

RECORDING REQUESTED BY:

210 JAN 22 P 1:33

WHEN RECORDED MAIL TO:

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, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

APN 368325
BRAZOS COUNTY TEXAS
Patsy Davis

TS No TX07000580-18-1

APN 368325

TO No 180615217-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 26, 2014, BRADLEY E CHESHIRE AND HOLLY A CHESHIRE HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of SCOTT R. VALBY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for CORNERSTONE HOME LENDING, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$239,580.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on July 2, 2014 as Document No. 01199583 in Book OR Volume 12118, on Page 239 in Brazos County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 368325

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **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, Vanessa McHaney** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

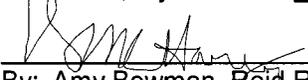
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2019 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Brazos County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 16 day of January, 2019.


By: 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, Vanessa McHaney
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000580-18-1

APN 368325

TO No 180615217-TX-RWI

EXHIBIT "A"

LOT SIX (6), BLOCK THREE (3), CREEK MEADOWS SECTION 3 PHASE 1, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11668, PAGE 87, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/1/2012

Grantor(s)/Mortgagor(s):
SILVIA DIAZ DE LEON, SINGLE WOMAN

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 10940
Page: 229
Instrument No: 01134409

Property County:
BRAZOS

2019 JAN 24 P 2 19

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

FILED
Brazos County Clerk
Kim Green

Legal Description: LOT FOUR (4), BLOCK SIXTEEN (16), ALLEN FOREST PHASE IV, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 498, PAGE 139, DEED RECORDS, BRAZOS COUNTY, TEXAS.

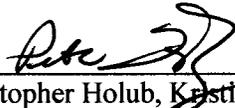
Date of Sale: 4/2/2019

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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



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, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-70173-POS
Loan Type: FHA

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
ZELAYA, TANIA
2302 STAUNTON DRIVE, BRYAN, TX 77803

FHA 493-9654758-703
Firm File Number: 15-021787

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 18, 2010, TANIA ZELAYA, A SINGLE WOMAN, AND DOLORES ZELAYA, A SINGLE MAN, 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 01068350 Volume 9761, Page 129, 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, April 2, 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:

BEING ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOTS NINETEEN (19) AND TWENTY (20), BLOCK TWELVE (12), MARGARET WALLACE SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 138, PAGE 573, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2302 STAUNTON DRIVE
BRYAN, TX 77803
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

2019 FEB 28 PM 1:52
RECEIVED
CLERK OF COUNTY CLERK
Brazos County, Texas
Mortgage

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.

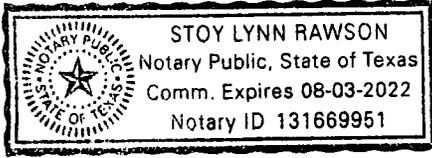
Pete Florez
SUBSTITUTE TRUSTEE
Kristopher Holub, Patrick Zellers, Doug Woodard, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway,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

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of February, 2019.

Stacy Lynn Brown



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.

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: 04/02/2019
Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Brazos County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/01/1997 and recorded in the real property records of Brazos County, TX and is recorded under Clerk's File/Instrument Number 636069, Book 2903, Page 74, with Pedro J. Rocha (grantor(s)) and First American Bank Texas, SSB mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Pedro J. Rocha, securing the payment of the indebtedness in the original amount of \$40,500.00, 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. BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING THE SOUTHEAST FEET (50') BY ONE HUNDRED TWENTY-FIVE FEET (125') OF LOT SEVENTEEN (17), BLOCK TWENTY-ONE (21), MITCHELL-LAWRENCE-CAVITT ADDITION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 86, PAGE 591, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

RECORDED
19 FEB 28 P 1:55
Brazos County Clerk
mgoncalves



4686018

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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715



SUBSTITUTE TRUSTEE
Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR 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 whose address is 1 Mauchly, Irvine, CA 92618

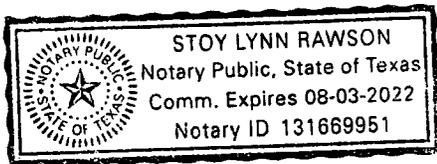
STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she 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 28 day of February, 2019.



