

1305 BAYWOOD LANE
COLLEGE STATION, TX 77845

0000008483653

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: September 03, 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 June 16, 2015 and recorded in Document VOLUME 12759, PAGE 196 real property records of BRAZOS County, Texas, with FRANCO PARRA AND ISABEL RINCON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FRANCO PARRA AND ISABEL RINCON, securing the payment of the indebtednesses in the original principal amount of \$214,051.00, 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

KAREN MOOREN COUNTY CLERK
BRAZOS COUNTY, BRAZOS TEXAS
M. Ows

2019 JUL 25 A 11:08

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, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN 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 July 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: July 25, 2019

1305 BAYWOOD LANE
COLLEGE STATION, TX 77845

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BRAZOS



LOT SIXTEEN (16), BLOCK THREE (3), ALEXANDRIA SUBDIVISION PHASE ONE, CITY OF COLLEGE STATION,
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3630, PAGE 217 OF THE OFFICIAL PUBLIC RECORDS OF
BRAZOS COUNTY, TEXAS.

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: 09/03/2019 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, 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 Eori 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, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON c/o AVT Title Services, LLC 5177 Richmond Avenue Suite 1230 Houston, TX 77056

Certificate of Posting I am 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 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.

2019 JUL 25 P 1:01 FILED WISEMAN-COLEMAN COUNTY CLERK BRAZOS COUNTY, TEXAS

SPECIALIZED LOAN SERVICING LLC (SPZ)
MONROE, KENNETH
3806 SPRINGFIELD DRIVE, COLLEGE STATION, TX
77845

FHA 493-7408838-703
Firm File Number: 19-033672

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 3, 2003, KENNETH D. MONROE AND MONICA L. MONROE, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RON HARPOLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SD MORTGAGE SERVICES, LTD., A TEXAS LIMITED PARTNERSHIP 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 00817310 Volume 5360, Page 233, 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, September 3, 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, the Substitute Trustee 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.

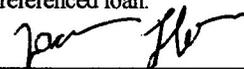
Said Real Estate is described as follows: In the County of Brazos, State of Texas:

LOT FOUR (4), BLOCK FIVE (5), AMENDING PLAT WESTFIELD ADDITION PHASE 2A, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDING IN VOLUME 5080, PAGE 42 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

Property Address: 3806 SPRINGFIELD DRIVE
COLLEGE STATION, TX 77845
Mortgage Servicer: SPECIALIZED LOAN SERVICING LLC
Mortgagee: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR
REPERFORMING LOAN TRUST 2006-2
8742 LUCENT BLVD
SUITE 300
HIGHLANDS RANCH, COLORADO 80129

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.

FILED
2019 JUL 25 P 1:02
KAREN MCGEE, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY *Karen McGee*



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, Bobby Brown, Joshua Sanders, Aarti Patel
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 SUBSTITUTE TRUSTEE'S SALE

BRAZOS County

Deed of Trust Dated: March 30, 2004

Amount: \$114,400.00

Grantor(s): DELIGHT R BROOKS and JOHN R BROOKS

Original Mortgagee: REALTY MORTGAGE CORPORATION D/B/A REALNET FINANCIAL

Current Mortgagee: NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Mortgagee Address: NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

Recording Information: Document No. 00850101

Legal Description: LOT SIX (6), BLOCK EIGHT (8), WINDOVER EAST, FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 597, PAGE 855, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: September 3, 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, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN 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.

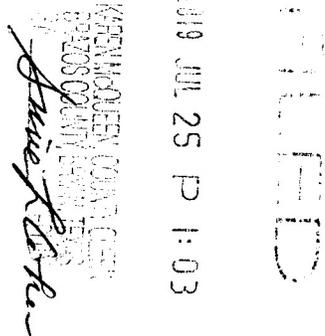
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-004507


c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618


RECORDED
JUL 25 P 1:03
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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 25, 2007, executed by **MARGARET A. WEST AND RICHARD SULLENS, SR., A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 00980999, Official Public Records of Brazos County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, September 3, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Brazos County Courthouse at the place designated by the Commissioner's Court for such sales in Brazos County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2006 Palm Harbor Manufactured Home, Serial No. PH0518205AB.

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.

EXECUTED this 5 day of August, 2019.

FILED
2019 AUG -6 P 3:07
KAREN QUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
K. Clifford Littlefield

K. CLIFFORD LITTLEFIELD

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 5th day of August, 2019, to certify which witness my hand and official seal.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

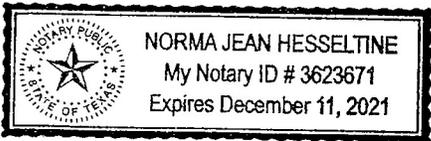


EXHIBIT "A"

All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot 11, Block 3, and the adjoining Southwest 25 feet of Lot 10, Block 3, SAVE AND EXCEPT that portion of such feet of Lot 10, Block 3, that is located in the intersection of Robin Lane & Sherwood Drive, SHERWOOD HEIGHTS SECTION 1,, according to the map or plat thereof, recorded in Volume 353, Page 635, Deed Records, Brazos County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, September 3, 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:

- (a) **Tract 1:** Lot 5R-1R1, Block 2 of the Bryan Towne Center Subdivision to the City of Bryan, Brazos County, Texas, according to the Replat recorded in Volume 12459, Page 107, of the Official Records of Brazos County, Texas.

