

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: A TRACT OR PARCEL CONTAINING 0.1573 ACRE OF LAND BEING A PART OF LOT THIRTY-THREE (33), IN BLOCK ONE (1), OF STERLING GREEN SECTION NINE (9), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 291, PAGE 101 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

BEING A TRACT OR PARCEL CONTAINING 0.1573 ACRE OF LAND OUT OF LOT 33, BLOCK 1 OF STERLING GREEN, SECTION 9 A SUBDIVISION OF RECORD IN VOLUME 291, PAGE 101 OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, BEING THAT SAME CALLED 6,850 SQUARE FOOT TRACT OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) R336407, SAID 0.1573 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS REFERENCED TO SAID BLOCK 1:

BEGINNING AT AN IRON ROD FOUND FOR THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PENTON SHORES DRIVE (60 FEET WIDE) AND THE NORTH RIGHT-OF-WAY LINE OF PEACHMEADOW LANE (WIDTH VARIES), FOR THE MOST EASTERLY SOUTHEAST CORNER TO SAID LOT 33, THE HEREIN DESCRIBED TRACT, AT THE NORTH END OF A 10 FOOT CUT-BACK;

THENCE, SOUTH 45 DEGREES 45 MINUTES 03 SECONDS WEST, ALONG SAID 10 FOOT CUT-BACK, 14.14 FEET TO AN IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER TO SAID LOT 33, THE HEREIN DESCRIBED TRACT, THE SOUTHERLY CORNER TO SAID 10 FOOT CUT-BACK, IN THE NORTH RIGHT-OF-WAY LINE OF SAID PEACHMEADOW LANE;

THENCE, NORTH 89 DEGREES 14 MINUTES 57 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 50.00 FEET TO AN IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER TO SAID 6,850 SQUARE FOOT TRACT AND THE SOUTHEAST CORNER TO THAT CERTAIN CALLED 5,750.00 SQUARE FOOT TRACT OF RECORD UNDER H.C.C.F. NO. N223403;

THENCE, NORTH 00 DEGREES 45 MINUTES 03 SECONDS EAST, 115.00 FEET TO AN IRON ROD SET FOR THE COMMON NORTHWEST CORNER TO SAID CALLED 6,850 SQUARE FOOT TRACT, THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER TO SAID 5,750.00 SQUARE FOOT TRACT, IN THE SOUTH LINE OF THAT CERTAIN 40 FOOT EXXON PIPELINE FEE STRIP OF RECORD UNDER FILM CODE NUMBER 196-12-1012;

THENCE, SOUTH 89 DEGREES 14 MINUTES 57 SECONDS EAST, ALONG SAID SOUTH LINE, 60.00 FEET TO THE COMMON NORTH CORNER TO SAID LOT 33, THE HEREIN DESCRIBED TRACT, IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PENTON SHORES DRIVE;

THENCE, SOUTH 00 DEGREES 45 MINUTES 03 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1573 ACRE OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/30/2003 and recorded in Document W722733 real property records of Harris County, Texas.

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

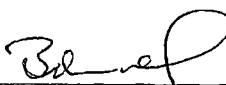
Date: 06/03/2025
Time: 12:00 PM
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, 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 LINDA M. SCHNEIDER, provides that it secures the payment of the indebtedness in the original principal amount of \$59,920.00, 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 TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2 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 TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2 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.


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 or (800) 280-2832

Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office
of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.