

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: April 8, 2025
Type of Security Instrument: Deed of Trust
Date of Instrument: August 2939, 2022
Debtor: Citlally Alejandra Mosqueda
Original Trustee: Sylvester Williams
Substitute Trustee: J.N. Richards Law, P.C.
Current Beneficiary: Michael Swanigan

POSTED
4/10/25 @ 1:28pm
CAP

County of Property: Wharton County, Texas

Recording Information: Wharton County Real Property Records Document Number 2022-00006204

Property Description: Lot Four "A" (4A), Block Four (4), Payne West Addition, Section I, City of El Campo, Wharton County, Texas, as shown by plat thereof, recorded in Volume 223, page 436 of the Wharton County Deed Records (more commonly known as 1608 Lynn Street, El Campo, Texas 77437).

Date of Sale of Property: ~~May 6, 2025~~

Earliest Time of Sale of Property: The sale shall begin no earlier than ~~10:00 A.M.~~ and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Outside the front entrance of the Wharton County Courthouse Annex, 309 East Milam, Wharton County, Texas 77488 or other place designated by the County Commissioners Court.

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

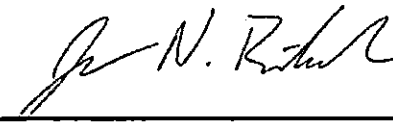
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE J.N. Richards Law, P.C., to act, as Substitute Trustee.

The address for the Substitute Trustee for
purposes of Section 51.0075(e) of the Texas

Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
903-676-9202



James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 903-676-9202
Fx: 817-518-9286
Email: nate@jnr.law

Executed on April 8, 2025

POSTED

APR 10 2025 11:47am

NG

1224 SAM STREET
EL CAMPO, TX 77437

0000010420693

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: ~~June 03, 2025~~

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 June 11, 2003 and recorded in Document VOLUME 510, PAGE 673; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1061, PAGE 256 real property records of WHARTON County, Texas, with CHARLES BELL, A SINGLE PERSON, AND HELEN CALLIS, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHARLES BELL, A SINGLE PERSON, AND HELEN CALLIS, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$87,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

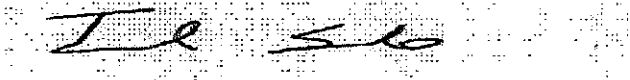
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any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

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



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PATSY ANDERSON, SUE CROW, DEBBY JURASEK, MICHELLE FOLTZ, KATHLEEN ADKINS, EVAN PRESS, AMY OLAN, MICHAEL KOLAK OR AUCTION.COM 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 Debby Jurasek, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-10-2025 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: Debby Jurasek

Date: 4-10-2025

1224 SAM STREET
EL CAMPO, TX 77437

00000010420693

00000010420693

WHARTON

EXHIBIT "A"

BEING A 0.344 ACRE TRACT OF LAND SITUATED IN THE E.T.R.R. SURVEY NO. 8, ABSTRACT 522, WHARTON COUNTY, TEXAS, SAID 0.344 ACRE OF LAND BEING ALL OF THOSE TWO TRACTS OF LAND CONVEYED TO FRANCISCO MARTIN JR. AND ANTONIA MARTIN (1) FIRST TRACT BEING A 50' X 100' TRACT OF LAND BY DEED DATED AUGUST 28, 1958 AND RECORDED IN VOLUME 316 PAGE 38 AND (2) SECOND TRACT BEING A 100' X 100' TRACT OF LAND BY DEED DATED DECEMBER 6, 1967 BOTH OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS, SAID 0.344 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING IRON IN THE NORTH RIGHT-OF-WAY LINE OF SAM STREET (40 FEET IN WIDTH, SAID IRON BEARS WEST A DISTANCE OF 574.00 FEET FROM THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF SAM STREET AND THE WEST RIGHT-OF-WAY LINE OF PALACIOS STREET, SAID IRON ROD BEING THE MOST SOUTHEASTERN CORNER OF THE MARTIN SECOND TRACT, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WEST A DISTANCE OF 150.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAM STREET, SAME BEING THE SOUTH LINE OF THE MARTIN TWO TRACTS OF LAND TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE MARTIN FIRST TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH A DISTANCE OF 100.00 FEET ALONG THE WEST LINE OF THE MARTIN FIRST TRACT TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE MARTIN FIRST TRACT, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, EAST A DISTANCE OF 150.00 FEET ALONG THE NORTH LINE OF THE MARTIN TWO TRACTS OF LAND TO AN EXISTING 3/4 INCH PIPE, SAID PIPE BEING THE NORTHEAST CORNER OF THE MARTIN SECOND TRACT, SAID PIPE ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 100.00 FEET ALONG THE EAST LINE OF THE MARTIN SECOND TRACT OF LAND TO THE PLACE OF BEGINNING. CONTAINING WITHIN THESE METES AND BOUNDS 0.344 ACRE TRACT OF LAND.

