

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.

110684-0013

## NOTICE OF FORECLOSURE SALE

### 1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

204 S SHEPPARD ST., WHARTON, TEXAS 77488

LEGAL DESCRIPTION

SOUTH ONE-HALF OF LOT 1 AND 2, IN BLOCK 3, OF CLINE, AN ADDITION TO THE CITY OF WHARTON, IN WHARTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 163, PAGE 3 OF THE MAP/PLAT RECORDS OF WHARTON COUNTY, TEXAS.

### 2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF  
WHARTON COUNTY

RECORDED ON  
JUNE 13, 2024

UNDER DOCUMENT#  
2024-00003108

### 3 THE SALE IS SCHEDULED TO BE HELD

PLACE

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

DATE

JULY 1, 2025

TIME

10:00 AM – 1:00 PM

### 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 § 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.

### OBLIGATIONS SECURED

The Deed of Trust executed by STACI MITCHELL, provides that it secures the payment of the indebtedness in the original principal amount of \$75,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VIRGO FINANCE COMPANY, LLC is the current mortgagee of the note and deed of trust and VIRGO FINANCE COMPANY, LLC is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 9668 Westheimer Road, #200-707, Houston, Texas 77063, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.


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.

In accordance 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 the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

DEBBY JURASEK, PATSY ANDERSON, TIFFANY ANDRESEN, MICHELLE FOLTZ, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton

  
McGLINCHEY STAFFORD PLLC  
1001 McKinney Street, Suite 1500  
Houston, Texas 77002  
(713) 335-2150

### CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 6-10-2025

NAME Debby Jurasek

 TRUSTEE

POSTED

6/5/25 @ 1:54 PM  
CHP

## 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: LOT NO. ONE (1) OF THE WOODLANDS, A SUBDIVISION LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1289, PAGE 391, OFFICIAL RECORDS, WHARTON COUNTY, TEXAS (SLIDE # 3314, PLAT CABINET 3, PLAT RECORDS, WHARTON COUNTY, TEXAS).

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/20/2023 and recorded in Book 1328 Page 14 Document 2023-00006167 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: 08/05/2025

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 JOSHUA BRUCE SEDLOCK AND KRISTI SEDLOCK, provides that it secures the payment of the indebtedness in the original principal amount of \$270,019.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LAKEVIEW LOAN SERVICING, LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 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.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am Debby Jurasek whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-5-25 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

6/5/25 @ 1:53 PM  
MJP

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

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated June 12, 1995 and recorded under Vol. 147, Page 154, or Clerk's File No. 158853, in the real property records of Wharton County Texas, with Venserlado Martinez, Jr. and Wanda J. Martinez as Grantor(s) and Fort Bend Federal Savings and Loan Association of Rosenberg as Original Mortgagee.

Deed of Trust executed by Venserlado Martinez, Jr. and Wanda J. Martinez securing payment of the indebtedness in the original principal amount of \$49,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Venserlado Martinez, Jr., Wanda J. Martinez. Zions Bancorporation, N.A., successor by name change to ZB, N.A. dba Amegy Mortgage Company, LLC. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

**Legal Description:**

**0.45955 ACRES OF LAND, MORE OR LESS, BEING A PART OF A 116 ACRE TRACT IN THE NORTHEAST ONE-QUARTER (NE/4) OF THE J.B. MORFORD (ETRR) SURVEY NO. 12, ABSTRACT NO. 524, WHARTON COUNTY, TEXAS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED APRIL 30, 1982, FROM HERMAN MAUCHM JR. AND WIFE, KATIE TO GARY W. HARTON, RECORDED IN VOLUME 587, PAGE 152 OF THE WHARTON COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**SALE INFORMATION**

**Date of Sale: 07/01/2025**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: Wharton County Courthouse, Texas at the following location: Outside the front entrance of the Wharton County Courthouse Annex 309 East Milam, Wharton, Texas and during inclement weather foreclosure sales are held in the foyer of the Wharton County Courthouse Annex, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