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



CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-28-19 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: Pete Florez
Date: 2-28-19

Notice of Substitute Trustee's Sale

Date: February 26, 2019

Substitute Trustee: John Thomas Boyd Jr.

Substitute Trustee's Address: 600 South Tyler, Suite 1810, Amarillo, Texas 79101

Mortgagee: Bank First National

Note: Promissory Note Dated February 21, 2006, in the original principal amount of TWO MILLION NINE HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED and NO/100 Dollars (\$2,962,500.00), executed by Daljit S. Sidhu, President, and Ganta Singh, Secretary, on behalf of College Station Hotel Partners, Inc., payable to the order of First National Bank d/b/a National Bank of Commerce, as Modified and Extended by the Modification and Extension Agreements dated September 1, 2010, September 7, 2012, and October 1, 2014.

Deed of Trust

Date: February 21, 2006

Grantor: College Station Hotel Partners, Inc., by and through Daljit S. Sidhu, President, and Ganta Singh, Secretary

Mortgagee: First National Bank d/b/a National Bank of Commerce

Recording information: Document No. 00921936, recorded in Vol. 7241, Page 186 of the Office Public Records of Brazos County, Texas

Property: All of Lots Eight (8), Nine (9), and Ten (10), Block Eighteen (18), Southwood Valley Section 4-B, City of College Station, according to the Plan thereof recorded in Volume 367, Page 239 of the Deed Records of Brazos County, Texas.

County: Brazos County, Texas

Date of Sale (first Tuesday of month): April 2, 2019

Time of Sale: The sale will begin no earlier than 10:00 a.m. or not later than three hours after that time.

Place of Sale: Brazos County Administration Building, 200 S. Texas Avenue, Bryan, Texas, the county seat of Brazos County, Texas, or at such other location as may be designated by the Commissioners after the sending of this Notice and before the time of 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.

Mortgagee has appointed John Thomas Boyd Jr. as Substitute Trustee. Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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 MORTGAGEE OR MORTGAGE SERVICER.

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, except that the holder of the Indebtedness secured by the Deed of Trust may make credit bids against the balance due and owing on the Note as of the date of sale.

THE SALE OF THE PROPERTY IS AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE. IN ADDITION, ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATIONS, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

THE SALE WILL ALSO BE MADE EXPRESSLY SUBJECT TO ANY TITLE MATTERS SET FORTH IN THE DEED OF TRUST, BUT PROSPECTIVE PURCHASERS 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.

This sale will be conducted subject to the right of rescission, if any, contained in section 51.016 of the Texas Property Code.

John Thomas Boyd Jr.
John Thomas Boyd Jr., Substitute Trustee

Notice of Foreclosure Sale

FILED
MAR -5 P 12:09

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

Dated: November 15, 2016

Grantor: CARLOS ROBLES RODRIGUEZ and SHARON MICHELLE CALVILLO

RECORDED
MAR 15 2016
OSCO


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

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, April 2, 2019

Time: The sale of the Property shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The Atrium on the First Floor of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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 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.

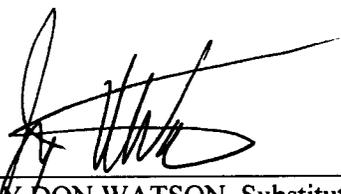
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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
1450 Copperfield Pkwy, Ste. 300
College Station, Texas 77845
Tel: (979) 703-4044
Fax: (979) 703-7994

Notice of Foreclosure Sale

April 2, 2019

Deed of Trust ("Deed of Trust"):

Dated: August 22, 2107
Grantor: Jose Oscar Garcia and Arabia Harris
Trustee: Joshua J. Benn
Lender: 23Vibe Investment Properties, LLC

Recorded in: Volume 14229, Page 136 of the real property records of Brazos County, Texas

Legal Description: Lot Four (4), Block Two (2) of the Sherwood Heights Phase 2 Subdivision, College Station, Brazos County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$171,500.00, executed by Jose Oscar Garcia and Arabia Harris ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as Lot Four (4), Block Two (2) of the Sherwood Heights Phase 2 Subdivision, College Station, Brazos County, Texas and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, April 2, 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 am and not later than three hours thereafter.

