MORTGAGE, INC.

Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC STREET, SUITE 300, GREENWOOD VILLAGE, CO 80111

Recording Information: Document No. 2017-00000929

Legal Description: PLEASE SEE ATTACHED EXHIBIT A

Date of Sale: ~~April 2, 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 OLAN, 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: 2023-004173



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

EXHIBIT A

Legal Description

A 10.00 AC. TRACT OF LAND, SITUATED IN THE MORRIS & CUMMINGS SURVEY NO. 37, ABSTRACT NO. 294, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 156 AC. TRACT OF LAND CONVEYED FROM BENNIE JECMEK, ET AL TO D.B. BRAINERD AND WIFE, PATRICIA L. BRAINERD IN DEED DATED DECEMBER 6, 1999, RECORDED IN VOLUME 348, PAGE 73, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 10.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the centerline of COUNTY ROAD NO. 309 (meas. 64 ft. wide), in the West line of the E.T.R.R. CO. SURVEY NO. 33, ABSTRACT NO. 110, for the Southeast corner of the E.C. OGDEN SURVEY NO. 32, ABSTRACT NO. 545, same being the Southeast corner of a called 5.00 Ac. tract of land conveyed to Brian Paul Baklik (Vol. 633, Pg. 765; O.R.), the Northeast corner of said SURVEY NO. 37, the Northeast corner of said 156 Ac. tract and the Northeast corner hereof;

THENCE South 00 Deg. 01 Min. 21 Sec. West, with the common line between said SURVEYS NOS. 33 & 37, same being with the centerline of said ROAD and with the East line of said 156 Ac. tract, 405.37 ft. to a point for the Southeast corner hereof;

THENCE West, at 32.00 ft. pass a 5/8 inch iron rod capped #2320, set in the West line of said ROAD, and in all, 1074.57 ft. to a 5/8 inch iron rod capped #2320, set for the Southwest corner hereof;

THENCE North 00 Deg. 01 Min. 21 Sec. East, 405.37 ft. to a 5/8 inch iron rod capped #2320, set in the common line between said SURVEYS NOS. 32 & 37, same being in the North line of said 156 Ac. tract, and in the South line of the Southeast One-Quarter of said SURVEY NO. 32, conveyed to Andrew P. Baklik, et ux (Vol. 583, Pg. 98; D.R.), for the Northwest corner hereof;

THENCE East (Reference Bearing), with the common line between said SURVEYS NOS. 32 & 37, same being with the common line between said 156 Ac. tract and said Andrew P. Baklik, et ux tract, at 31.05 ft. pass a 5/8 inch iron rod capped #2320, set for the Southwest corner of said 5.00 Ac. tract, at 1042.56 ft. pass a 5/8 inch iron rod capped #2320, set in the West line of said ROAD, and in all, 1074.57 ft. to the PLACE OF BEGINNING.

NOTE: The North line of the MORRIS & CUMMINGS SURVEY NO. 37, ABSTRACT NO. 294, which bears, East, is the reference bearing of record that this survey is based on.

R062487, R071971

Title to the above described property conveyed to Ricky Wendel and Sarah Wendel, husband and wife from D.B. Brainerd and Patricia L. Brainerd by General Warranty Deed dated March 27, 2007 and recorded March 30, 2007 in Book 692, Page 738 or Instrument No. 271500.

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 WELLHOFFER 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 17, 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.

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

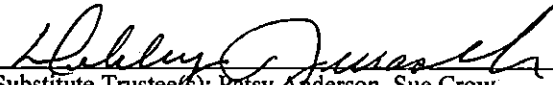


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ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Nicki Company

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


Substitute Trustee(s): Patsy Anderson, Sue Crow,
Debby Jurasek, Reid Ruple, Kathleen Adkins, Evan
Press, Elizabeth Anderson, Michelle Foltz, Debbie
Jurasek, Amy Oian, Michael Kolak. Debby Jurasek,
Jennyfer Sakiewicz and Xome employees included but
not limited to those listed herein.

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

Certificate of Posting

I, Debby Jurasek, declare under penalty of perjury that on the 22nd day of February, 2014, 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).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

February 13, 2024

POSTED

NOTE:

Date: November 14, 2011
Makers: MICHAEL EDWIN WILLIAMS and
CHARLA LEVI WILLIAMS
Payee: Middle Creek Mortgage, Inc.
Original principal amount: \$31,886.59

FEB 13 2024 11:38am
NG

DEED OF TRUST:

Date: November 14, 2011
Grantors: MICHAEL EDWIN WILLIAMS and CHARLA LEVI WILLIAMS
Trustee: Gary Adamek
Beneficiary: Middle Creek Mortgage, Inc.
Recording data: Clerk's Image No. 002986860017 recorded in the Real Property
Records of Wharton County, Texas.

LENDER: Middle Creek Mortgage, Inc.

BORROWERS: MICHAEL EDWIN WILLIAMS and CHARLA LEVI WILLIAMS

PROPERTY: Real Property: Lot 22 in the Correll 1st Addition in the City of El Campo, Wharton County, Texas according to map or plat thereof recorded in Volume 33, Page 11 of the Deeds Records of Wharton County, Texas - commonly known as 310 Olive Street, Lot 22, El Campo, Texas 77437.

SUBSTITUTE TRUSTEES: JEFFREY D. STEWART
JAMES E. CUELLAR
D. BRENT WELLS
PATSY ANDERSON
MICHELLE FOLTZ
DEBBY JURASEK
JENNYFER SAKIEWICZ
c/o Wells & Cuellar, P.C.
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

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

April 2, 2024, being the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Outside the front entrance of the Wharton County Courthouse Annex located at 309 East Milam, Wharton, Wharton County, Texas 77488, 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.

Defaults have occurred in the payment of the Notes and in the performance of the obligations of the Deed of Trust which secures the Notes. Because of such default, Lender, the holder of the Notes, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.



Substitute Trustee