

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: October 27, 2021

Grantor(s): Jermaine Williams

Mortgagee: 4321 Mt Vernon, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 005039340008

Property County: Wharton County

Legal Description: All that certain tract or land (together with all improvements thereon, if any) situated in Wharton County, Texas, being more particularly described as Lot 7, Wards Addition, Wharton County, Texas (Volume 224, Page 140, SAVE & EXCEPT that particularly described as Volume 111, Page 172 & Volume 567, Page 161 of the Official Public Records, Wharton County, Texas) (more particularly described in the loan documents).

~~Date of Sale: October 04, 2022~~

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: Designated area set by the Commissioner's Court of Wharton County, Texas, being the Wharton County Courthouse, or as further designated by the County Commissioner's Court

The Trustee or Substitute Trustee will sell the property by the 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.


The Mortgagee, whose address is:

4321 Mt Vernon, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

POSTED

9/13/22 2:58pm
NG

Dated this 13th day of September, 2022


Patsy Anderson, or Megan Randle, or Carol
Kelly or Debby Jurasek, or Michele Foltz,
or Susana Garcia, or Donna Brammer, or
Katrina Rodriguez, or Cesar Acosta, or
Christopher Apodaca, or or Alicia Ortega,
or Sean Jochnau, or Rinki Shah, or Theresa
Phillips, or Sandra Benavides or David
Cerda or Jose Martinez or Renaud Ba, or
Craig Weeden or David Garvin or Erica
Feece

Trustee or Substitute Trustee

6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF FORECLOSURE SALE

September 6, 2022

POSTED

9/12/22 3:28

NG

Deed of Trust ("Deed of Trust"):

Dated: December 6, 2019

Grantor: Rafael Ovaldo Chavez-Mata, Cristal Marlyn Chavez-Mata, Jeny Leticia Rendon and Christian Ariel Rendon

Trustee: Caroline Ortego

Original Lender: Hawthorne Ventures LP

Recorded in: File No. 2019-00006716 of the real property records of Wharton County, Texas

Legal Description: Called Tract 2 being a 13.0 acre tract of land situated in the G. H. & H. R.R. Co. Survey Number 11, Abstract 166 in Wharton County, Texas, being a part or portion of a called 852.157 acre tract of land conveyed to Hawthorne Ventures, L.P., in Volume 120, Page 868 in Official Records of Wharton County, Texas, more particularly described in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$182,000.00, executed by Rafael Ovaldo Chavez-Mata, Cristal Marlyn Chavez-Mata, Jeny Leticia Rendon and Christian Ariel Rendon ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Quest Trust Company FBO Lien Eifert IRA #3078711 as to an undivided interest of 60%, M7 Real Estate LLC as to an undivided interest of 20%, and Sun Blessed Business Consulting, LLC as to an undivided interest of 20% ("Beneficiary" or "Lender") by an instrument dated July 24, 2020, recorded in File No. 2020-00004821 of the real property records of Wharton County, Texas

Substitute Trustee: Patsy Anderson, Megan Randle, Carol Kelly, Debby Jurasek or Michelle Foltz

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Mortgage Servicer: Moat Note

Mortgage Servicer's

Address: PO Box 17472, San Antonio, Texas 78217

Foreclosure Sale:

Date: Tuesday, October 4, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Outside of the front entrance of the Wharton County Courthouse Annex at 309 E Milan St., Wharton, Texas 77488, or any other place designated for real property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Wharton County, Texas.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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.

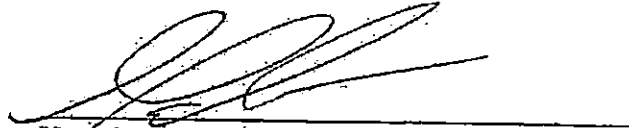
For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.