Place: Brazos County Administration Building
200 S. Texas Avenue, Bryan, Texas 77803

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 23Vibe Investment Properties, LLC'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, 23Vibe Investment Properties, LLC,

FILED
2019 MAR -6 PM 3:02
Brazos County Clerk
Debbi Baker

the owner and holder of the Note, has requested Trustee to sell the Property.

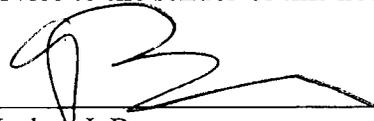
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 23Vibe Investment Properties, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with 23Vibe Investment Properties, LLC's 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If 23Vibe Investment Properties, LLC 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 23Vibe Investment Properties, LLC. 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 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 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.



Joshua J. Benn
3091 University Drive East #110
Bryan, Texas 77802
Telephone (979) 393-0345
Telecopier (800) 378-3043

18-225496

Notice of Substitute Trustee's Sale

03-07-2019

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: September 29, 2006	Original Mortgagor/Grantor: ELEANOR PETERSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUNTRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNSS	Current Beneficiary / Mortgagee: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
Recorded in: Volume: 7616 Page: 207 Instrument No: 00942433	Property County: BRAZOS
Mortgage Servicer: Ditech Financial LLC	Mortgage Servicer's Address: 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

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

Secures: Note in the original principal amount of \$87,500.00, executed by ELEANOR PETERSON ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 1220 PHOENIX ST, COLLEGE STATION, TX 77840

Legal Description of Property to be Sold: LOT FORTY-SEVEN (47) AND FORTY-EIGHT (48), BLOCK TWO (2), MCCULLOCH'S SUBDIVISION, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 122, PAGE 91, DEED RECORDS OF BRAZOS COUNT, TEXAS.

Date of Sale: April 02, 2019	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, FEDERAL NATIONAL MORTGAGE ASSOCIATION FOR ME RI NH AND ORLEANS PARISH LA.Á ALL OTHER STATES DITECH FINANCIAL LLC, the owner and holder of the Note, has requested 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, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that FEDERAL NATIONAL MORTGAGE ASSOCIATION FOR ME RI NH AND



ORLEANS PARISH LA. ALL OTHER STATES DITECH FINANCIAL LLC bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, AAmy 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, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/William Attmore 
William Attmore
Attorney for DITECH FINANCIAL LLC
State Bar No.:24064844
wattmore@rascrane.com
RAS CRANE, LLC / Attorney for Mortgagee
1900 Enchanted Way, Suite 125
Grapevine, TX 76051
Telephone: 817-873-3080
Facsimile: (817)796-6079

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 8, 2019

NOTE: Promissory Note described as follows:

Date: January 18, 2016
Maker: Zoilo Garcia
Payee: RSAL, LLC DBA Aggie Liquidators
Original Principal Amount: \$240,000.00

FILED FOR RECORD
DATE March 8, 2019
AT 3:59 O'CLOCK P M
JANEN MCQUEEN
BRAZOS COUNTY CLERK
By *[Signature]*

DEED OF TRUST: Deed of Trust described as follows:

Date: January 18, 2016
Grantor: Zoilo Garcia
Trustee: Fred Bayliss
Beneficiary: RSAL, LLC DBA Aggie Liquidators
Recorded: Volume 13139, Page 213, Official Records, Brazos County, Texas.