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



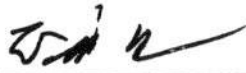
The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Patsy Anderson, Michelle Foltz, Debby Jurasek, Jennyfer Sakiewicz, Tiffany Andresen, Patsy Anderson, Sue Crow, Debby Jurasek, Michelle Foltz, Kathleen Adkins, Evan Press, Amy Oian, Michael Kolak, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

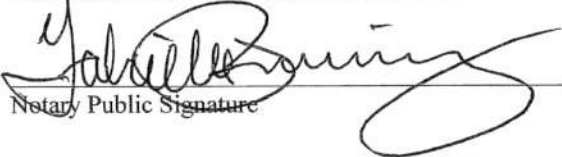
  
\_\_\_\_\_  
Will Morphis, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

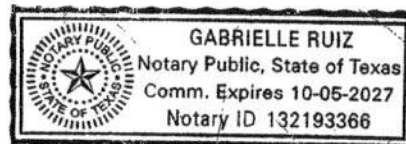
STATE OF TEXAS

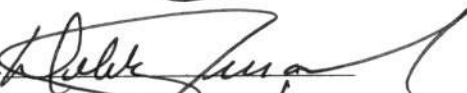
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Will Morphis as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 3rd day of June, 2025.

  
\_\_\_\_\_  
Notary Public Signature



Posted and filed by: 

Printed Name: Debby Jurasek

C&M No. 44-25-01327

EXHIBIT "A"

**ROBERT J. KOLACNY AND ASSOCIATES**  
Registered Professional Land Surveyor - Registered Professional Engineer  
140 S. Houston - Wharton, TX 77488 - PH. 409/532-8056 - FAX 409/532-0342

0.45955 ACRES OF LAND, MORE OR LESS, BEING A PART OF A 116 ACRE TRACT IN THE NORTHEAST ONE-QUARTER (NE/4) OF THE J.B. MORFORD (ETRR) SURVEY NO. 12, ABSTRACT NO. 524, WHARTON COUNTY, TEXAS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED APRIL 30, 1982 FROM HERMAN MAUCH, JR. AND WIFE, KATIE TO GARY W. HARTON, RECORDED IN VOLUME 587, PAGE 152 OF THE WHARTON COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE & CONNECTION begin at a 5/8" iron rod found marking the Northeast corner of the tract of land conveyed by B.R. Wagner, et ux to James J. Ivy, Jr., et ux by Deed dated December 1, 1962, recorded in Volume 343, Page 527 of the Wharton County Deed Records, same being the Northwest corner of the tract of land conveyed by Gregurek to Conner, said rod being in the South line of 60' wide Candy Street;

THENCE EAST, with the South line of Candy Street, 173.90' to a 5/8" iron rod found in the West line of 60' wide Martha Jane Street, same being the Northeast corner of said tract conveyed by Gregurek to Conner;

THENCE SOUTH, with the West line of Martha Jane Street, 447.46' to a 1/2" iron rod found marking the Northeast and BEGINNING corner hereof;

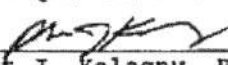
THENCE SOUTH, continuing with the West line of said Martha Jane Street, 114.68' to a 1/2" iron rod found marking the Southeast corner hereof;

THENCE WEST, 174.63' to a 1/2" iron rod found marking the Southwest corner hereof;

THENCE North 00 Deg. 04 Min. 30 Sec. East, 114.68' to a 5/8" iron rod found marking the Northwest corner hereof;

THENCE EAST, 174.48' to the PLACE OF BEGINNING and containing 0.45955 acres, more or less.

I, Robert J. Kolacny, Registered Professional Land Surveyor No. 2320, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, April 20, 1995.

