

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of November, 2024
Time: 10am or not later than three hours after that time
Place: AT The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harris County, Texas, or at the area most recently designated by the Harris County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 17, 2001
Grantor(s): EUSEBIO G. SARMIENTO, A MARRIED PERSON AND MICAELA SARMIENTO,
SIGNING PROFORMA TO PERFECT LIEN ONLY
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AMERICA'S
WHOLESALE LENDER, its successors and assigns
Original Principal: \$68,720.00
Recording Information: Deed Inst.# V314757
Current Mortgage/Beneficiary: J.P. Morgan Mortgage Acquisition Corp.
Secures: The Promissory Note (the "Note") in the original principal amount of \$68,720.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Harris
Property Description: (See Attached Exhibit "A")
Property Address: 12506 Adirondack Drive, Houston, TX 77089
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 24-01473TX

FILED 9/12/2024 11:10:17 AM FRCL-2024-5029 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

I am Chris Poston ^{Certificate of Posting} whose address is 90 McCalla Raymer Liebert Pierce, LLC I declare

under penalty perjury that Sept. 12, 2024 I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

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EXHIBIT "A"

LOT THIRTEEN (13), IN BLOCK TWENTY-SEVEN - (27) OF SCARSDALE, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 188, PAGE 78 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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