POSTED

APR 10 2025 11:46am
NG

611 AVE K
EL CAMPO, TX 77437

0000010418564

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: ~~May 06, 2025~~

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 05, 2019 and recorded in Document VOLUME 1130, PAGE 619-633 real property records of WHARTON County, Texas, with MINDY ACUNA AND SPOUSE, STANLEY ACUNA, JR., grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MINDY ACUNA AND SPOUSE, STANLEY ACUNA, JR., securing the payment of the indebtednesses in the original principal amount of \$146,464.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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 d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

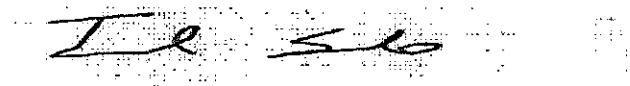
c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



NTSS0000010418564

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.

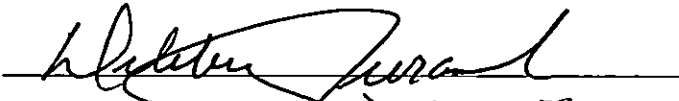
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PATSY ANDERSON, MICHELLE FOLTZ, DEBBY JURASEK, TIFFANY ANDRESEN OR JENNYFER SAKIEWICZ whose address is c/o BARRETT DAFFIN FRAPPIER 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 Debby Jurasek, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-10-2025 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: Debby Jurasek

Date: 4-10-2025

611 AVE K
EL CAMPO, TX 77437

00000010418564

00000010418564

WHARTON

EXHIBIT "A"

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


NOTICE OF TRUSTEES 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."

DATE: March 27, 2025

DEED OF TRUST:

DATE: June 3, 2024
GRANTOR RICARDO ESTEBAN AGUILAR ZAMORA & LILIAN JIMENEZ HERNANDEZ
TRUSTEE: ELVA CARREON TIJERINA
BENEFICIARY: VILLA ROSA PROPERTIES, LLC
COUNTY WHERE PROPERTY IS LOCATED: Wharton
RECORDED IN: Document # 2023-00003957 of the Real Property Records of Wharton County, Texas.
PROPERTY: 50.00 FEET BY 140.00 FEET, CONTAINING 0.1610 ACRE. MORE OR LESS, KNOWN AS LOT 2 IN BLOCK 40, CITY OF HUNGERFORD, WHARTON COUNTY, TEXAS (VOLUME 347, PAGE 457 OF THE DEED RECORDS, WHARTON COUNTY, TEXAS) (PIDN R051797)


Doc ID: 005289100002 Type: OFF
Kind: NOTICE
Filed: 04/01/2025 at 01:55:43 PM
Fee Amt: \$29.00 Page 1 of 2
Wharton, TX
Barbara Svatek County Clerk
File# 2025-00001827
BK 1378 PG 293-294

NOTE:

DATE: June 3, 2024
AMOUNT: Seventy Five Thousand Nine Hundred Fifty Dollars and No Cents (\$ 75,950.00)
MAKER: RICARDO ESTEBAN AGUILAR ZAMORA & LILIAN JIMENEZ HERNANDEZ
PAYEE: VILLA ROSA PROPERTIES, LLC
HOLDER and BENEFICIARY: VILLA ROSA PROPERTIES, LLC
1106 N AVENUE E EXT
HUMBLE, TX 77338

SENDER OF NOTICE: ELVA CARREON TIJERINA
1106 N AVENUE E EXT
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, MAY 6th, 2025
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the Wharton County Courthouse, Wharton County, Texas.