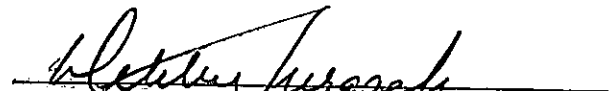
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Veronica A. Martinez
Meg Banahan
R. Alex Weatherford
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Telephone (281) 394-3122
Telecopier (281) 940-2743
Attorney for Lender



Patsy Anderson, Megan Randle, Carol Kelly,
Debby Jurasek, Substitute Trustee
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

EXHIBIT "A"

ARBUCKLE SURVEYING, LLC

X.19100993E

2004 N. Wharton St. - Physical
P.O. Box 511 - Mailing
El Campo, TX 77437

(979) 543-7974 - Office
(979) 541-7974 - Cell
Firm Registration No. 10193819

STATE OF TEXAS

Track 2

COUNTY OF WHARTON

13.00 ACRES

Field Note Description of a 13.00 acre tract of land situated in the G.H. & H. R.R. Co. Survey No. 11, Abstract No. 166 in Wharton County, Texas, being a part or portion of a called 852.157 acre tract of land conveyed to Hawthorne Ventures, LP., in Volume 1120, Page 868 in Official Records of Wharton County, Texas.

COMMENCING at a 5/8" Iron Rod called and found in the Southwest line of County Road 264, same being in the Northwest line of a called 423.23 acre tract of land conveyed to David Wintermann, et al. in Volume 387, Page 489 in Deed Records of Wharton County, Texas, and for the upper East corner of said 852.157 acre tract;

THENCE: N 47°17'15" W - along and with the Southwest line of County Road 264, same being the upper Northeast line of said 852.157 acre tract, a distance of 394.23 feet to a 5/8" Iron Rod set for the East corner and POINT OF BEGINNING of this herein described tract;

THENCE: S 42°42'45" W - across said 852.157 acre tract, a distance of 1,441.67 feet to a 5/8" Iron Rod set for the South corner of this herein described tract;

THENCE: N 48°39'45" W - across said 852.157 acre tract, a distance of 391.63 feet to a 5/8" Iron Rod set for the West corner of this herein described tract;

THENCE: N 42°42'45" E - across and severing said 852.157 acre tract, a distance of 1,451.06 feet to a 5/8" Iron Rod set in the Southwest line of County Road 264, same being in the upper Northeast line of said 852.157 acre tract, and for the North corner of this herein described tract;


THENCE: S 47°17'15" E - along and with the Southwest line of County Road 264, same being the upper Northeast line of said 852.157 acre tract, a distance of 391.52 feet to the POINT OF BEGINNING, containing within these metes and bounds 13.00 Acres, more or less.

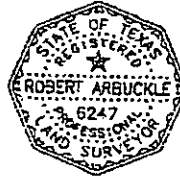
Notes:

(1) All set Iron Rods are marked with plastic cap stamped "RPLS No. 6247".

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings are based on the Texas State Plane Coordinate System, South Central Zone, and North American Datum of 1983/2011. Distances shown hereon are surface values, to derive grid distances, multiply by a combined scale factor of 0.999870515.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Wharton County Clerk, the Wharton County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on May 15, 2019.


ROBERT D. ARBUCKLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6247
MAY 20, 2019



POSTED

9/12/22 3:27pm
NG

11214 FM 442
BOLING, TX 77420

0000008054983

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: ~~October 04, 2022~~

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 October 18, 2005 and recorded in Document VOLUME 629, PAGE 817 real property records of WHARTON County, Texas, with LUIS E DAVILA AND CONNIE W DAVILA, grantor(s) and CENTEX HOME EQUITY COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LUIS E DAVILA AND CONNIE W DAVILA, securing the payment of the indebtednesses in the original principal amount of \$64,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NEWCASTLE MORTGAGE SECURITIES TRUST 2006-1 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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, DEBBIE JURASEK OR ELIZABETH ANDERSON 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 9-12-2022 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: 9-12-22

EXHIBIT "A"

