

SELECT PORTFOLIO SERVICING, INC. (SPS)
HABERSTROH, AMBROSE AND DORA V.
5528 SOMERFORD LANE, BRYAN, TX 77802

CONVENTIONAL
Firm File Number: 16-026117

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 10, 2005, AMBROSE J. HABERSTROH AND WIFE, DORA V. HABERSTROH, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 00910056 Volume 7030, Page 211, to which reference is herein made for all purposes.

13 P 1:27
Brazos County Clerk
Bryan, Texas

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on October 20, 2017 under Cause No. 17-001993-CV-361 in the Judicial District Court of Brazos COUNTY, TEXAS.;

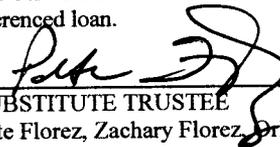
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Brazos county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

LOT SEVEN (7), BLOCK TWELVE (12), COPPERFIELD, SECTION TWO (2), AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 718, PAGE 437, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 5528 SOMERFORD LANE
BRYAN, TX 77802
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Notcholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR
REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-1, ASSET-
BACKED CERTIFICATES, SERIES 2006-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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.


SUBSTITUTE TRUSTEE
Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

301 S GORDON ST
BRYAN, TX 77802

0000007997638

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: February 05, 2019

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) 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 30, 2009 and recorded in Document CLERK'S FILE NO. 01047388, AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2016-1260585 real property records of BRAZOS County, Texas, with CLINTON ELLIS ASHFORD AND ROBIN RENEE ASHFORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLINTON ELLIS ASHFORD AND ROBIN RENEE ASHFORD, securing the payment of the indebtednesses in the original principal amount of \$100,397.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



KRISTOPHER HOLUB, KRISTIE ALVAREZ, JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, IAN MOSER, KIM HINSHAW, STEPHANIE KOHLER, BENJAMIN GRIESINGER, CATRENA WARD, RONNIE HUBBARD, BOB SCHUBERT, LEIGHTON SCHUBERT, OR LEIGHA SCHUBERT

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/27/2018 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

2018 NOV 27 10:00 AM
Brazos County Clerk's Office



BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING PART OF LOTS TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK FOUR (4), EASTSIDE RESURVEY ADDITION TO THE CITY OF BRYAN, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 96, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 22, IN SAID BLOCK 4, OF SAID ADDITION, WHICH POINT IS IN THE NORTHWEST LINE OF GORDON STREET;

THENCE N 45 E 75 FEET AND CORNER IN SAID LINE, WHICH POINT IS IN THE MIDDLE OF LOT 21, ON SAID LINE;

THENCE N 45 W 140 FEET AND CORNER,

THENCE S 45 W 75 FEET AND CORNER, A STAKE SET IN THE SOUTHWEST LINE OF LOT 22;

THENCE WITH SAID SOUTHWEST LINE, S 45 E 140 FEET TO THE PLACE OF BEGINNING, BEING THE SAME PROPERTY DESCRIBED IN THE DEED BY J. W. BATTS TO R. W. BUTLER DATED JANUARY 16, 1946, RECORDED IN VOLUME 122, PAGE 173, DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN THE DEED BY ROBERT B. GOSS, INDEPENDENT EXECUTOR OF THE ESTATE OF LULA MAE GOSS, DECEASED, TO ROBERT B. GOSS, INDIVIDUALLY, DATED NOVEMBER 8, 1982, AND RECORDED IN VOLUME 545, PAGE 705 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Notice of Substitute Trustee's Sale

Date: December 7, 2018

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated February 11, 2017 in the original principal amount of \$118,973.00

FILED
2018 DEC 10 P 10 29
KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, TEXAS
Karen Lane

Deed of Trust

Date: February 11, 2017
Grantor: Wyatt Andrey Jefferson
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services

Recording information: Clerk's File No. 2017-1290426, of the Official Public Records of Real Property of Brazos County, Texas

Property: BEING A TRACT OF LAND CONTAINING 0.43 ACRES, ALSO BEING THE REMAINDER OF LOT 8, BLOCK 4 (LOT 8) OF THE LAKEWOOD ESTATES SUBDIVISION, AS RECORDED IN VOLUME 340, PAGE 215 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), THE 0.43 ACRES BEING THE SAME TRACT SHOWN ON THE PLAT OF SURVEY, PREPARED BY CARLOMAGNO SURVEYING, HAVING THE FILE NAME 14141.DWG, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Substitute Trustee's Name: Brent A. Lane, Pete Florez, Florence Rosas, Sharon St. Pierre or Kelly Goddard, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Brazos
Date of Sale (first Tuesday of month): February 5, 2019
Time of Sale: 11:00 a.m. - 2:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Pete Florez, Florence Rosas, Sharon St. Pierre or Kelly Goddard, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: Kelly Goddard
Brent A. Lane, Pete Florez, Florence Rosas, Sharon St. Pierre or Kelly Goddard, any to act

Encow File No: 1700451-SHSA

EXHIBIT "A"

Being a tract of land containing 0.43 acres, also being the remainder of Lot 8, Block 4 (Lot 8) of the LAKEWOOD ESTATES SUBDIVISION, as recorded in Volume 340, Page 215 of the Brazos County Deed Records (B.C.D.R.), the 0.43 acres being the same tract shown on the Plat of Survey, prepared by Carlomagno Surveying, having the file name 14141.dwg, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of this tract, also being the original northwest corner of the said Lot 8, also being the north corner of a 0.122 acres tract of land, being part of Lot 8 and recorded in Volume 683, Page 425 of the Brazos County Official Records (B.C.O.R.), also being the northeast corner of Lot 7, Block 4 (Lot 7) of the said Lakewood Estates Subdivision, also being a point along the southern right-of-way line of Lakewood Drive, a 60 foot right-of-way;

THENCE along the said southern right-of-way line of Lakewood Drive, around a curve to the left having a delta angle of $45^{\circ}00'03''$, an arc distance of 86.40 feet, a radius of 119.00 feet, and a chord of North $63^{\circ}52'55''$ East, a distance of 84.19 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the north corner of this tract, also being the west corner of Lot 9, Block 4 (Lot 9) of the said Lakewood Estates Subdivision;

THENCE along the common line between this tract and the said Lot 9, South $45^{\circ}09'01''$ East, a distance of 140.17 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the east corner of this tract, also being the south corner of said Lot 9, also being a point along the northwestern boundary line of the Heritage Hills Subdivision, as recorded in Volume 350, Page 643 of the B.C.D.R.;

THENCE along the common line between this tract and the said northwestern line of the Heritage Hills Subdivision, South $44^{\circ}50'59''$ West, a distance of 164.66 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the south corner of this tract, also being the east corner of the said 0.122 acres tract that is part of Lot 8, also being a point along said northwest boundary line of the Heritage Hills Subdivision;

THENCE along the common line between this tract and said 0.122 acres tract, North $18^{\circ}14'35''$ West, a distance of 157.98 feet to the PLACE OF BEGINNING containing 0.43 acres.

NOTE: The Company is prohibited from insuring the area or quantity of 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 hereto.

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: August 06, 2015

Grantor(s): Eric Christopher Lawless and Valeria M Lawless husband and wife

Original Trustee: Scott R. Valby

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Cornerstone Home Lending, Inc., its successors and assigns

Recording Information: Vol. 12872, Page 166, or Clerk's File No. 2015-1230663, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

ALL OF LOT SIXTEEN (16), BLOCK EIGHT (8), MEADOW CREEK, PHASE THREE (3), A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8285, PAGE 280, OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS.

Date of Sale: 02/05/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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, the undersigned hereby APPOINTS AND DESIGNATES Pete Florez as Substitute Trustee, David Sims as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Ian Moser as Successor Substitute Trustee, Kathleen Adkins as Successor Substitute Trustee, Renee Thomas as Successor Substitute Trustee, Reva Rouchon-Harris as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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



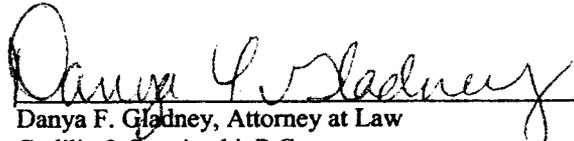
set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

Executed on this the 11th day of December, 2018.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618



Danya F. Gladney, Attorney at Law
Codilis & Stawiariski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

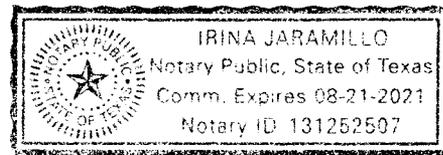
COUNTY OF HARRIS

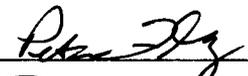
Before me, the undersigned Notary Public, on this day personally appeared Sarah S. Cox as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name 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 11th day of December, 2018.