Tract 2: Reciprocal Access Easement created by the Operation and Easement Agreement between Target Corporation and Bryan Towne Center Partners, LP, dated May 5, 2007, and recorded in Volume 7991, Page 81 of the Official Records of Brazos County, Texas; as modified by that certain First Amendment to Operation and Easement Agreement dated November 5, 2011, recorded in Volume 10403, Page 98 of the Official Records of Brazos County, Texas, and that certain Second Amendment to Operation and Easement Agreement dated November 25, 2014, and recorded in Volume 12413, Page 236 of the Official Records of Brazos County, Texas.

- (b) together with all buildings and other improvements thereon, and all fixtures, machinery, equipment, apparatuses, and Personal Property (as defined in the

Deed of Trust), installed or used on the above-described property or the improvements thereon.

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: Michael J. Smith
c/o CHERNOSKY, SMITH, RESSLING &
SMITH, PLLC
Attention: **Michael J. Smith**
700 Gemini Avenue, Suite 120
Houston, TX 77058
Telephone: (713) 800-8608
Email: msmith@csrslaw.com

Attention: L. David Smith
c/o CHERNOSKY, SMITH, RESSLING &
SMITH, PLLC
3664 Walnut Bend Lane, Bldg. B
Houston, TX 77042
Telephone: (713) 800-8604
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 21 day of August, 2019.



Michael J. Smith, Substitute Trustee
Chernosky, Smith, Ressler & Smith, PLLC
700 Gemini Avenue, Suite 120
Houston, TX 77058
Email: msmith@csrslaw.com
Telephone: (713) 800-8608

PROPERTY DESCRIPTION
MORE COMMONLY KNOWN AS 3062 WILDFLOWER DRIVE, BRYAN, TX 77802

Tract 1: Lot 5R-1R1, Block 2 of the Bryan Towne Center Subdivision to the City of Bryan, Brazos County, Texas, according to the Replat recorded in Volume 12459, Page 107, of the Official Records of Brazos County, Texas.

Tract 2: Reciprocal Access Easement created by the Operation and Easement Agreement between Target Corporation and Bryan Towne Center Partners, LP, dated May 5, 2007, and recorded in Volume 7991, Page 81 of the Official Records of Brazos County, Texas; as modified by that certain First Amendment to Operation and Easement Agreement dated November 5, 2011, recorded in Volume 10403, Page 98 of the Official Records of Brazos County, Texas, and that certain Second Amendment to Operation and Easement Agreement dated November 25, 2014, and recorded in Volume 12413, Page 236 of the Official Records of Brazos County, Texas.

STATE OF TEXAS §

COUNTY OF BRAZOS §

FILED

2019 AUG 12 P 2:30

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY TEXAS
Debra Beck

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date of notice August 12, 2019

Deed of Trust

Date: November 13, 1997
Grantor: Lillian Clemmons
Trustee: City Manager, Michael A. Conduff
Beneficiary: City of Bryan, Brazos County, Texas
Recorded: Volume 2975, Page 26 Official Records of Brazos County, Texas ("ORBCT")
Property: Being all that certain tract or parcel of land lying and being situated in Brazos County, Texas, and being the North One-half (1/2) of Block Two Hundred Twenty-Seven (227), in the City of Bryan, Brazos County, Texas, according to the map of said City and being the same land conveyed to Ernest Walker et ux by Anne Ora Alberson, a single woman, by deed dated November 18, 1959, and recorded in Volume 202, Page 33 ORBCT, said map and deed and the records thereof being hereby referred to for all purposes ("Property").

Real Estate Promissory Note

Date: November 13, 1997
Amount: Fifty-five Thousand Two Hundred Eleven Dollars (\$55,211.00)
Borrower: Lillian Clemons
Lender: City of Bryan, Texas

Substitute Trustee

Jonathan T. Koury, Assistant City Attorney
P.O. Box 1000
Bryan, Texas 77805-1000

Foreclosure sale

Date: Tuesday, September 3, 2019
Time: The sale of the property will be held between the hours of 10:00 a.m. and 1:00 p.m.

Place: Atrium of the first floor of the Brazos County Administration Building, 200 S. Texas Ave., Bryan, Texas 77803

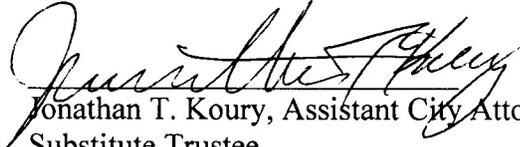
Terms of Sale: The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash (cashier's check), except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust, being \$45,273.02. Those desiring to

purchase the Property need to demonstrate their ability to pay their bid by cashier's check within one hour of sale if their bid is accepted.

Default has occurred in the above referenced promissory note and deed of trust and pursuant to the authority granted under the deed of trust, the trustee has appointed substitute trustee to conduct the foreclosure sale of the Property to satisfy the debt.

The foreclosure sale is made expressly subject to any title matters set forth in the Official Property Records of Brazos County, Texas, and subject to ad valorem tax liens for delinquent taxes. Property is being 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 strongly urged to conduct an independent investigation of the physical condition of the Property and to examine the applicable property records and tax records to determine the nature and extent of matters of record, if any. Substitute trustee makes no representations or warranties with respect to the title of the Property, condition of the Property, or the Property's compliance with laws, rules, ordinances, codes, including but not limited to ordinances of the City of Bryan, Texas.

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.

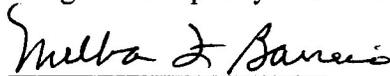

Jonathan T. Koury, Assistant City Attorney
Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me on this the 12th day of August, 2019, by Jonathan T. Koury, Assistant City Attorney acting in his capacity as substitute trustee.



Notary Public

My commission expires: 12/28/2021.