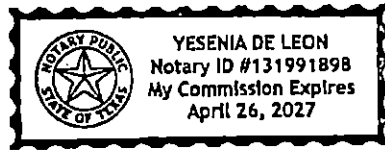
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

ELVA CARREON TIJERINA

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA CARREON TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on March 27, 2025



NOTARY PUBLIC
STATE OF TEXAS

Yesenia DeLeon
4-24-27

After recording return to:

* VILLA ROSA PROPERTIES, LLC
PO BOX 14567
HUMBLE, TX 77347

2025-00001627
STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 04/01/2025 1:55 PM



Barbara Swartz
COUNTY CLERK, Wharton County, Texas
By: *BS* Deputy

POSTED

3/27/25 12:33pm
CJP

24-246681

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: November 22, 2023	Original Mortgagor/Grantor: WILLIAM VIDES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-H1 MORTGAGE TRUST
Recorded in: Volume: 1328 Page: 32 Instrument No: 2023-00006168	Property County: WHARTON
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$183,750.00, executed by WILLIAM VIDES and payable to the order of Lender.

Property Address/Mailing Address: 807 ERIN STREET, EL CAMPO, TX 77437

Legal Description of Property to be Sold: EXHIBIT "A" A 0.201 AC. TRACT OF LAND, MORE OR LESS, BEING A PORTION OF LOTS NOS. THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16) IN BLOCK THREE (3) OF THE J.J. LIVELY SECOND ADDITION TO THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 11, PAGE 35 OF THE WHARTON COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: FOR REFERENCE & CONNECTION BEGIN AT A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE ROGER BENAVIDEZ, ET UX 0.171 AC. TRACT (148/450 O.R.), SAME BEING THE NORTHWEST CORNER OF LOT SIXTEEN (16), BLOCK THREE (3) OF SAID ADDITION AT THE INTERSECTION OF THE EAST LINE OF AVENUE E AND THE SOUTH LINE OF ERIN AVENUE; THENCE SOUTH 89 DEG. 51 MIN. 30 SEC. EAST (BEARING OF RECORD - 148/450 O.R.), WITH THE SOUTH LINE OF ERIN AVENUE, 110.07' (CALLED 110.0') TO A 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.171 AC. TRACT, SAME BEING THE NORTHWEST AND BEGINNING CORNER HEREOF; THENCE SOUTH 00 DEG. 29 MIN. 09 SEC. WEST, WITH THE EAST LINE OF SAID 0.171 AC. TRACT, 67.33' (CALLED 69.0) TO A 5/8" IRON ROD FOUND MARKING ITS SOUTHEAST CORNER, SAME BEING THE NORTHEAST CORNER OF THE OSCAR ESCOBAR, SR., ET UX TRACT (627/597 D.R.); THENCE SOUTH 00 DEG. 16 MIN. 45 SEC. EAST, WITH THE EAST LINE OF ESCOBAR'S TRACT, 70.00' TO A 3/4" IRON ROD FOUND MARKING ITS SOUTHEAST CORNER, SAME BEING THE SOUTHWEST CORNER HEREOF IN THE NORTH LINE OF THE GRADY & EDITH ROD INGLE TRACT (200/297 D.R.); THENCE NORTH 89 DEG. 48 MIN. 32 SEC. EAST, WITH THE NORTH LINE OF THE



GRADY & EDITH ROD INGLE TRACT (200/297 D.R.), 63.80' (CALLED 64') TO A 5/8" IRON ROD SET FOR THEIR NORTHEAST CORNER, SAME BEING THE SOUTHEAST CORNER HEREOF IN THE WEST RIGHT-OF-WAY LINE OF A 20' ALLEY AS PLATTED; THENCE NORTH 00 DEG. 00 MIN. 00 SEC. EAST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID ALLEY, 136.95' (CALLED 139') TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER HEREOF, SAME BEING THE NORTHEAST CORNER OF SAID LOT SIXTEEN (16) IN THE SOUTH LINE OF ERIN AVENUE; THENCE NORTH 89 DEG. 51 MIN. 30 SEC. WEST, WITH THE SOUTH LINE OF ERIN AVENUE, 63.57' (CALLED 64') THE PLACE OF BEGINNING CONTAINING 0.201 ACRES, MORE OR LESS.