Notary Public
Signature



Posted and filed by: 

Printed Name: Pete Flores

C&S No. 44-18-3581 / FHA / Yes
Freedom Mortgage Corporation

V I

FILED

2018 DEC 20 P 12:15

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRAZOS TEXAS
77001

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County

Deed of Trust Dated: September 23, 2011

Amount: \$306,000.00

Grantor(s): CHARLES E. BLACKSHEAR

Original Mortgagee: NEW DAY FINANCIAL, LLC

Current Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.

Mortgagee Address: REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Recording Information: Document No. 2011-1102940

Legal Description: ALL OF LOT TWENTY (20), BLOCK ONE (1), AUSTIN'S COLONY, PHASE TWO (2), AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2441, PAGE 199, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

WHEREAS CHARLES E. BLACKSHEAR is deceased.

Date of Sale: February 5, 2019 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS 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.

KRISTOPHER HOLUB OR KRISTIE ALVAREZ, JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, IAN MOSER, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, KIM HINSHAW, STEPHANIE KOHLER, BENJAMIN GRIESINGER, CATRENA WARD OR RONNIE HUBBARD 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 Mortgagee, 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 Mortgagees 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.



RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-003380



KRISTOPHER HOLUB OR KRISTIE ALVAREZ, JULIAN
PERRINE, EVAN PRESS, AMY BOWMAN, REVA ROUCHON-
HARRIS, KATHLEEN ADKINS, IAN MOSER, PETE FLOREZ,
ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN,
SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS,
ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE,
KIM HINSHAW, STEPHANIE KOHLER, BENJAMIN
GRIESINGER, CATRENA WARD OR RONNIE HUBBARD
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

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: 02/05/2019

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: **FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE 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: 1217 Webhollow Circle, Bryan, TX 77803

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 07/28/2005 and recorded 08/03/2005 in Book OR 6841 Page 170 Document 00899597 , Re-filed 09/09/2005 in Book OR 6922 Page 257 in Document 00903881 , real property records of Brazos County, Texas, with **Katherine Gilmore A/K/A Katherine Rose Gilmore, an Unmarried Woman** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W3 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 PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Katherine Gilmore A/K/A Katherine Rose Gilmore, an Unmarried Woman**, securing the payment of the indebtedness in the original principal amount of \$165,750.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2018-02845-TX
18-002214-673

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:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT SEVENTEEN (17), BLOCK ONE (1), WEBHOLLOW SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 2239, PAGE 301, OFFICIAL RECORDS OF BRAZOS 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**

Phone: 1-800-746-2936

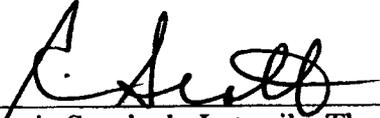
TS No.: 2018-02845-TX
18-002214-673

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.

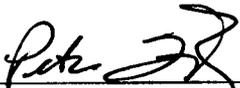
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: December 19, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

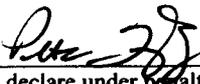
C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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  Pete Florez whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 12-20-18 I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

Certificate of Posting

✓

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 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: SEE EXHIBIT A

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/30/2013 and recorded in Book 11600 Page 202 Document 2013-1169726 real property records of Brazos County, Texas.

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

Date: 02/05/2019

Time: 11:00 AM

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE 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 BOBBIE L. HENDERSON AND BARBARA JEAN HENDERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$237,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 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 PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, 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

Lori Liane Long, Attorney at Law

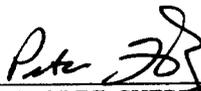
✓ Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 North Dallas Parkway

Dallas, TX 75254



PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER,

DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE,

RONNIE HUBBARD OR ALLAN JOHNSTON

c/o AVT Title Services, LLC

1101 Ridge Rd. Suite 222

Rockwall, TX 75087

I am Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall,
TX 75087. I declare under penalty of perjury that on 12-20-18 I filed this Notice of Foreclosure Sale at the office of the
Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

NETCO File Number: VTX-1207459

Borrower Last Name: Henderson

**Exhibit A
Legal Description**

A description of a tract of land, lying within the T. F. McKinney Survey, Abstract 33, Brazos County, Texas, being the remainder of Alex Walker two tracts of land 1.82 acres recorded in Volume 111, Page 491 and 2.5 acres recorded in Volume 312, Page 276, Deed Records of said county and being further described as follows:

BEGINNING at a found post for Southwest corner and being the Northwest corner of the Missouri Pacific Railroad, second tract recorded in Deed Records Volume 318, Page 218, of said county;

THENCE N 43° 28' 52" E a distance of 322.00 a set 1/2" iron rod;

THENCE along the Southerly right-of-way line of West 28th Street, formerly Bryan and Pitts Bridge Road, the following calls:

N 80° 00' 00" E a distance of 86.22' to a set 1/2" iron rod;

N 80° 39' 39" E a distance of 343.74' to a set 1/2" iron rod;

THENCE S 20° 44' 48" E a distance of 183.00' to a set 1/2" iron rod;

THENCE along the Northerly right-of-way line of said Missouri Pacific Railroad a curve concave Northerly, having a degree of curve of 0.90712°, the following chords;

S 77° 11' 25" W a distance 241.18'

S 80° 28' 15" W a distance of 481.96' to the POINT OF BEGINNING and containing 2.57 acres of land more or less.

Commonly known as: 5025 West 28th Street, Bryan, TX 77807

Parcel Number: 00330000310000

✓

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: ALL OF LOT FIVE (5), BLOCK TWELVE (12), BROOK HOLLOW NUMBER FIVE (5), PHASE II, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 339, PAGE 237, DEED RECORDS, BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/17/2010 and recorded in Book 9975 Page 265 Document 2011-1080439 real property records of Brazos County, Texas.

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

Date: 02/05/2019

Time: 11:00 AM

Place: Brazos County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE 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 BRADLEY C CRANE, JR., provides that it secures the payment of the indebtedness in the original principal amount of \$261,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 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. Order to Foreclose. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 361st District Court of Brazos County on 11/05/2018 under Cause No. 18-002254-CV-361. 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 PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, 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
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law


PETE FLOREZ, SHERYL LAMONT, HARRIETT
FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON
ST. PIERRE, RONNIE HUBBARD OR ALLAN
JOHNSTON

c/o AVT Title Services, LLC
1101 Ridge Rd, Suite 222

✓

Notice of Substitute Trustee's Sale

Date: December 20, 2018

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated February 11, 2017 in the original principal amount of \$118,973.00

FILED

2018 DEC 20 P 2:58

Deed of Trust

Date: February 11, 2017
Grantor: Wyatt Andrey Jefferson
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services

WAREN MCGUIRE, COUNTY CLERK
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS
M. Garcia

Recording information: Clerk's File No. 2017-1290426, of the Official Public Records of Real Property of Brazos County, Texas

Property: BEING A TRACT OF LAND CONTAINING 0.43 ACRES, ALSO BEING THE REMAINDER OF LOT 8, BLOCK 4 (LOT 8) OF THE LAKEWOOD ESTATES SUBDIVISION, AS RECORDED IN VOLUME 340, PAGE 215 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), THE 0.43 ACRES BEING THE SAME TRACT SHOWN ON THE PLAT OF SURVEY, PREPARED BY CARLOMAGNO SURVEYING, HAVING THE FILE NAME 14141.DWG, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Substitute Trustee's Name: Brent A. Lane, Pete Florez, Florence Rosas, Sharon St. Pierre or Kelly Goddard, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Brazos
Date of Sale (first Tuesday of month): February 5, 2019
Time of Sale: 11:00 a.m. - 2:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Pete Florez, Florence Rosas, Sharon St. Pierre or Kelly Goddard, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: Kelly Goddard
Brent A. Lane, Pete Florez, Florence Rosas, Sharon St. Pierre or Kelly Goddard, any to act

Exhibit File No: 170987-SHSA

EXHIBIT "A"