A 5.00 AC. TRACT OF LAND, SITUATED IN THE S.F. AUSTIN 3-1/6 LEAGUES GRANT, ABSTRACT NO. 2 WHARTON COUNTY, TEXAS, BEING A PORTION OF LOT NO. FORTY-THREE (43), OF THE MISSOURI LAND COMPANY'S SUBDIVISION (PLAT RECORDED AS VOLUME 45, PAGE 312, OF THE WHARTON COUNTY DEED RECORDS); ALSO BEING A PORTION OF THAT CERTAIN CALLED 97.435 AC. TRACT OF LAND CONVEYED FROM WALTER SAM GANSKE AND WIFE, EULA GRACE GANSKE TO LUIS E. DAVILA AND WIFE CONNIE W. DAVILA IN DEED DATED APRIL 16, 1991, RECORDED IN VOLUME 855, PAGE 430, OF THE WHARTON COUNTY DEED RECORDS; SAID 5.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

FOR REFERENCE BEGIN AT A 1/2 INCH IRON ROD CALLED & FOUND IN THE SOUTHEAST R.O.W. LINE F.M. HIGHWAY NO. 442 (WIDTH VARIES -TX-DOT) FOR THE EAST CORNER OF A CALLED 0.72 AC. EASEMENT GRANTED TO THE STATE OF TEXAS FOR HIGHWAY PURPOSE (VOL. 259, PG. 471; D.R.) SAME BEING IN THE NORTHEAST LINE OF SAID 87.435 AC. TRACT:

THENCE NORTH 44 DEG. 50 MIN, 49 SEC. WEST (CALLED NORTH 44 DEG. 51 MIN. WEST), 59.18 FT. TO A POINT FOR THE NORTH CORNER OF SAID 97.435 AC. TRACT;

THENCE SOUTH 31 DEG. 09 MIN. 00 SEC. WEST (REFERENCE BEARING), WITH THE NORTHWEST LINE OF SAID 97.435 AC. TRACT, 1353.74 FT. TO A POINT FOR THE MOST NORTHERLY AND BEGINNING CORNER HEREOF;

THENCE SOUTH 75 DEG. 05 MIN. 27 SEC. EAST AT 14.40 FT. PASS A 5/8 INCH IRON ROD CAPPED #2320, SET IN THE SOUTHEAST LINE OF SAID HIGHWAY, AND IN ALL 547.18 FT. TO A POINT FOR CORNER HEREOF;

THENCE SOUTH 70 DEG. 52 MIN. 29 SEC. EAST, 90.10 FT. TO A POINT FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT WHOSE RADIUS IS 5.00 FT. AN ARC LENGTH OF 6.45 FT. (CHORD=NORTH 72 DEG. 11 MIN. 53 SEC. EAST 6.01 FT) TO A POINT FOR THE POINT OF TANGENCY HEREOF;

THENCE NORTH 35 DEG. 16 MIN. 14 SEC. EAST, 163.41 FT. TO A POINT FOR AN INTERIOR CORNER HEREOF;

THENCE NORTH 58 DEG. 03 MIN. 00 SEC. WEST, 152.19 FT. TO A 5/8 INCH IRON ROD CAPPED #2320, SET FOR THE MOST EASTERLY WEST CORNER HEROF;

THENCE NORTH 30 DEG. 57 MIN. 00 SEC. EAST, 450.53 FT. TO A 5/8 INCH IRON ROD CAPPED #2320, SET FOR THE MOST SOUTHERLY NORTH CORNER HEREOF;

THENCE SOUTH 59 DEG. 03 MIN. 00 SEC. EAST, 400.00 FT. TO A 5/8 INCH IRON ROD CAPPED #2320, SET FOR THE EAST CORNER HEREOF;

THENCE SOUTH 30 DEG. 57 MIN. 00 SEC. WEST 450.53 FT. TO A 5/8 INCH IRON ROD CAPPED #2320, SET FOR THE SOUTH CORNER HEREOF;

THENCE NORTH 59 DEG. 03 MIN. 00 SEC. WEST, 207.70 FT. TO A POINT FOR AN INTERIOR CORNER HEREOF;