Date of Sale: MAY 06, 2023

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: "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 Commissioners Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-H1 MORTGAGE TRUST*, the owner and holder of the Note, has requested Patsy Anderson, Michelle Foltz, Debby Jurasek, Jennyfer Sakiewicz, Tiffany Andresen whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Debby Jurasek, Patsy Anderson, Tiffany Andresen or Michelle Foltz whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-H1 MORTGAGE TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Patsy Anderson, Michelle Foltz, Debby Jurasek, Jennyfer Sakiewicz, Tiffany Andresen whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Debby Jurasek, Patsy Anderson, Tiffany Andresen or Michelle Foltz whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254 , Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Patsy Anderson, Michelle Foltz, Debby Jurasek, Jennyfer Sakiewicz, Tiffany Andresen whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Debby Jurasek, Patsy Anderson, Tiffany Andresen or Michelle Foltz whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254 , Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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



/s/William Attmore

William Attmore

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

POSTED

3/21/25 @ 12:33 PM

ATP

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, 2020

Grantor(s): Charlotte Talley, unmarried woman

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services

Original Principal: \$130,789.00

Recording Information: Book 1186, Page 772

Property County: Wharton

Property: SEE ATTACHED EXHIBITS A AND B

Property Address: 622 County Road 227
East Bernard, TX 77435

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services

Mortgage Servicer: Cascade Financial Services

Mortgage Servicer Address: 2290 E. Yeager Drive
Suite 250
Chandler, AZ 85286

SALE INFORMATION:

~~Date of Sale~~ **June 3, 2025**

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

Place of Sale: **OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON COUNTY, TX, DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

Substitute Trustee: Debby Jurasek, Patsy Anderson, Tiffany Andresen or Michelle Foltz, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act

Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:


1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



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

CERTIFICATE OF POSTING

My name is Debby Jurasek, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 3-27-25, I filed at the office of the Wharton County Clerk to be posted at the Wharton County courthouse this notice of sale.



Declarant's Name: Debby Jurasek

Date: 3/27/25

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

EXHIBIT A

Being a 1.00 acre tract of land situated in the David Hamilton League, Abstract 26, in Wharton County, Texas. Said 1.00 acre tract of land being that same 1.00 acre tract of land conveyed to Charlotte Williams and Mary K. Johnson by deed dated November 18, 2005 and recorded in Vol. 631 Pg. 390 et seq in the Official Records of Wharton County, Texas, said 1.00 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch rod, said iron rod being the southeast corner of the Williams et al 1.00 acre tract, same being the northeast corner of that 1.00 acre tract previously conveyed out of the 3.95 acre parent tract (conveyed to Fannie M. Martin by deed Vol. 62 Pg. 221 of the Deed Records of Wharton County, Texas) said iron rod and PLACE OF BEGINNING also being the southeast corner of the herein described tract;

THENCE N 70° 00' W. (Base bearing shown in Vol. 631 Pg. 390 O.R.W.C.) a distance of 159.80 feet along the north line of the said previously conveyed 1.00 acre tract, same being the south line of the said Williams et al 1.00 acre tract to an existing 5/8 inch rod in the west line of the said Martin 3.95 acre tract, said iron rod being the southwest corner of the said Williams et al 1.00 acre tract, said iron rod also being the southwest corner of the herein described tract;

THENCE N 20° 20' E a distance of 272.59 feet along the west line of the said Williams et al 1.00 acre tract, same being the west line of the said Martin 3.95 acre tract to a 5/8 inch smooth iron rod set for the Northwest corner of the said Williams et al 1.00 acre tract, said iron rod also being the Northwest corner of the herein described tract;

THENCE S 70° 00' E a distance of 159.80 feet along the north line of the said Williams et al 1.00 acre tract to a 5/8 inch iron rod replacing an existing 5/8 inch bent iron rod, said iron rod being reset for the northeast corner of the said Williams et al 1.00 acre tract, said iron rod also being the northeast corner of the herein described tract;

THENCE S 20° 20' W a distance of 272.59 feet along the east line of the said Martin 3.95 acre tract, same being the east line of the said Williams et al 1.00 acre tract to the PLACE OF BEGINNING. Containing within these metes and bounds 1.00 acre tract of land.