Being a tract of land containing 0.43 acres, also being the remainder of Lot 8, Block 4 (Lot 8) of the LAKEWOOD ESTATES SUBDIVISION, as recorded in Volume 348, Page 215 of the Brazos County Deed Records (B.C.D.R.), the 0.43 acres being the same tract shown on the Plat of Survey, prepared by Carlomagno Surveying, having the file name 14141.dwg, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of this tract, also being the original northwest corner of the said Lot 8, also being the north corner of a 0.122 acres tract of land, being part of Lot 8 and recorded in Volume 633, Page 425 of the Brazos County Official Records (B.C.O.R.), also being the northeast corner of Lot 7, Block 4 (Lot 7) of the said Lakewood Estates Subdivision, also being a point along the southern right-of-way line of Lakewood Drive, a 60 feet right-of-way;

THENCE along the said southern right-of-way line of Lakewood Drive, around a curve to the left having a delta angle of 45°00'03", an arc distance of 86.48 feet, a radius of 110.00 feet, and a chord of North 63°52'55" East, a distance of 84.19 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the north corner of this tract, also being the west corner of Lot 9, Block 4 (Lot 9) of the said Lakewood Estates Subdivision;

THENCE along the common line between this tract and the said Lot 9, South 45°09'01" East, a distance of 148.17 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the east corner of this tract, also being the south corner of said Lot 9, also being a point along the northwestern boundary line of the Heritage Hills Subdivision, as recorded in Volume 350, Page 643 of the B.C.D.R.;

THENCE along the common line between this tract and the said northwestern line of the Heritage Hills Subdivision, South 44°50'59" West, a distance of 164.66 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the south corner of this tract, also being the east corner of the said 0.122 acres tract that is part of Lot 8, also being a point along said northwest boundary line of the Heritage Hills Subdivision;

THENCE along the common line between this tract and said 0.122 acres tract, North 18°14'35" West, a distance of 187.98 feet to the PLACE OF BEGINNING containing 0.43 acres.

NOTE: The Company is prohibited from insuring the area or quantity of 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.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
HEARNE, DONALD L.
2613 ALLEN RIDGE DRIVE, BRYAN, TX 77802

FHA 493-595027-7
Firm File Number: 17-026822

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 19, 1996, DONALD L. HEARNE, A MARRIED MAN NOT JOINED BY SPOUSE, as Grantor(s), executed a Deed of Trust conveying to PNM TRUSTEE SERVICES, INC., as Trustee, the Real Estate hereinafter described, to PEOPLES NATIONAL MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 609738 Volume 2643, Page 81, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Brazos** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT EIGHT (8), BLOCK SIX (6), ALLEN RIDGE SUBDIVISION, PHASE 1, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 673, PAGE 293 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2613 ALLEN RIDGE DRIVE
BRYAN, TX 77802
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

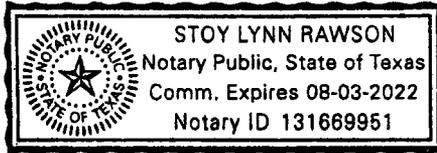
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

FILED
DEC 27 A 11:19
Brazos
CLERK OF COUNTY CLERK
Brazos County, Texas
Texas
THE STATE OF _____
COUNTY OF Brazos

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Pete Florez, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 18 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of December



Stoy Lynn Rawson
NOTARY PUBLIC in and for
Brazos COUNTY,
My commission expires: 8/3/22
Type or Print Name of Notary
Stoy Lynn Rawson

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 military service to the sender of this notice immediately.

1-3-2019

Notice of [Substitute] Trustee Sale *J. Pin*

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: 02/05/2019

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: **FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE 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: 1806 Potomac Pl A-D, College Station, TX 77840

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 01/05/2006 and recorded 01/25/2006 in Book OR Vol 7123 Page 36 Document 00915273, real property records of Brazos County, Texas, with **Angel Reynoso and Cecilia Reynoso, husband and wife** grantor(s) and IRWIN MORTGAGE CORPORATION 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 PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Angel Reynoso and Cecilia Reynoso, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$124,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-10, ASSET-BACKED CERTIFICATES, SERIES 2006-10** 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:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PART OF LOT 4, BLOCK ONE OF SOUTHWOOD, SECTION 19, ACCORDING TO THE PLAT RECORDED IN VOLUME 301, PAGE 547, DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS; BEGINNING; AT A 1/2" IRON ROD FOUND AT THE MOST EASTERLY COMMON CORNER OF LOTS 4 & 5 OF SAID BLOCK ONE, SAME BEING IN THE WEST RIGHT-OF-WAY LINE OF POTOMAC PLACE; THENCE: S 62° 31' 26" W- 111.38 FEET ACROSS AID LOT 4 ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE JAY AND CATHY GOSS TRACT (1752/104) TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY COMMON CORNER OF SAID TRACTS, SAME BEING IN THE NORTHEAST LINE OF A CITY PARK; THENCE: N 34° 11' 46" W - 49.53 FEET ALONG SAID PARK LINE TO A 5/8" IRON ROD WITH CAP SET AT THE WESTERLY COMMON CORNER OF LOTS 3 & 4; THENCE: N 49° 24' 40" E - 140.23 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 3 & 4 TO A 5/8" IRON ROD WITH CAP SET FOR THE MOST EASTERLY COMMON CORNER OF SAID LOTS 3 & 4, SAME BEING THE WESTERLY LINE OF POTOMAC PLACE; THENCE: 55.43 FEET ALONG SAID POTOMAC PLACE LINE AROUND A CURVE WITH A CENTRAL ANGLE OF 22° 51' 06" RIGHT, A RADIUS OF 138.97 FEET AND A CHORD OF S 12° 15' 00" E FOR A DISTANCE OF 55.06 FEET TO A 5/8" IRON ROD WITH CAP SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE: 28.78 FEET CONTINUING ALONG SAID POTOMAC PLACE LINE AROUND A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 32° 58' 58" LEFT, A RADIUS OF 50.00 FEET AND A CHORD OF S 17° 25' 56" E FOR A DISTANCE OF 28.39 FEET TO THE PLACE OF BEGINNING; AND CONTAINING 0.18 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF DONALD GARRETT, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2972 ON OCTOBER 14, 2005

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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**

Phone: 1-800-746-2936

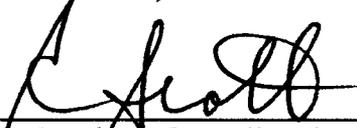
TS No.: 2018-02904-TX
18-002259-673

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: December 28, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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 Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 1-3-19 I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

4338 SPRING GARDEN DRIVE
COLLEGE STATION, TX 77845

0000008041535

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED

JAN -7 P 1:53

KAREN McOLEIN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
Jerry Roney

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: February 05, 2019

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

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) 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 01, 2007 and recorded in Document CLERK'S FILE NO. 00980842; AS AFFECTED BY LOAN MODIFICATION AGREEMENT NO. 2016-126671 real property records of BRAZOS County, Texas, with JOHN MARMOR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN MARMOR, securing the payment of the indebtednesses in the original principal amount of \$103,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005

[Handwritten Signature]

AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOB SCHUBERT, LEIGHTON SCHUBERT, OR LEIGHA SCHUBERT
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Bob Schubert and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 01/07/2019 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

[Handwritten Signature]

Declarants Name: Bob Schubert
Date: 01/07/2019

0000008041535

BRAZOS



BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT NINETEEN (19), BLOCK TWO (2), SPRING CREEK GARDENS SUBDIVISION-PHASE 2, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 7402, PAGE 119, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2019 JAN -9 A. 9:42
Handwritten signature

NOTICE PURSUANT TO TEXAS PROPERTY CODE SECTION 51.002(i): 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.