  
Robert J. Kolacny, RPLS No. 2320  
File:FFLORES.FND

POSTED

6/2/25 3:00pm

CHP

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

T.S. #: 2024-12382-TX

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

Date: 8/5/2025  
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.  
Place: Wharton County Courthouse, Texas, at the following location: 309 East Milam, Wharton, TX 77488 OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON COUNTY, TX, DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

Please refer Exhibit A

Commonly known as: 3831 FM 1299 RD WHARTON, TX 77488

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 6/14/2021 and recorded in the office of the County Clerk of Wharton County, Texas, recorded on 7/15/2021 under County Clerk's File No 004988850018, in Book 1226 and Page 350 Along with correction instrument recorded on 04/08/2025 in instrument no. 005290520004 in Book 1379 Page 96 of the Real Property Records of Wharton County, Texas.

Grantor(s):	Miguel Solis, a married man who acquired title as single man, joined by his non titled spouse Brittney Chaka signing pro forma
Original Trustee:	Black, Mann & Graham, L.L.P.
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, Megan Randle-Bender, Chloe Christensen, Patsy Anderson, Michelle Foltz, Debby Jurasek, Rebecca Bolton, Jim Mills, George Hawthorne, Susan Mills, Andrew Mills-Middlebrook, Carol Kelly, Ed Henderson, Sherrell Speer, Kasey Graham, Tiffany Andresen, Jeff Benton, Jennyfer Sakiewicz, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as
Current Mortgagee:	nominee for Freedom Mortgage Corporation, its successors and assigns
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2024-12382-TX

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 referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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, if any, to the extent that they remain in force and effect and have not been subordinated to 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$146,072.00, executed by Miguel Solis, a married man who acquired title as single man, joined by his non titled spouse Brittney Chaka signing pro forma, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

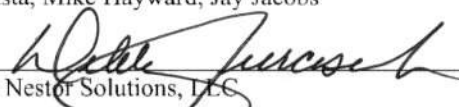
**Freedom Mortgage Corporation**  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN 46037-7939  
Phone: (855) 690-5900

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-12382-TX

Dated: 6-2-2025

Nestor Solutions, LLC, Auction.com, Megan Randle-Bender, Chloe Christensen, Patsy Anderson, Michelle Foltz, Debby Jurasek, Rebecca Bolton, Jim Mills, George Hawthorne, Susan Mills, Andrew Mills-Middlebrook, Carol Kelly, Ed Henderson, Sherrell Speer, Kasey Graham, Tiffany Andresen, Jeff Benton, Jennyfer Sakiewicz, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs

  
c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648

**EXHIBIT A**

A 5.31 AC. TRACT OF LAND, SITUATED IN THE FRANCIS BIGGAM LEAGUE, ABSTRACT NO. 7, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 14.8878 AC. TRACT OF LAND CONVEYED FROM ELO STOLLE, ET UX TO EDWARD H. STOLLE, ET UX IN DEED DATED MARCH 20, 1979, RECORDED IN VOLUME 512, PAGE 785, OF THE WHARTON COUNTY DEED RECORDS; BEING ALSO THAT CERTAIN CALLED 5.29 AC. TRACT OF LAND CONVEYED FROM E.H. WOZNAK TO WILLIAM M. LAWSON IN DEED DATED AUGUST 31, 1994, RECORDED IN VOLUME 114, PAGE 262, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 5.31 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD CAPPED #5319, SET AT THE INTERSECTION OF THE EAST LINE COUNTY ROAD NO. 172, AND THE SOUTH LINE OF THE OLD ROADWAY BEFORE F.M. HIGHWAY NO. 1299 (TX-DOT), WAS CONSTRUCTED IN ITS PLACE AND A SPIRAL CURVE TO THE SOUTH INSTALLED, FOR THE NORTHWEST CORNER OF THE FORMER ISABEL STOLLE WHITE CALLED 62.8505 AC. TRACT (VOL. 437, PG. 7; D.R.), SAME BEING THE NORTHWEST CORNER OF SAID 14.8878 AC. TRACT, AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 60 DEG. 06 MIN. 05 SEC. EAST (CALLED NORTH 62 DEG. 12 MIN. EAST), WITH THE NORTH LINE OF SAID 62.8505 AC. TRACT, SAME BEING WITH THE NORTH LINE OF SAID 14.8878 AC. TRACT, AND WITH SAID OLD ROADWAY, 514.90 FT. (CALL & MEAS.) TO A POINT WITHIN THE RIGHT-OF-WAY OF SAID HIGHWAY, FOR THE NORTHWEST CORNER OF A CALLED 11.7173 AC. TRACT OF LAND CONVEYED TO EVELYN S. FERGUSON, OUT OF SAID 62.8505 AC. TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 11.7173 AC. TRACT OF LAND CONVEYED TO SYED AZIZ AKHTER & YAWER FATIMA AKHTER (VOL. 1066, PG. 592; O.R.), THE NORTHEAST CORNER OF SAID 14.8878 AC. TRACT, AND THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 30 DEG. 05 MIN. 55 SEC. EAST (CALLED SOUTH 28 DEG. 00 MIN. EAST), WITH THE COMMON LINE BETWEEN SAID 11.7173 AC. TRACT AND SAID 14.8878 AC. TRACT, AT 7.64 FT. PASS THE SOUTH LINE OF SAID OLD ROADWAY, SAME BEING THE NORTH LINE OF A CALLED 1.837 AC. RIGHT-OF-WAY EASEMENT WIDENING SAID OLD ROADWAY INTO F.M. HIGHWAY NO. 1299, AT 9.3 FT. PASS A 1/2 INCH IRON ROD FOUND, AT 41.41 FT. PASS A 1/2 INCH IRON ROD CAPPED #5319, SET IN THE SOUTH LINE OF SAID 1.837 AC. EASEMENT, SAME BEING IN THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY (FROM WHICH A 1/2 INCH IRON ROD CAPPED #5319, SET AT THE P.C. OF A SIMPLE CURVE IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HIGHWAY BEARS, SOUTH 52 DEG. 07 MIN. 55 SEC. WEST, 210.19 FT.), AND IN ALL, 445.80 FT. (CALL & MEAS.) TO A 1/2 INCH IRON ROD CAPPED #5319, SET FOR THE NORTHEAST CORNER OF A CALLED 5.00 AC. TRACT OF LAND CONVEYED TO ARTHUR EDWARD ZAHN, JR. (VOL. 798, PG. 199; D.R.), SAME BEING THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 59 DEG. 45 MIN. 05 SEC. WEST (CALLED SOUTH 61 DEG. 51 MIN. WEST), AT 469.49 FT. PASS A 1/2 INCH IRON ROD CAPPED #5319, SET IN THE EAST LINE OF SAID 1.837 AC. EASEMENT, SAME BEING IN THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY (FROM WHICH A 1/2 INCH IRON ROD CAPPED #5319, SET AT THE P.T. OF SAID SIMPLE CURVE IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HIGHWAY BEARS, NORTH 21 DEG. 39 MIN. 51 SEC. WEST, 140.94 FT.), AT 507.78 FT. PASS THE WEST LINE OF SAID 1.837 AC. EASEMENT, SAME BEING THE EAST LINE OF THE EXTENSION OF SAID COUNTY ROAD NO. 172, AND IN ALL, 518.69 FT. (CALL & MEAS.) TO A POINT IN THE WEST LINE OF SAID 62.8505 AC. TRACT, SAME BEING IN THE WEST LINE OF SAID 14.8878 AC. TRACT FOR THE NORTHWEST CORNER OF SAID 5.00 AC. TRACT, SAME BEING THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 29 DEG. 36 MIN. 55 SEC. WEST (CALLED NORTH 27 DEG. 41 MIN. WEST), WITH THE WEST LINE OF SAID 62.8505 AC. TRACT, SAME BEING WITH THE WEST LINE OF SAID 14.8878 AC. TRACT, 448.97 FT. (CALLED 448.72 FT.) TO THE PLACE OF BEGINNING AND CONTAINING 5.31 AC. OF LAND.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

Tax ID: R028381/20007-000-197-00

TS#: 25-006652  
LOAN TYPE: FHA

**POSTED**  
5/29/25 @ 3:07 PM  
⑤

### NOTICE OF TRUSTEE'S 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.**

1. *Property to Be Sold.* The property to be sold is described as follows:

**LOT TWELVE (12), BLOCK FIFTEEN (15), CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 163, PAGE 3. ET SEQ OF THE WHARTON COUNTY DEED RECORDS**

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded on **12/30/2022** as instrument **2022-00008096**, in Book **1293**, Page **406**, of the real property records of **WHARTON County, TX**.