LENDER: RSAL, LLC DBA AGGIE LIQUIDATORS

BORROWER: ZOILO GARCIA

PROPERTY: The real property described as follows:

Being 4.461 Acres of land, more or less, lying and being situated in the Stephen F. Austin League, A-62, Bryan, Brazos County, Texas, said tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: JACK W. DILLARD

Substitute Trustee's Mailing Address:
1737 Briarcrest Dr. Suite 22
Bryan, Texas 77802
(979) 775-3910

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

April 2nd, 2019, being the first Tuesday of the month, to commence between the hours of 10:00 A.M. and 4:00 P.M. The sale will begin no earlier than 11:00 A.M. or within three (3) hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The area designated by the Brazos County Commissioner's Court, pursuant to §51.002 of the Texas Property Code as amended: Brazos County Administration Building located at 200 South Texas Ave., Bryan, Texas 77803 and/or any other location designated by the Commissioners' Court,

NOTICE

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

RECITALS

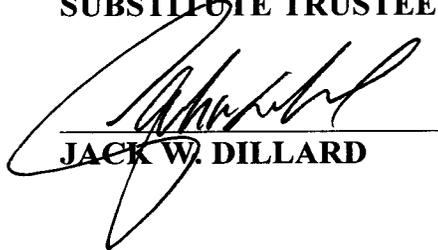
Default has occurred in the payment of the Note and in performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of March 8, 2019

SUBSTITUTE TRUSTEE:



JACK W. DILLARD

After recording, please return original to:
THE DILLARD LAW FIRM
1737 Briarcrest Drive, Suite 22
Bryan, Texas 77802

Being a tract of land containing 4.461 acres, and being in the Stephen F. Austin League, A-62, in the City of Bryan, Brazos County Texas. Being the same tract recorded in Vol. 6248, Page 51, of the Brazos County Official Records (B.C.O.R.) All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found 3/8" iron rod, and found 2" wide chain-link fenceposts called for in said previous deed, as surveyed on the ground on November 13th of 2013. This description is also referred to the plat prepared by ATM Surveying. Project No 2013-0383., and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the north corner of this tract, also being on the west right-of-way line of W. 28th Street(60' R.O.W.), also being the west corner of the Diana L. Ponzio tract, as recorded in Vo. 286, Page 742, of the Brazos County Deed Records(B.C.D.R.), and Vol. 623, Page 416, of the B.C. D.R.;

THENCE South $17^{\circ} 21' 30''$ East, a distance of 183.48 feet along the common line between this tract and said Ponzio tract, and then along the John & Rosemary Espino tract, in the City of Bryan Townsite, Block 217, as recorded in Vol. 360, Page 389, of the B.C.D.R, and then along the Serna Maria Nieves called 0.2318 acre tract, as recorded. in Vol. 6345, Page 69, of the B.C.O.R., to a found 2" wide chain-link fencepost for a bend in this tract;

THENCE South $34^{\circ} 30' 13''$ East, a distance of 261.97 feet along the common line between this tract and said Serna tract, and then along the Alicia Contreras 0.42 acre tract, as recorded in Vol. 413, Page 252 of the B.C.D.R. to a found 2" wide chain-link fencepost for an interior corner of this tract, also being the south corner of said 0.42 acre tract;

THENCE North $60^{\circ} 06' 03''$ East, a distance of 16.15 feet along the common line between this tract and said 0.42 acre tract to a found 2" wide chain-link fencepost for a north corner of this tract, also being the west corner of the Leticia Resendiz De Ariaz tract, called Lot 4, Block 9, as recorded in Vol. 9538, Page 124, of the B.C.O.R. (called 0.26 acres in Vol. 123, Page 578);

EXHIBIT A

NOTICE OF FORECLOSURE SALE

FILED
2019 MAR 11 A 11:24
KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, TEXAS
[Signature]