CLERK
COUNTY CLERK
COUNTY CLERK

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BRAZOS §

WHEREAS, by Deed of Trust dated March 2, 2009, and filed for record under Volume 8990, Page 112, Official Records of Brazos County, Texas (the "Deed of Trust"), **DAVID R. ADAME** and wife, **ELMA ADAME** (collectively, "Borrower"), conveyed to **STEPHEN D. HARPER**, as Trustee, for the benefit of **BRAZOS VALLEY BANK, N.A., PREDECESSOR IN INTEREST TO AMERICAN MOMENTUM BANK** ("Lender"), all of Borrower's present and future right, title and interest in and to the following (collectively, the "Mortgaged Property"):

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Three (3), Block Two (2), CASTLEGATE SUBDIVISION, SECTION 6, an addition to the City of College Station, Texas, according to plat recorded in Volume 7213, Page 40, Official Records of Brazos County, Texas; more commonly known as 2404 Lancaster Ct., College Station, Texas 77845, together with all improvements thereon;

which Deed of Trust was granted to secure the payment of that certain Real Estate Lien Note dated effective March 2, 2009 (the "Note"), executed by Borrower and made payable to the order of Lender, in the original principal amount of \$47,465.00;

WHEREAS, default has occurred in the payment of the indebtedness evidenced by the Note and the maturity of the Note was accelerated and became finally due and payable on January 9, 2019, and all outstanding principal and accrued interest are now due and payable in full;

WHEREAS, the Deed of Trust grants to the beneficiary therein the right for any reason and in its sole discretion to appoint a Substitute Trustee to act instead of any Trustee named therein without any other formality other than the designation in writing of a Substitute Trustee; and

WHEREAS, Lender, as the owner and holder of said indebtedness, has appointed **TIMOTHY J. HEINRICH** as Substitute Trustee under the Deed of Trust and has requested the

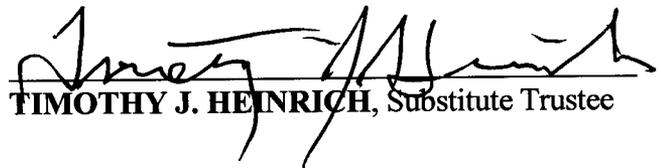
undersigned to sell the Mortgaged Property in accordance with the laws of the State of Texas and the terms and provisions of the Deed of Trust to fully or partially satisfy the indebtedness evidenced by the Note;

WHEREAS, the conveyance of the Property pursuant to the foreclosure sale described herein shall be subject to all prior liens and security interests filed of record against the Property.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of February, 2019, beginning at 10:00 a.m., or not later than three (3) hours after such time, pursuant to the terms of said Deed of Trust and Section 51.002 of the Texas Property Code, as amended, the undersigned will sell the Property (subject to the terms hereof) to the highest bidder for cash, at the location designated by the Commissioners Court of Brazos County, Texas, for such sales, being the Atrium on the First Floor of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Brazos County, Texas 77803, or as further designated by the County Commissioners pursuant to Section 51.002 of the Texas Property Code.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the Mortgaged Property under the terms of the Deed of Trust, conveyance of the Mortgaged Property shall be made as is, without any representations and warranties whatsoever, express or implied.

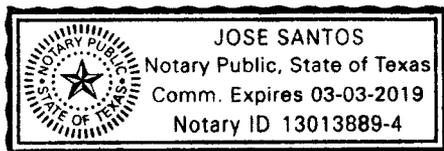
WITNESS MY HAND this 5th day of January, 2019.

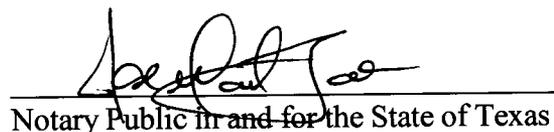

TIMOTHY J. HEINRICH, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared TIMOTHY J. HEINRICH, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of January, 2019.




Notary Public in and for the State of Texas

[PERSONALIZED SEAL]

After Recording, Return To:

The Heinrich Law Firm, PLLC
5858 Westheimer, Suite 845
Houston, Texas 77057

Amber...
JAN -9 A

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE PURSUANT TO TEXAS PROPERTY CODE SECTION 51.002(i): 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.

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BRAZOS §

WHEREAS, by Deed of Trust dated October 30, 2008, and filed for record under Volume 8858, Page 190, Official Records of Brazos County, Texas (the "Deed of Trust"), DAVID R. ADAME and wife, ELMA ADAME (collectively, "Borrower"), conveyed to STEPHEN D. HARPER, as Trustee, for the benefit of BRAZOS VALLEY BANK, N.A., PREDECESSOR IN INTEREST TO AMERICAN MOMENTUM BANK ("Lender"), all of Borrower's present and future right, title and interest in and to the following (collectively, the "Mortgaged Property"):

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Three (3), Block Two (2), CASTLEGATE SUBDIVISION, SECTION 6, an addition to the City of College Station, Texas, according to plat recorded in Volume 7213, Page 40, Official Records of Brazos County, Texas; more commonly known as 2404 Lancaster Ct., College Station, Texas 77845, together with all improvements thereon;

which Deed of Trust was granted to secure the payment of that certain Real Estate Lien Note dated effective October 30, 2008 (the "Note"), executed by Borrower and made payable to the order of Lender, in the original principal amount of \$296,535.00;

WHEREAS, default has occurred in the payment of the indebtedness evidenced by the Note and the maturity of the Note was accelerated and became finally due and payable on January 9, 2019, and all outstanding principal and accrued interest are now due and payable in full;

WHEREAS, the Deed of Trust grants to the beneficiary therein the right for any reason and in its sole discretion to appoint a Substitute Trustee to act instead of any Trustee named therein without any other formality other than the designation in writing of a Substitute Trustee; and

WHEREAS, Lender, as the owner and holder of said indebtedness, has appointed TIMOTHY J. HEINRICH as Substitute Trustee under the Deed of Trust and has requested the

undersigned to sell the Mortgaged Property in accordance with the laws of the State of Texas and the terms and provisions of the Deed of Trust to fully or partially satisfy the indebtedness evidenced by the Note;

WHEREAS, the conveyance of the Property pursuant to the foreclosure sale described herein shall be subject to all prior liens and security interests filed of record against the Property.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of February, 2019, beginning at 10:00 a.m., or not later than three (3) hours after such time, pursuant to the terms of said Deed of Trust and Section 51.002 of the Texas Property Code, as amended, the undersigned will sell the Property (subject to the terms hereof) to the highest bidder for cash, at the location designated by the Commissioners Court of Brazos County, Texas, for such sales, being the Atrium on the First Floor of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Brazos County, Texas 77803, or as further designated by the County Commissioners pursuant to Section 51.002 of the Texas Property Code.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the Mortgaged Property under the terms of the Deed of Trust, conveyance of the Mortgaged Property shall be made as is, without any representations and warranties whatsoever, express or implied.

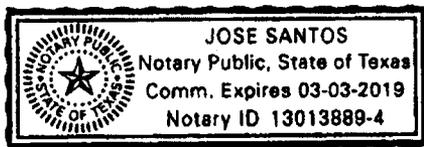
WITNESS MY HAND this 8th day of January, 2019.

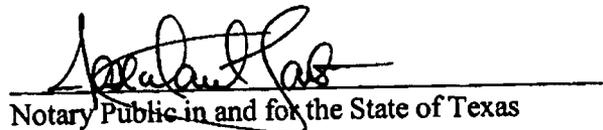

TIMOTHY J. HEINRICH, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared TIMOTHY J. HEINRICH, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of January, 2019.




Notary Public in and for the State of Texas

[PERSONALIZED SEAL]

After Recording, Return To:
The Heinrich Law Firm, PLLC
5858 Westheimer, Suite 845
Houston, Texas 77057

✓
Notice of Foreclosure Sale

January 8, 2019

FILED
2019 JAN -9 P 3:45

Deed of Trust:

Dated: October 11, 2016
Grantor: Ahmad K. Rahman and Afia N. Ahmed
Trustee: Cully Lipsey
Lender: Norman Holubec and Linda Ogle-Holubec
Recorded in: Volume 13667, Page 277 of the Official Records of Brazos County, Texas

WATSON MCGUIRE, COUNTY CLERK
BRAZOS COUNTY, TEXAS
[Signature]

Legal Description: Tracts One – Four in Fee Simple and Tract Five Easement all in the I. L. Jacques Survey Abstract No. 143, Brazos County, Texas, being more particularly described in Exhibit "A" attached hereto and being the same property described in Warranty Deed with Vendor's Lien dated October 11, 2016, from Norman Holubec and Linda Ogle-Holubec to Ahmad K. Rahman and Afia N. Ahmed, recorded in Volume 13667, Page 24, Official Records of Brazos County, Texas; and Correction Warranty Deed recorded in Volume 14998, Page 122, Official Records of Brazos County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$50,000.00, executed by Ahmad K. Rahman and Afia N. Ahmed ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: February 5, 2019

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: In the commons area of the Brazos County Courthouse in Bryan, 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, Beneficiary, the owner and holder of the Note, has requested the Trustee to sell the Property.

The Deed of Trust encumbers real property. Formal notice is hereby given of Beneficiary's election to proceed against and sell the real property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust.

