

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 2019 MAY 13 A 8:02

STATE OF TEXAS
 COUNTY OF BRAZOS

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KNOW ALL MEN BY THESE PRESENTS
 KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY, TEXAS
 [Signature]

Note: Sale Contract dated January 26, 2016 executed and delivered by Bruno Lara and Melissa Lara to Ditech Financial LLC

Security Instrument: Purchase Money Deed of Trust, dated January 26, 2016, executed and delivered by Bruno Lara and Melissa Lara to Ditech Financial LLC, to secure payment of that certain Sale Contract, recorded in Volume 13191, Page 135, in Brazos County, Texas.

Original Creditor: Ditech Financial LLC

Current Holder: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust XI

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, ED HERNDERSON, MARLENE ZOGRAFOS, KAREN POLLOCK, MARLEY ROSS, JERRY MERKER, CARLA HENDERSON, JACOB NINK

PROPERTY ADDRESS: 2015 Ave. D. Bryan, TX 77803	RP FILE NO. DITE02-732	BORROWER: Lara, Bruno & Melissa
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9065 Jollyville, Suite 203A, Austin, TX 78759

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO
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: 2015 Ave. D., Bryan, TX 77803, 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, June 4, 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 Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust 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 Purchase Money

PROPERTY ADDRESS: 2015 Ave. D. Bryan, TX 77803	RP FILE NO. DITE02-732	BORROWER: Lara, Bruno & Melissa
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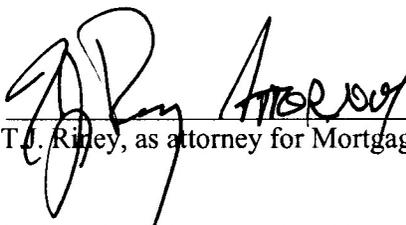
Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

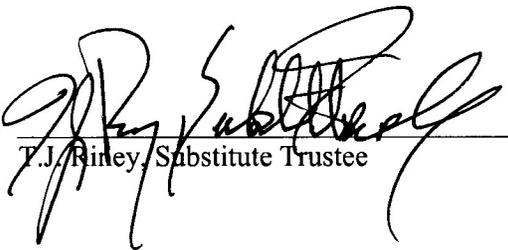
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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 Bruno Lara and Melissa Lara.

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 Bruno Lara and Melissa Lara 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: May 7, 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: 2015 Ave. D. Bryan, TX 77803	RP FILE NO. DITE02-732	BORROWER: Lara, Bruno & Melissa
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EXHIBIT "A"

Legal description being all that certain tract or lot of land and being Lot Number Sixteen (16), Block G in the Jones-Brock Subdivision of Brazos County, Texas, according to the map or plat of said subdivision recorded in the Deed Records of Brazos County, Texas.

Being the same property described in a deed dated January 16, 1950 from C. Edgar Jones and J.L. Brock to Ben Saucedo of Record in Volume 142, Page 194 of the Deed Records of Brazos County, Texas.

PROPERTY ADDRESS: 2015 Ave. D. Bryan, TX 77803	RP FILE NO. DITE02-732	BORROWER: Lara, Bruno & Melissa
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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 2019 MAY 13 A 8:02

STATE OF TEXAS
 COUNTY OF BRAZOS

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KNOW ALL MEN BY THESE PRESENTS

KASEN L. GREEN, COUNTY CLERK
 BRAZOS COUNTY, BRYAN, TEXAS
 [Signature]

Note: Sale Contract dated December 27, 2017 executed and delivered by Walter M. Parnell and Jerlene Dean to Ditech Financial LLC

Security Instrument: Purchase Money Deed of Trust, dated December 27, 2017, executed and delivered by Walter M. Parnell and Jerlene Dean to Ditech Financial LLC, to secure payment of that certain Sale Contract, recorded as Document Number 1318105, in Brazos County, Texas.

Original Creditor: Ditech Financial LLC

Current Holder: The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 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, ED HERNDERSON, MARLENE ZOGRAFOS, KAREN POLLOCK, MARLEY ROSS, JERRY MERKER, CARLA HENDERSON, JACOB NINK
 9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 407 E 17th St Bryan, TX 77803	RP FILE NO. DITE02-625	BORROWER: Parnell, Walter M. & Jerlene Dean
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AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO
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: 407 E 17th St, Bryan, TX 77803, 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, June 4, 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 Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust 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 Purchase Money Deed of Trust. Prospective bidders are advised to conduct an independent

PROPERTY ADDRESS: 407 E 17th St Bryan, TX 77803	RP FILE NO. DITE02-625	BORROWER: Parnell, Walter M. & Jerlene Dean
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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.