THENCE SOUTH 36 DEG. 16 MIN. 14 SEC. WEST, 166.44 FT. TO A POINT FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT WHOSE RADIUS IS 45.00 FT. AN ARC LENGTH OF 58.01 FT. (CHORD=SOUTH 72 DEG. 11 MIN. 53 SEC. WEST, 54.07 FT.) TO A POINT FOR THE POINT OF TANGENCY HEREOF;

THENCE NORTH 70 DEG. 52 MIN. 29 SEC. WEST, 88.93 FT. TO A POINT FOR CORNER HEREOF;

THENCE NORTH 75 DEG. 05 MIN. 27 SEC. WEST, AT 593.19 FT. PASS A 5/8 INCH IRON ROD CAPPED #2320, SET IN THE SOUTHEAST LINE OF SAID HIGHWAY, AND IN ALL, 657.74 FT. TO A POINT IN THE NORTHWEST LINE OF SAID 97.435 AC. TRACT FOR THE WEST CORNER HEREOF;

THENCE NORTH 31 DEG. 09 MIN. 00 SEC. EAST (REFERENCE BEARING), WITH THE NORTHWEST LINE OF SAID 97.435 AC. TRACT FOR THE WEST CORNER HEREOF;

NOTE: THE NORTHWEST LINE OF THE CALLED 97.435 AC. TRACT CONVEYED TO DAVILA (VOL 855, PG. 430; D. R.) WHICH BEARS, NORTH 31 DEG. 09 MIN. 00 SEC. EAST, IS THE REFERENCE BEARING OF RECORD THAT THIS SURVEY IS BASED ON.

POSTED

18-241089

Notice of Substitute Trustee's Sale

09/08/22 dk 3:57 pm

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: June 9, 2011	Original Mortgagor/Grantor: LAWRENCE E. BERGLUND AND MARCELEN S. BERGLUND
Original Beneficiary / Mortgagee: REVERSE MORTGAGE USA, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1
Recorded in: Volume: 852 Page: 884 Instrument No: 2011-00003132	Property County: WHARTON
Mortgage Servicer: Compu-link Corporation d/b/a Celink	Mortgage Servicer's Address: 101 West Louis Henna Blvd, Austin, TX 78728

* 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 \$195,000.00, executed by LAWRENCE BERGLUND; MARCELEN BERGLUND and payable to the order of Lender.

Property Address/Mailing Address: 1785 FM 1162 ROAD, EL CAMPO, TX 77437

Legal Description of Property to be Sold: 1.48 ACRES OF LAND, MORE OR LESS, BEING THE REMAINDER OF A 15.98436 ACRE TRACT OUT OF THE WESTERN ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF I & GNRR CO. SURVEY NO. 29, ABSTRACT NO. 229; WHARTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED CONTINUATION SHEET.

A 1.48 AC. TRACT OF LAND, SITUATED IN THE I & GNRR CO. SURVEY NO. 29. ABSTRACT NO. 229, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 15.98436 AC. TRACT OF LAND CONVEYED FROM DONALD BERGLUND, ETAL TO LAWRENCE ELMER BERGLUND IN DEED DATED JUNE 27, 1984, RECORDED IN VOLUME 647, PAGE 114, OF THE WHARTON COUNTY DEED RECORDS; SAID 1.48 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE BEGIN AT A POINT IN F.M. HIGHWAY NO. 1162 (TX-DOT), SAME BEING IN THE SOUTH LINE OF SAID SURVEY NO. 29, FOR THE SOUTHEAST CORNER OF SAID LAWRENCE ELMER BERGLUND TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MARILYN BERGLUND KIGHT (VOL. 647, PG. 109; D.R.);

THENCE SOUTH 87 DEG. 28 MIN, 28 SEC. WEST (CALLED WEST), WITH THE SOUTH LINE OF SAID SURVEY NO. 29, SAME BEING WITH THE SOUTH LINE OF SAID LAWRENCE ELMER BERGLUND TRACT, 10.00 FT. TO A POINT FOR THE SOUTHEAST AND BEGINNING CORNER HEREOF:

THENCE SOUTH 87 DEG. MIN. 28 SEC. WEST (CALLED WEST), CONTINUING WITH THE SOUTH LINE OF SAID SURVEY NO 29, SAME BEING WITH THE SOUTH LINE OF SAID LAWRENCE ELMER BERGLUND TRACT, 104.20 LT. TO A POINT FOR THE SOUTHEAST CORNER OF A CALLED 2.134 AC.