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

If Beneficiary 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 Beneficiary. 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, the 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 sale held by the 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 TRUSTEE 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 LENDER.**

**HOELSCHER, LIPSEY, ELMORE,
POOLE & TURNBILL, P.C.**

By: 

CULLY LIPSEY, Attorney for Lender

State Bar No. 12412600

cully@hle.com

1021 University Drive East, Suite 102

P. O. Drawer DT

College Station, Texas 77840

Telephone: 979-846-4726

Facsimile: 979-846-4725

EXHIBIT "A"

Tract One: Fee Simple

A 3 acre parcel of land, in the I. L. Jaques Survey, Abstract No. 143, Brazos County and being part of a 28 acre tract conveyed to Jim and Pauline Holubec by Victory Butkowski, and more particularly described as follows:

BEGINNING at an iron stake found in the Southwest line of the Fuller tract and being the North corner of an 8.2 acre tract conveyed to Jim Holubec by Raymond Piwonka and recorded in Volume 264, Page 385, Deed Records of Brazos County;

THENCE South 45° West a distance 635.28 feet along the Northwest line of said 8.2 Acre tract to an iron stake set for corner, this being the beginning of the survey;

THENCE South 45° West a distance of 635.27 feet along the Northwest line of the 28 acre tract conveyed to Jim Holubec by Victory Butkowski to an iron stake for corner, this also, being the West corner of said 28 acre tract;

THENCE South 45° East a distance of 205.7 feet along the Southwest line of said 26 acre tract to an iron stake for corner;

THENCE North 45° East a distance of 635.27 feet to an iron stake set in the Northeast line of said 28 Acre tract for corner;

THENCE North 45° West a distance of 205.7 feet along the Northeast line of said 25 acre tract to PLACE OF BEGINNING and containing 3.0 acres, more or less.

SAVE & EXCEPT: from Tract One

FIELD notes of a 1.50 acre tract or parcel of land, lying and being situated in the I. L. Jaques Survey, Abstract No. 143, Bryan, Brazos County, Texas, and being part of the 3 acre tract described in the Gift Deed from Norman Holubec to Linda Ogle-Holubec recorded in Volume 10486, Page 277, of the Official Records of Brazos County, Texas, and said 1.50 acre tract being more particularly described as follows:

BEGINNING at a 5/8" aluminum disk found at a 3" creosote fence post marking the 4-way corner between the beforementioned 3 acre tract, a 31.38 acre tract described in the Deed from Norman Holubec and Linda Ogle-Holubec to Gary Paul Recek and Pauline Margaret Recek, recorded in Volume 12028, Page 188, of the Official Records of Brazos County, Texas, and a 9.0097 acre tract described in the Deed to Margaret Bomnskie Wright recorded in Volume 2761, Page 47, of the Official Records of Brazos County, Texas, and a 0.93 acre tract -- Exhibit D, described in the Partition Deed recorded in Volume 447, Page 786, of the Deed Records of Brazos County, Texas, and assigned to Donny Wright;

THENCE N 44° 23' 04" E along the common line between the beforementioned 3 acre tract and the following two tracts, lying to the Northwest the beforementioned Wright -

0.93 acre tract, and beforementioned 9.0097 acre tract, adjacent to a fence, for a distance of 317.50 feet to a 1/2" iron rod and cap set;

THENCE S 45° 37' 10" E across the beforementioned 3 acre tract, for a distance of 205.81 feet to a 1/2" iron rod and cap found marking the common corner between a 12.5 acre - Exhibit F, Tract 6 described In the Gift Deed No. 3 - from Norman Holubec to Linda Ogle-Holubec, recorded in Volume 10486, Page 270, of the Official Records of Brazos County, Texas and a 12.5 acre tract described in the Partition Deed recorded in Volume 1100, Page 227, of the Official Records of Brazos County, Texas, said 12.5 acre tract being assigned to Pauline Recek - Exhibit E, Tract 5;

THENCE S 44° 22' 03" W along the common line between the beforementioned 3 acre tract and the beforementioned Recek - 12.5 acre tract for a distance of 317.63 feet to a 5/8" aluminum disk found marking the common corner between the said 3 acre tract and the said Recek - 12.5 acre tract and in the Northeast line of the beforementioned 31.38 acre tract;

THENCE N 45° 35' 02" W along the common line between the beforementioned 3 acre tract and the beforementioned 31.38 acre tract, for a distance of 205.90 feet to the PLACE OF BEGINNING, containing 1.50 acres of land, more or less.

Tract Two: Fee Simple

BEING all that certain 12.5 acre tract or parcel of land for Norman Holubec, lying in the I. L. Jaques Survey Abstract No.143, and described as follows:

BEGINNING at an iron rod found in the Southwest property line of the Fuller tract and being a common corner for the Ben Bomonski tract East corner and the Norman Holubec 4.1 acre tract North corner;

THENCE S 45° W a distance of 635.28 feet along the Southeast property line of the said Ben Bomonski tract to an iron rod for corner same being common with the North corner of the Jimmy Holubec 3 acre tract;

THENCE S 45° E a distance of 205.7 feet along the Northeast Property line of said Jimmy Holubec 3 acre tract to an iron rod for corner same being common with the South corner of the said Jimmy Holubec tract, this is the beginning of this survey;

THENCE S 45° E a distance of 1720.96 feet passing at 294.3 feet an iron rod for the South corner of the Pauline Holubec 3.1 acre tract and West corner of the Ray Piwonka tract, continuing, along the, Southwest property line of the said Piwonka tract to an iron rod for the corner, being a common corner with the said Piwonka tract South corner;

THENCE S 45° W a distance of 317.63 feet to an iron rod for corner same being common with the East corner of the said Pauline Recek 12.5 acre tract;

THENCE N 45° W a distance of 1720.96 feet to an iron rod set in the Southeast property line of the said Jimmy Holubec 3.0 acre tract for corner, same being common with the North corner of the Pauline Recek 12.5 acre tract;

THENCE N 45° E a distance of 317.63 feet along the Southeast property line of the said Jimmy Holubec 3.0 acre tract to PLACE OF BEGINNING and containing 12.5 acres more or less.

Tract Three: Fee Simple

Field notes of a 1.03 acre tract or parcel of land, lying and being situated in I. L. Jaques Survey, Abstract No. 143, Brazos County, Texas, and being part of the remainder of the 3.194 acre - Tract Two described in the Gift Deed No. 2 from Norman Jim Holubec, to Linda Ogle-Holubec recorded in Volume 10486, Page 264, of the Official Records of Brazos County, Texas, and said 1.03 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the common corner between the beforementioned 3.194 acre tract and a 3 acre tract described in the Gift Deed No. 1 to Linda Ogle-Holubec recorded in Volume 10486, Page 277, of the Official Records of Brazos County, Texas, and in the southeast line of a 9.009 acre tract described in the deed to Margaret Bomnskie Wright, recorded in Volume 2761, Page 47, of the Official Records of Brazos County, Texas;

THENCE N 44° 20' 21" E along the common line between the beforementioned 3.194 acre tract and the 9.0097 acre tract, adjacent to a fence, for a distance of 185.69 feet to a 1/2" iron rod and cap set in the southwest right-of-way line of State Highway No. 47, from which a 12: creosote post fence corner bears S 44° 20' W - 0.6 feet, and a concrete right-of-way marker bears N 43° 45' 18" W - 797.22 feet;

THENCE S 43° 45' 18" E along the southwest right-of-way line of the beforementioned State Highway No. 47, adjacent to a fence, for a distance of 250.65 feet to a 1/2" iron rod and cap set;

THENCE S 46° 14' 42" W across the remainder of the beforementioned 3.194 acre tract, for a distance of 177.68 feet to a 1/2" iron rod and cap set in the northeast line of a 12.5 acre - Tract One, described in the Gift Deed No. 3 to Linda Ogle-Holubec, recorded in Volume 10486, Page 270, of the Official Records of Brazos County, Texas;

THENCE N 45° 38' 25" W along the common line between the beforementioned 3.194 acre tract and the following two tracts: the Ogle-Holubec - 12.5 acre tract and the Ogle-Holubec - 3 acre tract, for a distance of 38.89 feet to a 5/8" iron rod found marking the common corner between the said Ogle-Holubec - 3 acre tract and the Ogle-Holubec - 12.5 acre tract;

THENCE N 45° 38' 25" W along the common line between the beforementioned 3.194 acre tract and the 3 acre tract, for a distance of 205.71 feet to the PLACE OF BEGINNING, containing 1.03 acres of land, more or less.