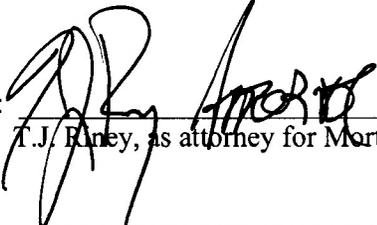
Type of Sale:

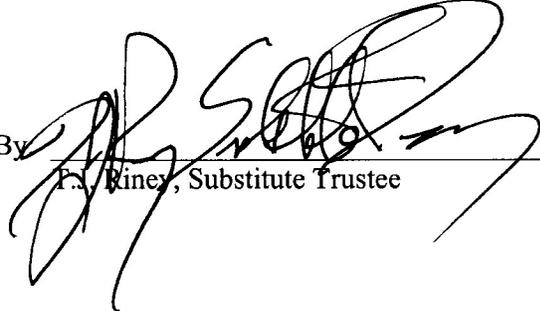
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Walter M. Parnell and Jerlene Dean.

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 Walter M. Parnell and Jerlene Dean 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: May 7, 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: 407 E 17th St Bryan, TX 77803	RP FILE NO. DITE02-625	BORROWER: Parnell, Walter M. & Jerlene Dean
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EXHIBIT "A"

**LOTS 8, 9 AND 10, BLOCK 47, CITY OF BRYAN, BRAZOS COUNTY, TEXAS
ACCORDING TO MAP OR PLAT IN VOLUME H, PAGE 721 IN THE DEED RECORDS
OF BRAZOS COUNTY, TEXAS.**

PROPERTY ADDRESS: 407 E 17th St Bryan, TX 77803	RP FILE NO. DITE02-625	BORROWER: Parnell, Walter M. & Jerlene Dean
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SELECT PORTFOLIO SERVICING, INC. (SPS)
ARELLANO, MARIO AND ROSA
2911 MISSOURI AVENUE, BRYAN, TX 77803

CONVENTIONAL
Firm File Number: 19-033208

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 24, 1998, MARIO ARELLANO AND WIFE, ROSA E. ARELLANO, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to ACCUBANC MORTGAGE CORPORATION, A CORPORATION 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 0659827 Volume 03176, Page 00129, to which reference is herein made for all purposes.

FILED

MAY 13 A 10:59

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;

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS

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, June 4, 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 SIX (6), BLOCK TWENTY-FOUR (24), SECOND SUBDIVISION OF LYNNDALE ACRES, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2911 MISSOURI AVENUE
BRYAN, TX 77803
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE SACO I INC.,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2000-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

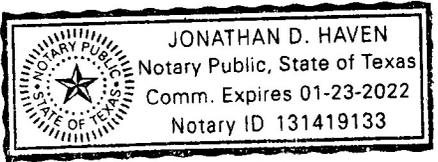
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

Pete Florez
SUBSTITUTE TRUSTEE
Pete Florez, 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 13 day of May, 2019.



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

Type or Print Name of Notary

Jonathan Itawan

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.

19-2156
Brazos County Clerk
15711 Buffalo Creek Loop
College Station, TX 77845
[Signature]

Notice of Substitute Trustee Sale

T.S. #: 19-2156

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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

- Date:** 6/4/2019
- Time:** The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **2:00 PM**
- Place:** Brazos County Courthouse in **BRYAN**, Texas, at the following location: **The atrium on the 1st floor of the 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**

Property To Be Sold - The property to be sold is described as follows:

LOT THREE (3), BLOCK THREE (3), CREEK MEADOWS SECTION 5, PHASE 1, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8909, PAGE 39, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 7/21/2014 and is recorded in the office of the County Clerk of Brazos County, Texas, under County Clerk’s File No 01201888 recorded on 7/22/2014 in Book OR 12159 Page 220 of the Real Property Records of Brazos County, Texas. The subject Deed of Trust was modified by Loan Modification recorded as Instrument 1327682 and recorded on 04/30/2018.