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

Dated: June 23, 2015

Grantor: ROY SANCHEZ

Original Trustee: MARILYN J. JONES

Lender or Beneficiary: CHALON JONES

Deed of Trust Recorded in: Volume 12780, Page 1 of the Official Records of Brazos County, Texas

Legal Description: BEING all that certain lot, tract or parcel of land lying and being situated in STEPHEN F. AUSTIN LEAGUE NO. 9 and being part of Lots No. ONE (1) and TWO (2), of the PARK HEIGHTS ADDITION to the City of Bryan, as shown on plat recorded in Volume 90, Pages 456, of the Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING at the fence corner making the north corner of the beforementioned Lot 2, Park Heights Addition on the ground;
THENCE S 45° 00' E along the common line between said Lot 1 and the Jones-Brock Subdivision for a distance of 739.07 feet and corner;
THENCE S 45° 00' W for a distance of 20.0 feet to an Iron rod in the southwest line of a 20.0 ft. strip of land reserved as an access easement for the PLACE OF BEGINNING for this tract, said iron rod being the east corner of Tract No. 3;
THENCE S 45° 00' E along the beforementioned southwest line of the access easement for a distance of 50.0 feet to an Iron rod for corner;
THENCE S 45° 00' W for a distance of 176.0 feet to an Iron rod for corner in the fence marking the southwest line of the beforementioned Lot 2 on the ground;
THENCE N 45° 00' E along the southeast line of said Tract No. 3 for a distance of 176.0 feet to the PLACE OF BEGINNING and being a tract of land 50.0 feet by 176.0 feet, as surveyed July, 1967, by B.J. Kling, Registered Public Surveyor and known as Tract No. 4.

Secures: Note dated June 23, 2015 ("Note") in the original principal amount of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00), executed by ROY SANCHEZ ("Borrower") and payable to the order of CHALON JONES.

Foreclosure Sale:

Date: Tuesday, April 2, 2019

Time: The sale of the Property shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The Atrium on the First Floor of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas or the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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 CHALON JONES' 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 this default, CHALON JONES, 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 CHALON JONES' election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with CHALON JONES' 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 Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust and applicable Texas law.

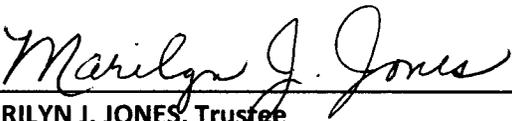
If CHALON JONES passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 interests of the Deed of Trust by CHALON JONES. 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.

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.



MARILYN J. JONES, Trustee
2008 Quail Hollow
Bryan, TX 77802
Tel: (979) 774-7662
Email: marilyngran@aol.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF BRAZOS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on May 9, 2011, **David T. Duncan and Betty V. Duncan, husband and wife**, ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **Gail Kolle Hoad**, as Trustee, the hereinbelow described property to secure **Prosperity Bank, the successor by merger with First Victoria National Bank**, in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 01090959, Film Code No. Book OR, Volume 10157, Page 161, et. seq., in the Official Public Records of Real Property of Brazos County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Michael J. Smith, Pete Florez, Zachary Florez, Orlando Rosas and Bobby Brown, any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

CLERK OF DISTRICT COURT
BRAZOS COUNTY, TEXAS
mgj/cw

MAY 11 2011 1:26

100

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, April 2, 2019**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the Atrium on the first floor of the Brazos County Administration Building located at 200 South Texas Avenue, Bryan, Texas, which designated area is more particularly described in the Brazos County Commissioner's Court Minutes recorded in the Official Real Property Records of Brazos County, Texas, or any other area which has been designated by the Brazos County Commissioner's Court as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Lot Two (2), Block Sixteen (16), Miramount Section 6, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 5394, Page 283, Official Records of Brazos County, Texas; more commonly known as 4710 Miramount Circle, Bryan, TX 77802-1700.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY

OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Michael J. Smith, Pete Florez, Zachary Florez, Orlando Rosas and Bobby Brown
c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC

Attention: **L. David Smith**

4646 Wild Indigo, Suite 110

Houston, Texas 77027

MJS Telephone: (713) 800-8608

LDS Telephone: (713) 800-8604

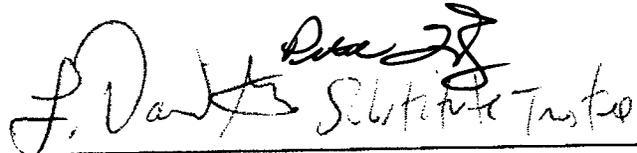
Facsimile: (713) 800-8617

MJS Email: msmith@csrslaw.com

LDS Email: smith@csrslaw.com

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.

Dated this 4th day of March, 2019.



L. David Smith, Substitute Trustee
Chernosky, Smith, Resslering & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 800-8617
Email: smith@csrslaw.com

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/11/2001
Grantor(s): DANIEL STERLING, HUSBAND AND HOLLY STERLING, WIFE
Original Mortgagee: CORNERSTONE MORTGAGE COMPANY
Original Principal: \$43,350.00
Recording Information: Book 04190 Page 00220 Instrument 0746244
Property County: Brazos
Property: BEING ALL THAT CERTAIN LOT, TRACT, PART OR PARCEL OF LAND SITUATED IN BRAZOS COUNTY, TEXAS, AND KNOWN AS BEING LOT TWELVE (12), BLOCK ONE (1), SHERWOOD HEIGHTS, SECTION 2, AN ADDITION IN BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 361, PAGE 237, DEED RECORDS OF BRAZOS COUNTY TEXAS.
Reported Address: 12959 ROBIN DRIVE, COLLEGE STATION, TX 77845

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of April, 2019
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.
Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.



RECORDED
BONIAL & ASSOCIATES, P.C.
BY: mgavel

2019 APR 11 P 1:26

RECORDED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

03-12-2019
Brazos County, Texas
MGNCA

You, Shameka L. Williams, are hereby notified that on Tuesday, April 2, 2019 between the hours of 10:00 a.m. and 1:00 p.m. at the Brazos County Administration Building located at 200 S. Texas Avenue, Bryan, Texas 77803 or wherever else designated by the Commissioner's Court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Eleven (11), Block "B", NALL ADDITION, an addition to the City of Bryan, Texas, according to plat recorded in Volume 42, Page 69, Deed Records of Brazos County, Texas, together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2011 MHDMAN00000283 DBA Clayton Homes Waco Manufactured Home; Serial No. CLS032653TX; Model: 31LAR16764BH11; Label/Seal No: HWC0419223 which manufactured home has been placed on the real property

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 1207 Hall Street, Bryan, Texas 77803.

The sale will be made to satisfy the debt evidenced by the Promissory Note August 24, 2011, in the original principal sum of \$57,244.89, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated August 24, 2011. The Deed of Trust was executed by you as Grantors to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Brazos County, Texas. Vanderbilt Mortgage and Finance, Inc. the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because both of you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

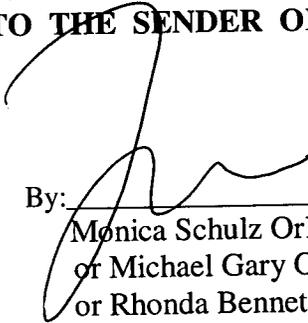
Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through April 4, 2019 is \$37,304.34. Said balance continues to accrue interest per day after that date. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated March 1, 2019. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

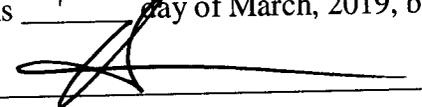
Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 11 day of March, 2019

By: 
Monica Schulz Orlando, Trustee
of Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §
COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 11th day of March, 2019, by
Monica Schulz Orlando. 

NOTARY PUBLIC In and For
The State of Texas

Printed Name: 

My Commission Expires: 2-23-19