Tract Four: Fee Simple

Field notes of a 1.03 acre tract or parcel of land, lying and being situated in I. L. Jaques Survey, Abstract No. 143, Brazos County, Texas, and being part of the remainder of the 3.194 acre - Tract Two described in the Gift Deed No. 2 from Norman Jim Holubec, to Linda Ogle-Holubec recorded in Volume 10486, Page 264, of the Official Records of Brazos County, Texas, and said 1.03 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod and cap found at a 10" creosote post fence corner marking the common corner between the beforementioned 3.194 acre tract and the remainder of a 4.4469 acre tract described in the deed to Johnny J. Benavidez, recorded in Volume 4687, Page 253, of the Official Records of Brazos County, Texas, and in the northeast line of a 12.5 acre - Tract One described in the Gift Deed No. 3 to Linda Ogle-Holubec, recorded in Volume 10486, Page 270, of the Official Records of Brazos County, Texas;

THENCE N 45° 26' 13" W along the common line between the beforementioned 3.194 acre tract and the 12.5 acre tract, for a distance of 259.10 feet to a 1/2" iron rod and cap set;

THENCE N 46° 14' 42" E across the remainder of the beforementioned 3.194 acre tract, for a distance of 177.68 feet to a 1/2" iron rod and cap set in the southwest right-of-way line of State Highway No. 47;

THENCE along the southwest right-of-way line of the beforementioned State Highway No. 47, as follows:

S 43° 45' 18" E for a distance of 252.38 feet to a 1/2" iron rod and cap set,

S 43° 29' 25" E for a distance of 5.41 feet to the north corner of the beforementioned remainder of a 4.4469 acre tract from which a concrete right-of-way marker found bears S 41° 56' 38" E - 3588.75 feet, and a concrete right-of-way marker found at a 4" creosote post fence corner bears S 45° 50' 39" W - 0.6 feet;

THENCE S 45° 50' 39" W along the common line between the remainder of the 3.194 acre tract and the remainder of the 4.4469 acre tract, adjacent to a fence, for a distance of 170.06 feet to the PLACE OF BEGINNING, containing 1.03 acres of land, more or less.

Tract Five: Easement

BEING an easement across a 3.1 acre tract of land.

BEING all that certain 3.1 acre tract or parcel of land for Pauline Holubec, lying in the I. L. Jaques Survey Abstract No. 143, Brazos County, Texas, and described as follows:

BEGINNING at an iron rod in the Southwest property line of the Fuller tract and being a common corner for the Ben Bomonski tract East corner and the Norman Holubec 4.1 acre tract North corner;

THENCE S 45° W a distance of 357 feet along a common line of the said Bomonski tract and the Norman Holubec tract to an iron rod set for a corner being common with the West corner of the said Norman Holubec tract. This is the beginning of this survey;

THENCE S 45° W a distance of 278.25 feet along the Southeast line of said Bomonski tract to an iron rod set for a corner being common with the North corner of the Jimmy Holubec 3 acre tract;

THENCE S 45° E a distance of 500.00 feet to an iron rod for a corner being common with the West corner of the Raymond Piwonka tract;

THENCE N 45° E a distance of 278.28 feet along Northwest line of said Raymond Piwonka tract to an iron rod for a corner being common with the South corner of the Norman Holubec 4.1 acre tract;

THENCE N 45° W a distance of 500.00 feet to PLACE OF BEGINNING and containing 3.194 acres more or less.

Said easement being described as follows:

There exists a 25 foot access easement along the Northwest and Southwest border of this property and described as follows:

BEGINNING at the iron rod marking the North property corner same being the beginning of the above described survey;

THENCE S 45° W a distance of 278.28 feet along the Northwest property line of this property to an iron stake for a corner;

THENCE S 45° E a distance of 230.70 feet to a stake in the Southwest property line for a corner;

THENCE N 45° E a distance of 25.00 feet to a stake for a corner;

THENCE N 45° W a distance of 205.70 feet to a stake for a corner;

THENCE N 45° E a distance of 253.28 feet to a stake in the Northeast property line of this property for a corner;

THENCE N 45° W a distance of 25.00 feet to PLACE OF BEGINNING and containing 0.278 acres, more or less.

✓
Notice of Substitute Trustee's Sale

FILED

Date: January 10, ~~2018~~ 2019

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated July 14, 2011 in the original principal amount of \$113,059.00

2019 JAN 10 P 1:12

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
By: *Kelly Goddard*

Deed of Trust

Date: July 14, 2011
Grantor: Alvin U. Pesina and Monica L. Ruiz-Barrera
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 01097091, Volume 10266, Page 66, of the Official Public Records of Real Property of Brazos County, Texas
Property: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FIFTY-FIVE (55), STANDING ROCK RANCH, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 6962, PAGE 162, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Substitute Trustee's Name: Brent A. Lane, Pete Florez, Florence Rosas, Sharon St. Pierre or Kelly Goddard, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Brazos
Date of Sale (first Tuesday of month): February 5, 2019
Time of Sale: 11:00 a.m. - 2:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Pete Florez, Florence Rosas, Sharon St. Pierre or Kelly Goddard, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: *Kelly Goddard*
Brent A. Lane, Pete Florez, Florence Rosas, Sharon St. Pierre or Kelly Goddard, any to act

3001 Stevens Drive
Bryan, Texas 77803

FILED

1-10-19

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.

NOTICE OF FORECLOSURE SALE

1. Property to be Sold

The Property, to be sold in an "as is, where is" condition without any expressed or implied warranties pursuant to Texas Property Code § 51.009, is described as follows: Lot Ten A (10A), Replat of Lot 10, WOODVILLE ACRES, City of Bryan, according to replat thereof recorded in Volume 5085, Page 260, of the Official Records of Brazos County, Texas.

2. Date, Time, and Place of Sale

Date: February 5, 2019

Time: The sale will begin no earlier than 10 a.m. or no later than 3 hours thereafter.

Place: In the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where this Notice of Foreclosure Sale was posted.

The deed of trust permits the mortgagee of record 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.

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

Those desiring to purchase the property will need to demonstrate their ability, sufficient solely to the substitute trustee, to pay their bid immediately in cash if their bid is accepted.

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.

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, of the mortgagee's attorney.

4. Instrument to be Foreclosed

The Instrument to be foreclosed is that certain Deed of Trust executed in Brazos County, Texas, between and among Cris and Rosa Maria Cazares and CT86 Investments, LLC on or about November 16, 2017, said Deed of Trust being recorded at Volume 14369, Page 218 in the OFFICIAL PUBLIC RECORDS of Brazos County, Texas.

5. Obligations Secured

Deed of Trust executed by Cris and Rosa Maria Cazares, securing the payment of the indebtedness in the original principal sum of \$107,000.00; all other debts, obligations and liabilities to CT86 Investments, LLC; and all other obligations therein described. CT86 Investments, LLC is the current holder of the note and beneficiary of the Deed of Trust.

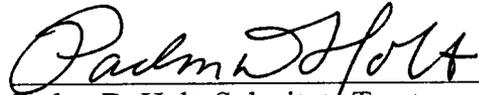
6. Default and Request to Act

Default has occurred under the deed of trust, and the beneficiary has requested the substitute trustee to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

NOW, THEREFORE, NOTICE IS GIVEN that on the date shown above, beginning no earlier than the time shown above, I, or another such substitute designee, will sell said real estate at the place shown above to the highest bidder for cash.

WITNESS MY HAND

this 9th day of January, 2019.


Padon D. Holt, Substitute Trustee
c/o West, Webb, Allbritton & Gentry, P.C.
1515 Emerald Plaza
College Station, Texas 77845
Ph: 979-694-7000
Fax: 979-694-7000

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 NOTEHOLDER

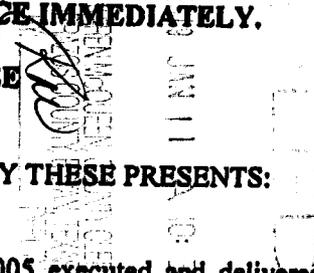
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED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

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF BRAZOS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:



Note: Retail Installment Contract dated January 4, 2005 executed and delivered by Marquis Williams and Natasha C. Williams to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated January 4, 2005, executed and delivered by Marquis Williams and Natasha C. Williams to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded in Volume 6561, Page 180, in Brazos County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Holder: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust

Current Owner: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284

Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees: Theodore J. Riney, Bruce K. Packard, Hayden Hooper

Appointment of Substitute Trustees: 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 Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

Names and Street Address of Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS MARLENE ZOGRAFOS,, KAREN POLLOCK
9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 1208 Carolina St. College Station, TX 77840	RP FILE NO. DITe02-611	BORROWER: Williams, Marquis & Natasha C.
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AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold:

1208 Carolina St., College Station, TX 77840, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale:

Tuesday, February 5, 2019.