TRACT OF LAND CONVEYED TO ROBERT LEE MORENO (VOL. 828, PG. 676, D.R.). SAME BEING THE SOUTHWEST CORNER HEREOF:

THENCE NORTH 02 DEG. 38 MIN. 16 SEC. WEST (CALLED NORTH 00 DEG. 04 MIN. 44 SEC. WEST), AT 40.00 FT. PASS A 5/8 INCH IRON ROD CAPPED #2320, CALLED & FOUND IN THE NORTH MARGIN OF SAID HIGHWAY, AND IN ALL, 620.00 FT. (CALL & MEAS.) TO A 5/8 INCH IRON ROD CAPPED #5319, SET FOR THE NORTHEAST CORNER OF SAID 2.134 AC. TRACT, SAME BEING THE NORTHWEST CORNER HEREOF;

THENCE NORTH 87 DEG. 26 MIN. 28 SEC. EAST, 104.20 FT. TO A 5/8 INCH IRON ROD CAPPED #5319, SET FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 02 DEG. 38 MIN. 16 SEC. EAST, AT 580.00 FT. PASS A 5/8 INCH IRON ROD CAPPED #5319, SET IN THE NORTH MARGIN OF SAID HIGHWAY, AND IN ALL, 620.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.48 AC. OF LAND.

Date of Sale: <u>November 01, 2022</u>	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: 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 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.

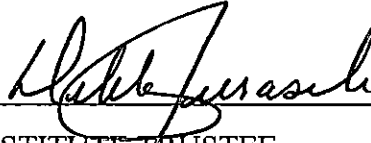
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1*, the owner and holder of the Note, has requested Debby Jurasek, Patsy Anderson, Sue Crow 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 INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1* 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, Debby Jurasek, Patsy Anderson, Sue Crow 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 Debby Jurasek, Patsy Anderson, Sue Crow 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.

A handwritten signature in black ink, appearing to read "Debby Jurasek", is written over a horizontal line.

SUBSTITUTE TRUSTEE

Debby Jurasek, Patsy Anderson, Sue Crow or Michelle Foltz,
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

POSTED @
9/1/2022 @ 2:50pm

**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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 22, 2018 and recorded under Clerk's File No. 2018-00001546, in the real property records of WHARTON County Texas, with Jeffrey Wadsworth and Amanda Wadsworth, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Crystal Clear Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jeffrey Wadsworth and Amanda Wadsworth, husband and wife securing payment of the indebtedness in the original principal amount of \$344,500.00 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 Jeffrey Wadsworth, Amanda Wadsworth. CITIZENS BANK NA f/k/a RBS Citizens NA 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. Citizens Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A., is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

TRACT NO.1: 14.61 ACRES OF LAND, MORE OR LESS, IN H&TC RR COMPANY SURVEY NO.41, ABSTRACT NO. 205, WHARTON COUNTY, TEXAS; AND TRACT NO. 2; 40 FOOT EASEMENT IN H&TC RR COMPANY SURVEY NO. 41, ABSTRACT NO. 205, WHARTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: **10/04/2022**

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 Carol Kelly, Evan Press, Kathleen Adkins, Elizabeth Anderson, Patsy Anderson, Reid Ruple, Brian C. Mier, Carmen Muniz, Debbie Jurasek, Merry Chris Bishop, Samuel Daffin II, Sue Crow, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 08/29/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:

Printed Name:


Debby Jurasek

C&M No. 44-22-1774

EXHIBIT A

TRACT NO. 1:

A 14.61 AC. TRACT OF LAND, SITUATED IN THE H&TCRR CO. SURVEY NO. 41, ABSTRACT NO. 205, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND REFERRED TO AS SECOND TRACT CONVEYED FROM BAYLOR UNIVERSITY TO E.G. GOFF & SONS IN DEED DATED APRIL 29, 1971, RECORDED IN VOLUME 415, PAGE 366, OF THE WHARTON COUNTY DEED RECORDS; SAID 14.61 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a point in the North line of said SECOND TRACT, same being in the North line of said SURVEY NO. 41, and in F.M. HIGHWAY NO. 1300 (Tx-Dot), for the Northeast corner of a called 0.616 Ac. tract of land referred to as TRACT NO. 2; conveyed to Mike J. & Jeanette Horta (Vol. 188, Pg. 358; O.R.);

THENCE South 03 Deg. 25 Min. 22 Sec. East (called South 01 Deg. 49 Min. 09 Sec. East, with the East line of said 0.616 Ac. tract, at 61.26 ft. pass a 1/2 inch iron rod called & found in the South margin of said HIGHWAY, and in all, 61.87 ft. to a point in the South line of said HIGHWAY for the upper Northwest and BEGINNING corner hereof;

THENCE North 87 Deg. 19 Min. 03 Sec. East, with the South line of said HIGHWAY, 50.00 ft. to a corner post, set for the Northeast corner hereof;

THENCE South 03 Deg. 25 Min. 22 Sec. East, 691.18 ft. to a 5/8 inch iron rod capped #5319, set for an angle point hereof;

THENCE South 01 Deg. 37 Min. 10 Sec. East, 110.79 ft. to a 5/8 inch iron rod capped #5319, found for the upper Southeast corner hereof;

THENCE South 88 Deg. 22 Min. 50 Sec. West, 50.00 ft. to a 5/8 inch iron rod capped #5319, found for an interior corner hereof;

THENCE South 01 Deg. 37 Min. 10 Sec. East, 1298.22 ft. to a 5/8 inch iron rod capped #5319, found for the lower Southeast corner hereof;

THENCE South 88 Deg. 22 Min. 50 Sec. West, 440.79 ft. to a 5/8 inch iron rod capped #5319, found for the Southwest corner hereof;

THENCE North 01 Deg. 37 Min. 10 Sec. West, 1298.24 ft. to a 5/8 inch iron rod capped #5319, found in the South line of a called 11.870 Ac. tract of land conveyed to Gary Harton, etux (Vol. 835, Pg. 438; D.R.) for the lower Northwest corner hereof;

THENCE North 74 Deg. 22 Min. 16 Sec. East (called North 75 Deg. 57 Min. 48 Sec. East), with the South line of said 11.870 Ac. tract, 454.31 ft. to a 5/8 inch iron rod capped #5319, found for its Southeast corner, same being an interior corner hereof;

THENCE North 03 Deg. 25 Min. 22 Sec. West (called North 1 Deg. 49 Min. 09 Sec. West, with the East line of said 11.870 Ac. tract and said 0.616 Ac. tract, 691.04 ft. (called 691.46 ft.) to the PLACE OF BEGINNING and containing 14.61 Ac. of land.

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

TRACT NO. 2:

CENTERLINE DESCRIPTION OF A 40 FT. ROADWAY EASEMENT, SITUATED IN THE H&TCRR CO. SURVEY NO. 41, ABSTRACT NO. 205, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND REFERRED TO AS SECOND TRACT CONVEYED FROM BAYLOR UNIVERSITY TO E.G. GOFF & SONS IN DEED DATED APRIL 29, 1971, RECORDED IN VOLUME 415, PAGE 366, OF THE WHARTON COUNTY DEED RECORDS; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a point in the North line of said SECOND TRACT, same being in the North line of said SURVEY NO. 41, and in F.M. HIGHWAY NO. 1300 (Tx-Dot), for the Northeast corner of a called 0.616 Ac. tract of land referred to as TRACT NO. 2, conveyed to Mike J. & Jeanette Horia (Vol. 188, Pg. 358; O. R.);