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

Dated: **07/01/2025**

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place **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 an area designated by the County Commissioners Court**

The Deed of Trust permits the Mortgagee to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash,

subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall 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 the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to Section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by

**CRISTIAN VLADIMIR HERNANDEZ AND LACIE JAE HERNANDEZ HUSBAND AND WIFE**

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$ **125,406.00**, and payable to the order of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, its successors and assigns**; (b) all renewals and extensions of the note, if applicable; (c) any and all present and future indebtednesses owed to **LAKEVIEW LOAN SERVICING, LLC** who is the current owner and holder of the "Obligations" and is the current Mortgagee under the Deed of Trust.

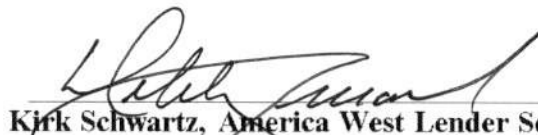
**Mortgage Servicing Information.** ServiceMac, LLC, is acting as the Mortgage Servicer for **LAKEVIEW LOAN SERVICING, LLC**, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ServiceMac, LLC, as Mortgage Servicer, is

representing the Mortgagee whose address is: **LAKEVIEW LOAN SERVICING, LLC** C/O ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Indian Land, SC 29707.

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 administer any resulting foreclosure of the property securing the above-reference loan.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the Mortgagee has requested me, as **Kirk Schwartz, America West Lender Services (AWEST), DeeAnn Gregory, Debby Jurasek, Patsy Anderson, Tiffany Andresen or Michelle Foltz** to conduct this sale. Notice is given that before the sale the Mortgagee may appoint another person substitute trustee to conduct the sale.

Date: 5-29-25

  
**Kirk Schwartz, America West Lender Services (AWEST), DeeAnn Gregory, Debby Jurasek, Patsy Anderson, Tiffany Andresen or Michelle Foltz**  
**C/O America West Lender Services**  
**5404 Cypress Center Drive, Suite 300**  
**Tampa, FL 33609**  
**844-693-4761**  
**Fax : 877-317-0475**

**POSTED**

5/29/25 @ 3:06 PM  
⑩

238 BOONE CIRCLE  
EAST BERNARD, TX 77435

00000010473767

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

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

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

Date: August 05, 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 December 23, 2003 and recorded in Document VOLUME 598, PAGE 291; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1229, PAGE 294 real property records of WHARTON County, Texas, with JOSH NELSON 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 JOSH NELSON A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$121,901.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077



NTSS00000010473767

238 POONE CIRCLE  
EAST BERNARD, TX 77435

00000010473767

**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 5-29-25 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: 5-29-25

238 BOONE CIRCLE  
EAST BERNARD, TX 77435

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WHARTON

**EXHIBIT "A"**

LOT NUMBER SIX (6) OF BOONE RANCH ESTATES, A SUBDIVISION OF 24.82 ACRES IN THE DAVID HAMILTON LEAGUE, ABSTRACT NO. 28 IN WHARTON COUNTY TEXAS, ACCORDING TO PLAT RECORDED AT SLIDE NUMBER 2043-44 OF THE PLAT RECORDS OF WHARTON COUNTY TEXAS.

