

604 NW FRONT STREET
SEALY, TX 77474

00000009519885

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 02, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 25, 2018 and recorded in Document CLERK'S FILE NO. 182647 real property records of AUSTIN County, Texas, with COURTNEY DIRBA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by COURTNEY DIRBA, securing the payment of the indebtednesses in the original principal amount of \$182,234.00, 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

FILED

2022 MAY 27 PM 1: 01

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY TEXAS



2022-0016

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 REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OLAN, MATTHEW HANSEN, RAMIRO CUEVAS, JAMI HUTTON, ALEENA LITTON, ALEXIS BANKS, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK 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.

Is sb MEGAN RANDLE

Israel Saucedo

Certificate of Posting

My name is MEGAN RANDLE, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on MAY 27, 2022 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

MEGAN RANDLE

Declarants Name: MEGAN RANDLE

Date: MAY 27, 2022

FILED

2022 MAY 27 PM 1:01

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2022-0016

604 NW FRONT STREET
SEALY, TX 77474

00000009519885

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AUSTIN

EXHIBIT "A"

LOTS 6 & 7 OF SEALYVILLE SUBDIVISION IN THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 1, PAGES 183-184 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

FILED

2022 MAY 27 PM 1:01

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY TEXAS

2022-0016

800 FRYDEK ROAD
SEALY, TX 77474

0000009514126

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 02, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 28, 2007 and recorded in Document CLERK'S FILE NO. 076645 real property records of AUSTIN County, Texas, with JOSE A CALDERON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE A CALDERON, securing the payment of the indebtednesses in the original principal amount of \$105,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LOANCARE, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

FILED

2022 JUN 16 PM 1:40

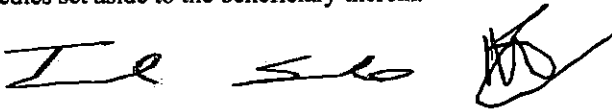
Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS



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.

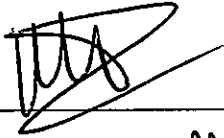
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OLAN, MATTHEW HANSEN, RAMIRO CUEVAS, JAMI HUTTON, ALEENA LITTON, ALEXIS BANKS, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK 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

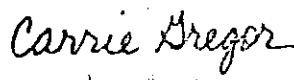
My name is Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 06/16/22 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.



Declarants Name: Megan L. Randle
Date: 06/16/22

FILED

2022 JUN 16 PM 1:40



COUNTY CLERK
AUSTIN COUNTY TEXAS

800 FRYDEK ROAD
SEALY, TX 77474

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AUSTIN

EXHIBIT "A"

LOT 2, BLOCK 1 OUT OF THOSE CERTAIN FOUR LOTS OR TRACTS OF LAND CALLED LOTS 1, 2, 3, AND 4, OUT OF THE SILLMAN TRACT IN THE SAN FELIPE DE AUSTIN TOWN TRACT IN AUSTIN COUNTY, TEXAS. DESCRIBED IN DEED FROM MRS. W.C. HAJDIK TO CECIL COOPER, ET UX, DATED DECEMBER 2, 1977, RECORDED IN VOLUME 394, PAGE 76, DEED RECORDS OF AUSTIN COUNTY, TEXAS

FILED
2022 JUN 16 PM 1:40
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

FILED

2022 JUN 16 PM 1:40

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2022-0017

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, BELLA TERRA CUSTOM HOMES, LLC delivered that one certain Deed of Trust dated MARCH 12, 2021, which is recorded in INSTRUMENT NO.: 211618 of the real property records of AUSTIN County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$322,410.00 payable to the order of GROUND FLOOR REAL ESTATE 1, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, GROUND FLOOR REAL ESTATE 1, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, AUGUST 2, 2022, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:


LOT 4, BLOCK 1, BRAZOS COUNTRY, SECTION THREE, CITY OF BRAZOS COUNTRY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 39, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED DECEMBER 9, 2020, EXECUTED BY MICHAEL THOMAS ANDREWS, II TO BELLA TERRA CUSTOM HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER CLERK'S FILE NO.: 205966, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of AUSTIN County, Texas, for such sales (OR AT FOYER OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of GROUND FLOOR FINANCE, INC., the Mortgagee or Mortgage Servicer, is 600 PEACHTREE ST NE, STE 810, ATLANTA, GA 30308. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JULY 11, 2022.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR MEGAN L. RANDLE
OR EBBIE MURPHY

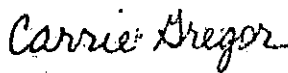
FILE NO.: MISC-1725
PROPERTY: 413 LAKEVIEW CIRCLE
SEALY, TEXAS 77474

BELLA TERRA CUSTOM HOMES, LLC

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

FILED

2022 JUL 11 PM 1:05


COUNTY CLERK
AUSTIN COUNTY, TEXAS



4753988

2022-0018

Carrie Meador

NOTICE OF FORECLOSURE SALE 2022 JUL 12 PM 1:05

FILED

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: ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 1.233 ACRES LOCATED IN THE H. & T. C. RAILROAD COMPANY SURVEY, SECTION 145, A-197, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING A PORTION OF THE 5.002 ACRE TRACT THAT IS DESCRIBED IN A DEED TO MARK D. GRIFFIN, AND WIFE, JANET K. GRIFFIN AS RECORDED IN VOLUME 723, PAGE 825 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 1.233 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY OF SENS ROAD (PUBLIC ROAD) AND BEING THE NORTH CORNER OF THE 5.797 ACRE TRACT DESCRIBED IN A DEED TO STEPHEN PAUL CAMP, ET UX AS RECORDED IN FILE# 982031 O.R.A.C.T. AND BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 43 DEGREES 53 MINUTES 12 SECONDS E, WITH THE SOUTHEAST RIGHT-OF-WAY OF SENS ROAD A DISTANCE OF 227.58 FT. (CALLED BRG.

N 43 DEGREES 53 MINUTES 12 SECONDS E) TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER OF THE 1.567 ACRE TRACT THAT HAS BEEN SURVEYED AND DESCRIBED THIS DAY AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 43 DEGREES 40 MINUTES 57 SECONDS E, WITH THE COMMON LINE WITH SAID 1.567 ACRE TRACT, A DISTANCE OF 218.12 FT. (NO CALL)

TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT IN THE 1.567 ACRE ADJOINING TRACT AND BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 21 DEGREES 27 MINUTES 20 SECONDS W, CONTINUING WITH THE COMMON LINE WITH SAID 1.567 ACRE TRACT, A DISTANCE OF 203.00

FT. (NO CALL) TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST LINE OF THE 5.797 ACRE ADJOINING TRACT AND BEING THE SOUTHWEST CORNER OF THE 1.567 ACRE TRACT, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 52 DEGREES 02 MINUTES 45 SECONDS W, WITH THE COMMON LINE WITH THE 5.797 ACRE ADJOINING TRACT, A DISTANCE OF 296.97 FT. (CALLED BRG. N 52 DEGREES 02 MINUTES 45 SECONDS W) TO THE PLACE OF BEGINNING AND CONTAINING 1.233 ACRES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/24/2003 and recorded in Document 030624 real property records of Austin County, Texas.

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

Date: 08/02/2022

Time: 01:00 PM

Place: Austin County, Texas at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE 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 GERALD O. POWELL AND BRENDA POWELL, provides that it secures the payment of the indebtedness in the original principal amount of \$115,500.00, 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, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 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.





Megan Randle

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

Certificate of Posting

I am Megan Randle 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 07/12/22 I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.