THENCE North 88 Deg. 24 Min. 45 Sec. East, with the North line of said SURVEY NO. 41, same being with the North line of said SECOND TRACT, and with said HIGHWAY, 336.75 ft. to a point;

THENCE South 11 Deg. 34 Min. 47 Sec. East, 56.10 ft. to a point in the South line of said HIGHWAY for the POINT OF BEGINNING hereof;

THENCE South 11 Deg. 34 Min. 47 Sec. East, 86.68 ft. to the Point of Curvature of a curve to the left;

THENCE with said curve to the left, whose radius is 200.00 ft., an arc length of 52.41 ft., (chord = South 19 Deg. 05 Min. 12 Sec. East, 52.26 ft.) to the Point of Tangency;

THENCE South 26 Deg. 35 Min. 36 Sec. East, 53.27 ft. to the Point of Curvature of a curve to the right;

THENCE with said curve to the right, whose radius is 200.00 ft., an arc length of 121.08 ft., (chord = South 09 Deg. 15 Min. 01 Sec. East, 119.24 ft.) to the Point of Tangency;

THENCE South 08 Deg. 05 Min. 34 Sec. West, 206.09 ft. to the Point of Curvature of a curve to the left;

THENCE with said curve to the left, whose radius is 200.00 ft., an arc length of 112.59 ft., (chord = South 08 Deg. 02 Min. 03 Sec. East, 111.11 ft.) to the Point of Tangency;

THENCE South 24 Deg. 09 Min. 39 Sec. East, 53.39 ft. to the Point of Curvature of a curve to the right;

THENCE with said curve to the right, whose radius is 110.00 ft., an arc length of 111.04 ft., (chord = South 04 Deg. 45 Min. 28 Sec. West, 106.38 ft.) to the Point of Tangency;

THENCE South 33 Deg. 40 Min. 36 Sec. West, 78.81 ft. to the Point of Curvature of a curve to the left;

THENCE with said curve to the left, whose radius is 300.00 ft., an arc length of 100.99 ft., (chord = South 24 Deg. 01 Min. 58 Sec. West, 100.51 ft.) to the Point of Tangency;

THENCE South 14 Deg. 26 Min. 56 Sec. West, 186.34 ft. to an angle point;

THENCE South 01 Deg. 27 Min. 15 Sec. West, 171.04 ft. to the Point of Curvature of a curve to the left;

THENCE with said curve to the left, whose radius is 600.00 ft., an arc length of 74.42 ft., (chord = South 02 Deg. 09 Min. 58 Sec. East, 74.37 ft.) to the Point of Tangency;

THENCE with a reverse curve to the right, whose radius is 353.52 ft., an arc length of 253.89 ft., (chord = South 14 Deg. 51 Min. 17 Sec. West, 248.47 ft.) to the Point of Tangency;

THENCE South 35 Deg. 25 Min. 46 Sec. West, 106.35 ft. to an angle point;

THENCE South 42 Deg. 17 Min. 23 Sec. West, 77.58 ft. to the Point of Curvature of a curve to the left;

THENCE with said curve to the left, whose radius is 100.00 ft., an arc length of 48.87 ft., (chord = South 28 Deg. 17 Min. 20 Sec. West, 48.39 ft.) to the Point of Tangency;

THENCE South 14 Deg. 17 Min. 18 Sec. West, 38.55 ft. to the Point of Curvature of a curve to the right;

THENCE with said curve to the right, whose radius is 85.00 ft., an arc length of 16.51 ft., (chord = South 19 Deg. 47 Min. 04 Sec. West, 16.28 ft.) to a point in the East line of a 14.61 Ac. tract of land, this day surveyed, for the TERMINATION POINT.