EXHIBIT B

30 FOOT WIDE EASEMENT

The above described 1.00 acre tract of land is subject to a 30 foot wide easement along and adjacent to its East line as shown on the survey plat being recorded in William et al deed (Vol. 631 Pg. 390 Official Records Wharton County, Texas.) There is an existing power line and a non-paved road bed inside the easement. Said 30 foot easement being described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch iron rod at the Southeast corner of the above described 1.00 acre tract, said iron rod and PLACE OF BEGINNING also being the southeast corner of the herein described easement;

THENCE N 70° 00' W, a distance of 30.0 feet along the south line of the above described 1.00 acre tract to a point, said point being the southwest corner of the herein described easement;

THENCE N 20° 20' E, a distance of 272.59 feet to a point in the North line of the above described 1.00 acre tract, said point being the northwest corner of the herein described easement;

THENCE S 70° 00' E, a distance of 30.0 feet along the north line of the above described 1.00 acre tract to a 5/8 inch iron rod rest at the northeast corner of the above described 1.00 acre tract, said iron rod being the northeast corner of the herein described tract;

THENCE S 20° 20' W, a distance of ^{272.59}~~72.59~~ feet along the east line of the above described 1.00 acre tract to the PLACE OF BEGINNING. Containing within these metes and bounds a 30 foot wide (0.188 acre) easement.

In addition to the above 1.00 acre tract a 30' easement from the north line of the above described 1.00 acre tract to the south line of C.R. 227 as shown on survey plat (Vol. 631 Pg. 390 O.R.W.C.) is also conveyed. Said easement is described by metes and bounds as follows:

BEGINNING a 5/8 inch iron rod reset at the Northeast corner of the above described tract, said iron rod and PLACE OF BEGINNING being the southeast corner of the herein described easement;

THENCE N 70° 00' W, a distance of 30 feet along the North line of the above described 1.00 acre tract to a point, said point being the southwest corner of the herein described easement;

THENCE N 20° 20' E, a distance of 496.5+ feet to a point in the South line of C.R. 227, said point of being the northwest corner of the herein described easement;

THENCE S 70° 00' E, a distance of 30.0 feet along said south line of C.R. 227 to a point, said point being the northeast corner of the herein described easement.

THENCE S 20° 20' W, a distance of 496.5+ feet to the PLACE OF BEGINNING. Containing within these metes and bounds a 30 foot wide (0.342 acre) easement. A power line and a non-paved roadbed are inside this easement.

POSTED

3/27/25 @ 12:33pm

CMP

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: A 0.4017 ACRE TRACT OF LAND IN THE ETRR.CO. SURVEY, ABSTRACT NO. 549, WHARTON COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED IN VOLUME 837, PAGE 794, OFFICIAL RECORDS OF WHARTON COUNTY AND BEING OUT OF A 7.75 ACRE TRACT RECORDED IN VOLUME 121, PAGE 229, WHARTON COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 7.75 ACRE TRACT AND IN THE CENTER LINE OF HIGHWAY 71, THENCE, NORTH, ALONG THE CENTER LINE OF HIGHWAY 71, A DISTANCE OF 323.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND THE POINT OF BEGINNING.

THENCE, EAST, PASSING AT 50.00 FEET A FOUND 1/2 INCH IRON ROD IN THE EAST RIGHT OF WAY OF HIGHWAY 71 AND CONTINUING A TOTAL DISTANCE OF 174.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, SOUTH, A DISTANCE OF 100.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, WEST, PASSING AT 125.00 FEET A FOUND 1/2 INCH IRON ROD IN THE EAST RIGHT OF WAY OF HIGHWAY 71 AND CONTINUING A TOTAL DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4017 ACRE AND A NET AREA OF 0.2870 ACRE.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/28/2022 and recorded in Book 1290 Page 519 Document 2022-00007591 real property records of Wharton County, Texas.