15711 BUFFALO CREEK LOOP
COLLEGE STATION, TX 77845

Reserve Trustee

T.S. #: 19-2156

Trustor(s): **LUCAS MICHAEL HOLLAND** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **Planet Home Lending, LLC** Loan Servicer: **Planet Home Lending, LLC**

Current Substituted Trustees: **Kristopher Holub, Patrick Zwiars, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie Hubbard, Bob Schubert, Leighton Schuber, Kristopher Holub, Patrick Zwiars, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie Hubbard, Bob Schubert, Leighton Schubert, Leigha Schubert, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Pete Florez, Harriett Fletcher, David Sims, Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith, Sherry Green**

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.

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 beneficiary 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. 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 Deed of Trust, 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 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 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 deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by LUCAS MICHAEL HOLLAND AND MICHELLE A. BADEAUX HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$275,793.00, executed by LUCAS MICHAEL HOLLAND AND MICHELLE A. BADEAUX HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of LUCAS MICHAEL HOLLAND AND MICHELLE A. BADEAUX HUSBAND AND WIFE to LUCAS MICHAEL HOLLAND. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

T.S. #: 19-2156

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 28 March, 2019

Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie Hubbard, Bob Schubert, Leighton Schuber, Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie Hubbard, Bob Schubert, Leighton Schubert, Leigha Schubert, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Pete Florez, Harriett Fletcher, David Sims, Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith, Sherry Green,



Prestige Default Services
600 E John Carpenter Freeway, Suite 200
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 200
Irving, Texas 75062
Attn: Trustee Department

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County
Deed of Trust Dated: March 1, 2017
Amount: \$304,400.00
Grantor(s): KATHRYN ANN BARBER

FILED
2019 APR 18 P 2:54

Original Mortgagee: AMERICA'S CHOICE HOME LOANS, LP, A LIMITED PARTNERSHIP
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Blvd., Suite 500, Coral Gables, FL 33146

WENDY McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *monica*

Recording Information: Document No. 2017-1290507

Legal Description: ALL OF LOT NUMBER ONE (1), BLOCK NUMBER NINE (9), DUCK HAVEN SUBDIVISION, PHASE EIGHT, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13293, PAGE 280 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: June 4, 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 JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, STEPHANIE KOHLER, CARY CORENBUM, LUCI FULLER, MARIEL MARROQUIN, CATRENA WARD, VANESSA MCHANEY 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.

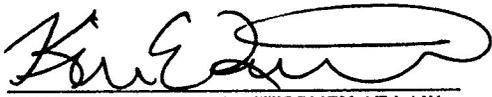
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

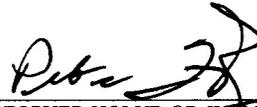
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-001701



KRISTOPHER HOLUB OR JULIAN PERRINE, EVAN PRESS,
AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, PETE
FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY
BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID
SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST.
PIERRE, STEPHANIE KOHLER, CARY CORENBLUM, LUCI
FULLER, MARIEL MARROQUIN, CATRENA WARD, VANESSA
MCHANEY OR RONNIE HUBBARD
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

15305 LOWRY MEADOW LANE
COLLEGE STATION, TX 77845

0000008315749

June

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: June 04, 2019

Time: The sale will begin at 11:00 AM 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 August 11, 2016 and recorded in Document CLERK'S FILE NO. 01272966 real property records of BRAZOS County, Texas, with STEPHANIE M SAMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEPHANIE M SAMS, securing the payment of the indebtednesses in the original principal amount of \$209,783.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

RECORDED
019 APR 25 A 9:14
Brazos County Clerk
Mortgage



15305 LOWRY MEADOW LANE
COLLEGE STATION, TX 77845

00000008315749

00000008315749

BRAZOS



ALL OF LOT FIFTY-FOUR (54), BLOCK TWO (2), CREEK MEADOWS, SECTION 4, PHASE 4, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11936, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

KAREN M. JOHNSON, COUNTY CLERK
BRAZOS COUNTY, TEXAS
Mickelle Davis

2019 APR 25 A 9:14

FILED

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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 whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 25, 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.



Declarants Name: Bob Schubert

Date: April 25, 2019

KAREN JOSEPH
BRAZOS COUNTY CLERK
BRAZOS COUNTY BRAZOS TEXAS
Michelle
CLERK

2019 APR 25 A 9:14

FILED

TRUHOME SOLUTIONS, LLC (THS)
OROZCO-LOPEZ, BLANCA AND VICTOR M. LOPEZ-
SAUCEDO
1004 WEDGEWOOD CIR, BRYAN, TX 77801

CONVENTIONAL
Firm File Number: 19-033015

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 10, 2018, BLANCA OROZCO-LOPEZ AND VICTOR M. LOPEZ-SAUCEDO, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to GREATER TEXAS FEDERAL CREDIT UNION 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 1334847 Volume 14790, Page 5, 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, June 4, 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 THIRTY-TWO (32), BLOCK C, VILLA FOREST SECTION TWO, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 384, PAGE 487 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 1004 WEDGEWOOD CIR
BRYAN, TX 77801
Mortgage Servicer: TRUHOME SOLUTIONS, LLC
Noteholder: TRUHOME SOLUTIONS LLC
9601 LEGLER RD
LENEXA, KANSAS 66219

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.