POSTED

5/22/25 @ 11:20am  
CHP

## Notice of [Substitute] Trustee 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: 07/01/2025

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

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 502 MECHANIC ST, EL CAMPO, TX 77437

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/20/2023 and recorded 10/24/2023 in Book 1324 Page 721 Document 2023-00005564, real property records of Wharton County, Texas, with **JORDAN WARMKE AND CHELSEA SHEREE WARMKE, HUSBAND AND WIFE** grantor(s) and **SOUTHWEST FUNDING, L.P.** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **JORDAN WARMKE AND CHELSEA SHEREE WARMKE, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$184,594.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

## **Notice of [Substitute] Trustee Sale**

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**LOTS SEVEN (7) AND EIGHT (8) BLOCK THIRTY-SEVEN (37), SOUTH EL CAMPO, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME P, PAGE 74 OF THE WHARTON COUNTY DEED RECORDS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED JANUARY 10, 2019 FROM WANDA BELL SMITH TO A.J.CAVAZOS ENTERPRISE, LLC, RECORDED IN VOLUME 1121, PAGE 485 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.**

**8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation  
PO BOX 24605  
West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

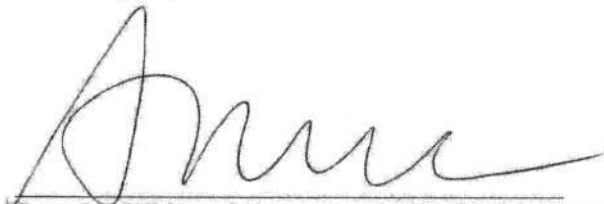
TS No.: 2025-00640-TX  
25-000441-673

## Notice of [Substitute] Trustee Sale

**9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: May 15, 2025



Sandra White – Attorney or Authorized Agent of  
The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.hubzu.com](http://www.hubzu.com) or (855) 882-1314

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

I am Debby Jurasek Certificate of Posting  
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on 5-22-2025 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.



Vylla Solutions, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 25-33794

POSTED

MAY 15 2025 C/2:18 pm  
CE

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 12/22/2020, Ryan Joseph Whitlock and Jalynn Marie Kocurek, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, Attorney at Law, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$336,700.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, which Deed of Trust is Recorded on 12/23/2020 as Volume 2020-00007332, Book 1199, Page 304, in Wharton County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **223 ELM GLEN FLORA, TX 77443**

**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 **Debby Jurasek, Jennyfer Sakiewicz, Michelle Foltz, Patsy Anderson, Dustin George** 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 Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **8/5/2025 at 10:00 AM**, or no later than three (3) hours after such time, in **Wharton County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **Outside the front entrance of the Wharton County Courthouse Annex, 309 East Milam, Wharton, TX during suitable weather and in the foyer of said Annex during inclement weather.**

**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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



4843202

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

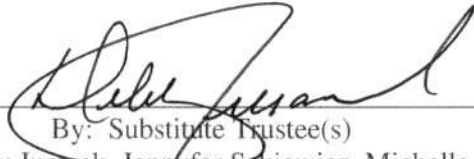
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 5/12/2025

*Grecia Moreno*

By: Grecia Moreno, Trustee Sale Specialist  
Vylla Solutions, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

WITNESS, my hand this 5-15-2025



By: Substitute Trustee(s)  
Debby Jurasck, Jennifer Sakiewicz, Michelle  
Foltz, Patsy Anderson  
C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

EXHIBIT " A "