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

Date: 10/06/2025

Time: 10:00 AM

Place: Wharton County, Texas at the following location: OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON COUNTY, TX. DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by COLLENE CANDICE FLOURNOY, provides that it secures the payment of the indebtedness in the original principal amount of \$208,160.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

I am Debby Jurasek whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, declare under penalty of perjury that on 3-27-25 I filed this Notice of Foreclosure Sale at the office of the Wharton County Clerk and caused it to be posted at the location directed by the Wharton County Commissioners Court.

POSTED @

3/24/25 @ 1:50 pm

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: December 23, 2020

Grantor(s): CHRISTOPHER G. OLGUIN AND ANDREA N. OLGUIN

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEWREZ LLC D/B/A NEWREZ MORTGAGE

Original Principal: \$258,831.00

Recording Information: Book 1200, Page 131

Property County: Wharton

Property: LOTS ONE(1) AND TWO (2) LINWOOD UNIT 2 ADDITION IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 1, PAGE 1, OF THE WHARTON COUNTY PLAT BOOK RECORDS AND RE-FILED IN SLIDE 1A OF THE WHARTON COUNTY PLAT CABINET RECORDS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED APRIL 30, 2019 FROM WAKEFEILD DEVELOPMENT, LLC TO CHRISTOPHER G. OLGUIN AND ANDREA N. OLGUIN RECORDED IN VOLUME 1132, PAGE 452 OF THE ORRICIAL RECORDS OF WHARTON COUNTRY, TEXAS.

Property Address: 1412 Briar Lane
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: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Mortgage Servicer: Shellpoint Mortgage Servicing

Mortgage Servicer: 75 Beattie Place

Address: Greenville, SC 29601

SALE INFORMATION:

Date of Sale: June 3, 2025

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

Place of Sale: Wharton County Courthouse, 100 S. Fulton Street, Wharton, TX 77488 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Patsy Anderson, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak, Auction.com, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act

Substitute **546 Silicon Dr., Suite 103**
Trustee Address: **Southlake, TX 76092**
 TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Pjones

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

CERTIFICATE OF POSTING

My name is Debby Jurasek, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 3-24-2025, I filed at the office of the Wharton County Clerk to be posted at the Wharton County courthouse this notice of sale.

Debby Jurasek

Declarant's Name: Debby Jurasek

Date: 3/24/25

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

WITNESS MY HAND this 24th day of March, 2025.

Jonathan Smith

POSTED

3/20/25 @ 11:00am
UTP

25-00822
1111 N WASHINGTON ST, EL CAMPO, TX 77437

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

- Property:** The Property to be sold is described as follows:
- LOTS ONE (1) AND TWO (2) , BLOCK TWO (2) , OF THE DUSON ADDITION TO THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS AS PER PLAT THEREOF RECORDED IN VOLUME 134, PAGE 1 OF THE WHARTON COUNTY DEED RECORDS
- Security Instrument:** Deed of Trust dated September 23, 2020 and recorded on September 24, 2020 at Instrument Number 2020-00005348 in the real property records of WHARTON County, Texas, which contains a power of sale.
- Sale Information:** ~~June 3, 2025, 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 Milan, 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 JOHN A. AGUILAR AND VANNESSA A. ROSAS secures the repayment of a Note dated September 23, 2020 in the amount of \$147,283.00. 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 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.



4837965

Mary Company

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


Substitute Trustee(s): Patsy Anderson, Michelle Foltz,
Debby Jurasek, Jennyfer Sakiewicz, Tiffany
Andresen||Debby Jurasek, Patsy Anderson, Tiffany
Andresen, Michelle Foltz, Brian Hooper, Mike Jansta,
Mike Hayward, Angela Anderson, or Jay Jacobs

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 20th day of March, 2025, 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).