Karen M. Queen
KAREN M. QUEEN, CLERK
BRAZOS COUNTY CLERK
2019 APR 25 2:00
FILED

Robert J. ...
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

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 ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
5-2-2019
BRYAN, TEXAS
59
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 11/13/2013
Grantor(s): JASON M BOWMAN AND SPOUSE, JOHNA L GIBSON-BOWMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLICITORS NOMINEE FOR 1ST ALLIANCE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$91,580.00
Recording Information: Book 11715 Page 262 Instrument 01176555
Property County: Brazos
Property: LOT TWELVE (12), BLOCK TWO (2), PARK FOREST ADDITION, PHASE II, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 413, PAGE 739 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 2208 TETON DR, BRYAN, TX 77803

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation
Current Beneficiary: Freedom Mortgage Corporation
Mortgage Servicer Address: 907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of June, 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): 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, Michael Burns, 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 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, Michael Burns, 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. 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, Michael Burns, 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.



Notice of Substitute Trustee's Sale

Date: May 3, 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

FILED

2019 MAY -3 P 2: 13

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.

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS
Michelle Oliver

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): June 4, 2019
Time of Sale: 11:00 a.m. to 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

NOTICE OF FORECLOSURE SALE

FILED

Notice is hereby given of a public nonjudicial foreclosure sale.

2019 MAY -9 A 11: 23

1. Property To Be Sold. The property to be sold is described as follows:

LOT NINE (9), BLOCK "B", MUNNERLYN VILLAGE, CITY OF BRYAN,
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 123, PAGE 437
OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date,

time, and place:

Date: Tuesday, June 4, 2019

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Brazos County Courthouse in Bryan Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary 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. Such 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 beneficiary 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

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.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to 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. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute 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 sale.

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. app. Section 501 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.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Joshua D. Shields and Samantha M. Shields, dated May 2, 2014, and recorded in Document Number 01207488 of the Deed of Trust Records of Brazos County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") in the original principal amount of \$468,2000.00, and payable to the order of Wells Fargo Bank, N.A. Wells Fargo Bank, N.A. is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: May 8, 2019.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

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: 06/04/2019

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: 2020 Mountain Wind Loop, Bryan, TX 77807

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 10/26/2011 and recorded 11/08/2011 in Book OR VL 10407 Page 1 Document 2011-1105230 , real property records of Brazos County, Texas, with **Raymond K. Jordan and Valerie K Jordan** grantor(s) and **USAA FEDERAL SAVINGS BANK** 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 **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, 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 **Raymond K. Jordan and Valerie K Jordan**, securing the payment of the indebtedness in the original principal amount of **\$152,392.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

FILED
2019 MAY -9 P 2:26
KAREN MOORE, COUNTY CLERK
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS
BY: [Signature]



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:

ALL THAT PARCEL OF LAND IN BRAZOS COUNTY, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS: LOT THIRTEEN (13), BLOCK TEN (10), AMENDING PLAT, AUTUMN LAKE SUBDIVISION, PHASE 2A, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8446, PAGE 208 OF THE 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

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: May 3, 2019



Iman Waleott – 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



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, 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
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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.

Certificate of Posting
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 5-9-19 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.

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: LOT SEVENTEEN (17), BLOCK TWENTY ONE (21), THE BARRACKS II SUBDIVISION PHASE 105, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12314, PAGE 110, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/07/2016 and recorded in Book 13747 Page 267 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: 06/04/2019

Time: 11:00 AM

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 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 MARJORIE F. KAEMMERLING, provides that it secures the payment of the indebtedness in the original principal amount of \$184,425.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BRANCH BANKING AND TRUST COMPANY is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is BRANCH BANKING AND TRUST COMPANY c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 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

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YAPENI-GOJEN COUNTY CLERK
BRAZOS COUNTY BRAVA TEXAS
BY *mpavada*

2019 MAY -9 P 2:26

FILED