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

Tract Nos. 1 & 2 being that same real property specifically described in Deed dated October 10, 2014 from Kenneth Goff and wife, Jan to Charlie A. Morton and wife, Jennifer, recorded in Volume 970, Page 400 of the Official Records of Wharton County, Texas

POSTED ¹⁰

9/1/2022 @ 2:50pm

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: THE EAST ONE-HALF (E/2) OF LOT THIRTY-TWO (32), ALL OF LOTS THIRTY-THREE (33) AND THIRTY-FOUR (34), REED'S HOME SUBDIVISION IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 324, PAGE 341 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED FEBRUARY 14, 1991 FROM KATHRYN GRIFFIN WILKERSON AND HUSBAND, ROY TO JEFFREY S. LOOPER AND WIFE, LOUISA, RECORDED IN VOLUME 850, PAGE 672 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/20/2004 and recorded in Book 575 Page 106 Document 248116 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:

~~10/04/2022~~

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.

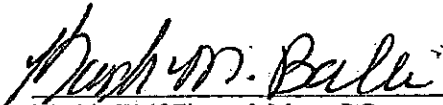
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 JEFFERY S. LOOPER AND LOUISA S. LOOPER, provides that it secures the payment of the indebtedness in the original principal amount of \$66,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank National Association, as Trustee for Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2004-5 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank National Association, as Trustee for Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2004-5 c/o PHH MORTGAGE CORPORATION, 1 Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

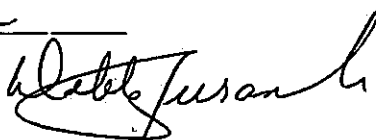
6. *Order to Foreclose.* U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank National Association, as Trustee for Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2004-5 obtained a Order from the 329th District Court of Wharton County on 11/09/2021 under Cause No. CV51782. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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





NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHARTON County

Deed of Trust Dated: November 4, 2013

Amount: \$92,500.00

Grantor(s): JOSHUA BYBEE and KRISTI BYBEE

Original Mortgagee: CRYSTAL CLEAR MORTGAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 2013-00006395 and recorded on 11.21.2013 under File No. 2013-00006688

Legal Description: THE SOUTH 20 FEET OF LOT SIX (6) AND ALL OF LOT SEVEN (7), BLOCK FOUR (4), CHAPEL HEIGHTS ADDITION TO THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF, RECORDED IN VOL. 371, PAGE 441, WHARTON COUNTY DEED RECORDS

Date of Sale: ~~October 4, 2022~~ between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WHARTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PATSY ANDERSON OR DEBBY JURASEK, MICHELLE FOLTZ, CAROL KELLY, ELIZABETH ANDERSON, EVAN PRESS, KATHLEEN ADKINS, SUE CROW OR REID RUPLE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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



Anthony Abad Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-003253



Printed Name: Debby Jurasek

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

POSTED

08/25/22 3:49pm dk

AFFIDAVIT OF POSTING/FILING NOTICE OF SALE
STATE OF TEXAS

COUNTY OF WHARTON

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by a Deed of Trust, dated November 4, 2013, executed by JOSHUA BYBEE AND KRISTI BYBEE, HUSBAND AND WIFE to MALCOLM D. GIBSON, Trustee(s) and recorded in the office of the County Clerk in Document No. 2013-00006395 and recorded on 11.21.2013 under File No. 2013-00006688, WHARTON County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on October 4, 2022 between the hours of 10:00 AM and 1:00 PM;

(i) Written notice of the proposed sale, designating the County in which the property securing the above Deed of Trust will be sold, was posted (Notice of Sale) at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and

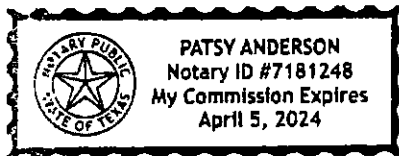
(ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

Debbie Jurasek
PATSY ANDERSON OR DEBBY JURASEK, MICHELLE FOLTZ, CAROL KELLY,
ELIZABETH ANDERSON, EVAN PRESS, KATHLEEN ADKINS, SUE CROW OR REID
RUPLE
Substitute Trustee

STATE OF TEXAS

COUNTY OF WHARTON

This instrument was acknowledged before me on this 25th day of August, 2022, by
Debbie Jurasek.



Patsy Anderson
NOTARY PUBLIC, STATE OF TEXAS
My Commission expires: 4-5-2024