A 0.738 AC. TRACT OF LAND, SITUATED IN THE ROBERT KUYKENDALL LEAGUE, ABSTRACT NO. 40, WHARTON COUNTY, TEXAS, BEING COMPRISED OF THREE PARCELS: 1) LOTS FOUR (4), FIVE (5), SIX (6), AND SEVEN (7), BLOCK C, OF THE TOWN OF GLEN FLORA, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 2, PAGE 369, OF THE WHARTON COUNTY DEED RECORDS; 2) THAT CERTAIN CALLED 0.0269 AC. TRACT OF LAND AWARDED TO JUANITA MEYER CLARK IN JUDGMENT DATED JUNE 7, 1984, RECORDED IN VOLUME 643, PAGE 658, OF THE WHARTON COUNTY DEED RECORDS; AND 3) THAT CERTAIN CALLED 0.0562 AC. TRACT OF LAND AWARDED TO ELDA MEYER PLASTER AND JUANITA MEYER CLARK IN JUDGMENT DATED JUNE 7, 1984, RECORDED IN VOLUME 643, PAGE 658, OF THE WHARTON COUNTY DEED RECORDS; SAID 0.738 AC. TRACT BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED DECEMBER 16, 2013 EXECUTED BY FAITH D. BICKLEY TO KATHLEEN QUIGLEY KLEIN, RECORDED IN VOLUME 941, PAGE 933 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod capped #5319, set in the East line of ELM STREET (platted 60 ft. wide), same being in the West line of said BLOCK C, for the common Western corner of Lots 3 & 4, of said BLOCK C, same being the Northwest corner hereof, from which corner, the Northwest corner of said BLOCK C, bears, North 17 Deg. 50 Min. 00 Sec. East, 150.00 ft.;

THENCE South 72 Deg. 00 Min. 54 Sec. East, 140.00 ft. (call & meas.) to a point in the East line of said BLOCK C, same being in the East line of said TOWN OF GLEN FLORA, for the common Eastern corner of said Lots 3 & 4, same being the upper Northeast corner hereof; from which corner, a 5/8 inch iron rod capped #5319, set in the West line of a 1982 Survey for Hite/Dennis, performed by B.D. King, as documented in Volume 643, Page 658, of the Wharton County Deed Records, bears, South 72 Deg. 00 Min. 54 Sec. East, 10.00 ft.;

THENCE South 17 Deg. 50 Min. 00 Sec. West, with the East line of said BLOCK C, same being with the East line of said TOWN OF GLEN FLORA, 50.00 ft. to a point for the common Eastern corner of said Lots 4 & 5, same being the Northwest corner of said 0.0269 Ac. tract, and an interior corner hereof;

THENCE South 72 Deg. 00 Min. 54 Sec. East, at 10.00 ft. pass a 5/8 inch iron rod capped #5319, set in the West line of said 1982 Survey, and in all, 23.50 ft. to a 5/8 inch iron rod capped #5319, set for the Northeast corner of said 0.0269 Ac. tract, same being the lower Northeast corner hereof;

THENCE South 17 Deg. 50 Min. 00 Sec. West, (called South 20 Deg. 00 Sec. West), with the East line of said 0.0269 Ac. tract, and its extension thereof, 153.91 ft. (called 154.3 ft.) to a point for the Northeast corner of a called 0.0944 Ac. tract of land conveyed to Ervin C. Muegge and Betty Parr Muegge (Vol. 643, Pg. 658; D.R., same being the Southeast corner of said 0.0562 Ac. tract and the Southeast corner hereof; from which corner, a 5/8 inch iron rod found at the base of a corner post bears, North 73 Deg. 40 Min. 02 Sec. East, 0.59 ft.;

THENCE North 72 Deg. 00 Min. 54 Sec. West (called North 70 Deg. 00 Min. West), with the common line between said 0.0562 Ac. tract and said 0.0944 Ac. tract, and its extension thereof, at 23.50 ft. pass the common Eastern corner of Lots 7 & 9, of said BLOCK C (as surveyed by B.D. King, Jr., May 17, 1977 - Vol. 848, Pg. 146; D.R.), and in all, 163.50 ft. (call & meas.) to a point in the West line of said BLOCK C, same being in the East line of said ELM STREET for the common Western corner of said Lots 7 & 8 (as surveyed by B.D. King, Jr., May 17, 1977 - Vol. 848, Pg. 146; D.R.), same being the Southwest corner hereof, from which corner, a 1/2 inch iron rod found bears, North 85 Deg. 25 Min. 55 Sec. East, 0.37 ft.;

THENCE North 17 Deg. 50 Min. 00 Sec. East, with the common line between said BLOCK C and said ELM STREET, 203.91 ft. (called 200 ft.) to the PLACE OF BEGINNING and containing 0.738 Ac. of land.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.