Time of Sale:

The sale will begin no earlier than 1:00 PM and no later than three (3) hours thereafter.

Location of Sale:

At the County Courthouse in Brazos County, Texas, at the Atrium on the first floor of the county administration building, 200 South Texas Avenue, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Brazos County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Brazos County, Texas.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, 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 Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, 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 Mechanic's Lien

PROPERTY ADDRESS: 1208 Carolina St. College Station, TX 77840	RP FILE NO. DIT-02-611	BORROWER: Williams, Marquis & Natasha C.
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Contract with Power of Sale. 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.

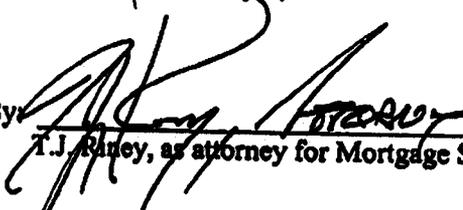
Type of Sale:

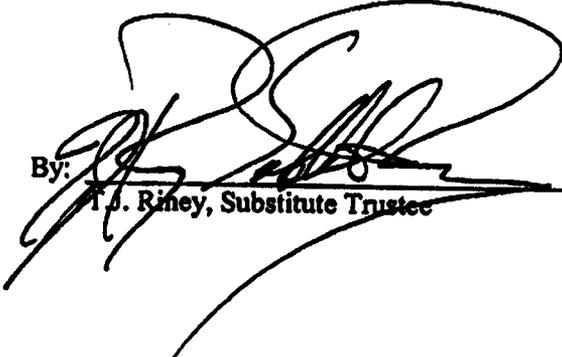
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Marquis Williams and Natasha C. Williams.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Marquis Williams and Natasha C. Williams and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: ~~January~~ January 8, 2019.

By: 
T.J. Riney, as attorney for Mortgage Servicer

By: 
T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:
Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

PROPERTY ADDRESS: 1208 Carolina St. College Station, TX 77840	RP FILE NO. DIT-02-611	BORROWER: Williams, Marquis & Natasha C.
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Williams, Marquis & Natasha C.

EXHIBIT "A"

Lot 16, Block 4, McCulloch's Subdivision, Brazos County Texas, according to map or plat in Volume 122, Page 85 in the Deed Records of Brazos County, Texas.

PROPERTY ADDRESS: 1208 Carolina, College Station, TX 77840	RP FILE NO. DITe02-611	BORROWER: Williams, Marquis & Natasha C.
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NOTICE OF FORECLOSURE SALE

Date: January 11, 2019

Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixturing Filing ("Deed of Trust"):

FILED
2019 JAN 11 P 12:13

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, DRYDEN, TEXAS
SA Magnolia

Dated: April 28, 2017
Grantor: Vine Hospitality, LLC
Substitute Trustee(s): Anthony J. Barbieri
Substitute Trustee's Address: 2100 Ross Ave., Suite 750, Dallas, TX 75201
Lender: Fortress Credit Co LLC
Lender's Address: 1345 Avenue of the Americas, 46th Floor
New York, New York 10105
Recorded as: Document Number 2017-1296044, Bk-OR, Volume 13996, Page 209 of the Deed Records of Brazos County, Texas, on May 1, 2017
Secures: Promissory Note ("Note") in the original principal amount of \$11,900,000.00 executed by Grantor and payable to the order of Lender, and all other indebtedness of Grantor to Lender
Property: The real property described in the attached Exhibit "A"

Foreclosure Sale:

- Date:** Tuesday, February 5, 2019
- Time:** The sale of the Property ("Foreclosure Sale") will take place 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 no later than three hours after commencement.
- Place:** Brazos County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the Brazos County Commissioner's Court.
- Sale Terms:** 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 the Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Pursuant to Section 9.2 of that certain Loan Agreement by and between Grantor, as "borrower" and Lender, as "lender", upon and at any time after the occurrence of the Default described above, at the option of Lender, which may be exercised without notice or demand to anyone, all or any portion of the Loan and other Obligations shall immediately become due and payable without presentment, demand, protest, notice of intent to accelerate, notice of acceleration or other requirements of any kind, all of which are hereby expressly waived by Grantor.

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 51.0075(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.

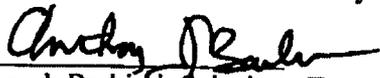
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE.

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.

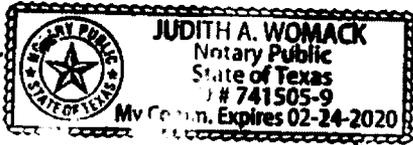
Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and applicable law.

WITNESS MY HAND this 11th day of January, 2019.

By: 
Anthony J. Barbieri, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of January, 2019, by Anthony J. Barbieri, an individual, known to me to be the person who executed this agreement in the capacity and for the purposes therein stated.



A handwritten signature in black ink that reads 'Judith A. Womack'.

CERTIFICATE OF POSTING

My name is Anthony J. Barbieri and my address is 2100 Ross Avenue, Suite 750, Dallas, Texas, 75201. I declare under penalty of perjury that on January 11, 2019 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse this notice of foreclosure sale.

After Recording Return to:

Kessler Collins, P.C.
2100 Ross Avenue, Suite 7850
Dallas, Texas 75201
ATTN: Anthony J. Barbieri

Exhibit A to NOTICE OF FORECLOSURE SALE

Legal Description of Property

Tract One:

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot One (1), Block Eight (8), REDMOND TERRACE, FIRST INSTALLATION, an addition to the City of College Station, Texas, according to replat recorded in Volume 12810, page 137, Official Records of Brazos County, Texas.

Tract Two – Access Easement:

Together with ingress/egress and parking access and any other easements benefiting the above Tract One, created under the certain Declaration of Easements and Restrictions dated July 28, 2015 and recorded on July 28, 2015 in Volume 12842, page 156 of the Official Records of Brazos County, Texas and further referenced and described as being all that certain variable width Private Access Easement as dedicated on replat of REDMOND TERRACE, FIRST ADDITION to the City of College Station, Texas, according to replat recorded in Volume 12810, page 137, Official Records of Brazos County, Texas.

✓
Notice of Foreclosure Sale

FILED

Deed of Trust or instrument and Liens to be Foreclosed on ("Deed of Trust"):

2019 JAN 11 P 2:20

Dated: November 15, 2016
Grantor: CARLOS ROBLES RODRIGUEZ and SHARON MICHELLE CALVILLO
Original Trustee: J. DAVIS WATSON
Lender or Beneficiary: OSCAR CHAPPELL and MARY JO CHAPPELL
Deed of Trust Recorded in: Volume 13708, Page 91 of the Official Records of Brazos County, Texas

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
M. Davis

Legal Description:

Being all that certain tract or parcel of land, lying and being situated in the MOSES BAINE LEAGUE, A-3, Bryan, Brazos County, Texas, and being all of that 1.89 acre tract of land described in a Deed to Oscar Chappell and wife, Mary Jo Chappell from Johnnie M. Mitchell and wife, Betty Mitchell, recorded in Volume 1013, page 381, Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the most southerly common corner of said Chappell tract and the Brazos-Colorado Constr. Co. 7.08 acre tract (1249/307), same being in the northeast right-of-way line of N. Texas Avenue;

THENCE N 45° 43' 15" E - 366.00 feet along the common line between said Chappell tract and said Construction Co. tract to a 1/2" iron rod set at the most westerly common corner of said Chappell tract and the Stanley K. and Barbara Kindle 1.45 acre tract (707/13);

THENCE S 47° 30' 40" E - 224.50 feet along the common line between said Chappell tract and said Kindle tract to a 1/2" iron rod set at the most easterly common corner of said tracts, same being in the northwest line of an alley;

THENCE S 45° 42' 17" W - 368.00 feet along said alley line and the common line between said Chappell tract and the City of Bryan 0.62 acre tract (105/222) to a 1/2" iron rod found at the most southerly common corner of said tracts, same being in said N. Texas Avenue;

THENCE N 47° 00' 00" W - 224.50 feet along said N. Texas Avenue line to the PLACE OF BEGINNING, and containing 1.89 acres of land, more or less.

Secures: Note dated November 15, 2016 ("Note") in the original principal amount of NINETY-EIGHT THOUSAND AND NO/100 DOLLARS (\$98,000.00), executed by CARLOS ROBLES RODRIGUEZ and SHARON MICHELLE CALVILLO ("Borrower") and payable to the order of OSCAR CHAPPELL and MARY JO CHAPPELL

Foreclosure Sale:

Date: Tuesday, February 5, 2019

Property will be sold to the highest bidder for cash, except that OSCAR CHAPPELL'S and MARY JO CHAPPELL'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, OSCAR CHAPPELL and MARY JO CHAPPELL, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of OSCAR CHAPPELL'S and MARY JO CHAPPELL'S election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with OSCAR CHAPPELL'S and MARY JO CHAPPELL'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If OSCAR CHAPPELL and MARY JO CHAPPELL passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refilled 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 interests of the Deed of Trust by OSCAR CHAPPELL and MARY JO CHAPPELL. 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, Trustee reserved 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 Trustee.

JAY DON WATSON has been appointed as Substitute Trustee in accordance with the laws of the State of Texas by the Lender.

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 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.


JAY DON WATSON, Substitute Trustee

COPY

NOTICE OF TRUSTEE'S SALE

RECORDED
BRAZOS COUNTY CLERK'S OFFICE
M. Clum
2019 JAN -9 11:44 AM
P 3-2

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" MARCH 10, 2017, which was executed by **MARJORIE F. KAEMMERLING**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **BRAZOS COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under Document Number 1291408, Volume 13903, Page 276, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Eleven (11), Block Twenty-One (21), The Barracks II Subdivision, Phase 106, an Addition to the City of College Station, Texas, according to plat recorded in Volume 12314, Page 110, Official Records of Brazos County, Texas.

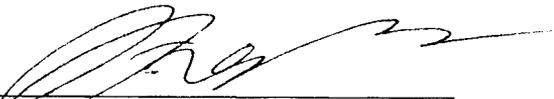
together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated MARCH 10, 2017, in the original principal amount of \$163,920.00, which was executed by MORTGAGOR and payable to the order of **MICHAEL MURPHY BEAL**, "BENEFICIARY", a s modified by Modification and Extension Agreement under Instrument Number 1341391 of the Official Records of Brazos County, Texas.

WHEREAS, the BENEFICIARY has directed the said TRUSTEE to enforce the power of sale under the DEED OF TRUST for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days' notice and the recording of a Notice in the **BRAZOS COUNTY CLERK'S OFFICE** giving the time, place, and terms of said sale, and a description of the PROPERTY to be sold, pursuant to the DEED OF TRUST and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **J. FRED BAYLISS**, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder or bidders for cash at the area in the **BRAZOS COUNTY COURTHOUSE** which has been designated by the

Commissioner's Court for the conducting of trustee sales, in the **CITY OF BRYAN, BRAZOS COUNTY, TEXAS**, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 3:00 o'clock p.m., on the first Tuesday in **FEBRUARY 2019**, the same being the **5th** day of **FEBRUARY, 2019**.

EXECUTED in multiple originals on the 8th day of JANUARY, 2019.



J. FRED BAYLISS

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
HARRISON, CAROL A AND JAIME GARCIA IGLESIAS
3400 FORESTWOOD DRIVE, BRYAN, TX 77801

FHA 512-0243589703
Firm File Number: 18-031770

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 10, 2011, CAROL A HARRISON, AND JAIME GARCIA-IGLESIAS, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 01085944 Volume 10068, Page 152, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Brazos** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

LOT TWENTY-FOUR (24), BLOCK "A", VILLAWEST SECTION 2, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 391, PAGE 643 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 3400 FORESTWOOD DRIVE
BRYAN, TX 77801
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

RECORDED
Brazos County, Texas
JAN 14 11:00 AM
INDEXED

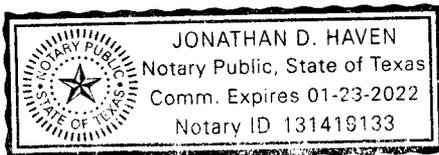
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Pete Florez
SUBSTITUTE TRUSTEE
Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims,
Robert LaMont, Allan Johnston, Sharon St. Pierre, Zachary
Florez, Orlando Rosas or Bobby Brown
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Brazos

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Pete Florez, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 17 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of January



[Signature]
NOTARY PUBLIC in and for
Brazos COUNTY,
My commission expires: 01/23/2022

Type or Print Name of Notary Jonathan Haun

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 military service to the sender of this notice immediately.

4745 TIFFANY PARK CIRCLE
BRYAN, TX 77802

0000008092041

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: February 05, 2019

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

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) 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 14, 2007 and recorded in Document CLERK'S FILE NO. 00966440 real property records of BRAZOS County, Texas, with ADAM DUGAN AND TAMARA DUGAN, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADAM DUGAN AND TAMARA DUGAN, securing the payment of the indebtednesses in the original principal amount of \$53,462.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

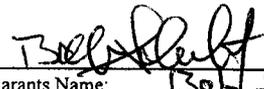


BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 01/14/19 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert
Date: 01/14/19

8000
0000008092041
FEB 05 2019

0000008092041

BRAZOS

EXHIBIT "A"

LOT TWELVE (12), BLOCK TWO (2), TIFFANY PARK SUBDIVISION PHASE TWO, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2146, PAGE 160 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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: February 05, 2019

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

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) 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 06, 2007 and recorded in Document VOLUME 8025, PAGE 54; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 1319678 real property records of BRAZOS County, Texas, with JASON SCARPACE AND MELANIE SCARPACE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JASON SCARPACE AND MELANIE SCARPACE, securing the payment of the indebtednesses in the original principal amount of \$136,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005

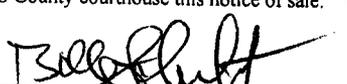


AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOB SCHUBERT, LEIGHTON SCHUBERT, OR LEIGHA SCHUBERT
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 01/14/19 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert
Date: 01/14/19

0000008099947

BRAZOS



ALL OF LOT SEVENTEEN (17), BLOCK ELEVEN (11), WESTFIELD VILLAGE, PHASE FOUR, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 7165, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.



1-15-2019
10:05 A

NOTICE OF TRUSTEE'S SALE *M. Oliver*

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.

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

- DATE OF SALE:** Tuesday, February 5, 2019 (the first Tuesday of that month)
- TIME OF SALE:** The earliest time at which the sale will occur is 10:00 A.M. The sale will begin at 10 o'clock a.m. on the date of sale or not later than three hours after that time.
- PLACE OF SALE:** Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas 77803, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE

- NAME OF DOCUMENT:** Deed of Trust
- DATE:** October 31, 2014
- GRANTOR:** JESSIE CLARK KIMBLE, JR. and OCTAVIA KIMBLE
- BENEFICIARY:** NEASON RANCHES HOLDINGS, LLC
- TRUSTEE:** CULLY LIPSEY
- TRUSTEE'S MAILING ADDRESS:** 1021 University Drive East
College Station, Texas 77840
- RECORDING INFORMATION:** Deed of Trust recorded as Document No. 01213011 in Volume 12355 at Page 134 of the Official Public Records of Brazos County, Texas.
- PROPERTY DESCRIPTION:** Unit Fifty-Nine (59), Building "E", Twin City Condominium, a Condominium Project in Brazos County, Texas, together with the limited common elements, and an undivided interest in and to the general

common elements, as same are defined in the Condominium Declaration thereof, in Volume 613, Page 540, of the Official Records of Brazos County, Texas; and the amendments thereto recorded in Volume 3846, Page 311 and Volume 10449, Page 8, Official Records, Brazos County, Texas.

INDEBTEDNESS SECURED

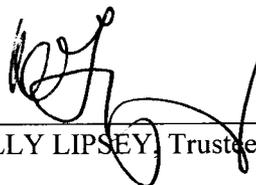
NAME OF DOCUMENT: Real Estate Lien Note
DATE: October 31, 2014
FACE AMOUNT: Twenty Thousand Dollars (\$20,000.00)
MAKER: JESSIE CLARK KIMBLE, JR. and OCTAVIA KIMBLE
OWNER AND HOLDER: NEASON RANCHES HOLDINGS, LLC
105 N. Main, Suite 122
Bryan, TX 77803
SENDER OF THIS NOTICE: REAGAN BURRUS PLLC
401 Main Plaza, Suite 200
New Braunfels, TX 78130

Default has occurred in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The indebtedness secured by the Deed of Trust matured in accordance with its terms, and such indebtedness is now wholly due and payable.

The owner and holder of the indebtedness has requested that I, as Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed this 14th day of January, 2019.



CULLY LIPSEY, Trustee