

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567

FILED

2019 JUL 18 P 2:56

KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY, BRYAN, TEXAS  
BY: *[Signature]* DEPUTY

TS#: 19-23121

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 1/18/2008, DAVRICK JACOBS, AN UNMARRIED PERSON AND DORIS HORTON, AN UNMARRIED WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MATTHEW E. HADDOCK, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR IMORTGAGE. COM, INC., A DELAWARE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$161,173.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR IMORTGAGE. COM, INC., A DELAWARE CORPORATION, which Deed of Trust is Recorded on 1/31/2008 as Volume 00987861, Book 8428, Page 28, Loan Mod Rerecorded on 10/05/2018 as Instrument No. 1342776, Volume 14952, Page 259 in Brazos County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT 9, BLOCK 8, WITHIN PHASE 3, AMENDING PLAT OF MEADOWCREEK SUBDIVISION, PHASE 2 AND PHASE 3, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8285, PAGE 280 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.**

Commonly known as: **15216 MEREDITH LN, COLLEGE STATION, TX 77845**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the



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mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **10/1/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Brazos** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE 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.**

WITNESS, my hand this 7/16/2019



By: Substitute Trustee(s)

Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown

C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

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

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 SIXTY-FIVE (65), BLOCK TWENTY-FIVE (25), PEBBLE CREEK PHASE 8-C, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4113, PAGE 164 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/30/2011 and recorded in Book 10363 Page 275 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: 10/01/2019
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 STEVEN D. TAYLOR AND BONNIE E. TAYLOR, provides that it secures the payment of the indebtedness in the original principal amount of \$273,760.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 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 AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, BOBBY BROWN, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, 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.

[Signature]
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

[Signature]
AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS,
EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS,
AARTI PATEL, BOBBY BROWN, MARIEL MARROQUIN,
KRISTOPHER HOLUB, JULIAN PERRINE, PETE
FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS,
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.



KAREN MCCOY, COUNTY CLERK
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS
By Jane Coffey, Attorney

2019 JUL 25 P 1:02

FILED

FILED  
Michelle Olive  
2019 JUL 30 P 2:21

**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.**

COUNTY CLERK  
BRAZOS COUNTY, BRYAN, TEXAS  
DEPUTY

**1. Date, Time and Place of Sale.**

**Date:** 10/01/2019

**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, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, BOBBY BROWN, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, 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.

**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.



## 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**

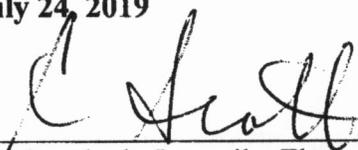
**Phone: 877-744-2506**

### 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: July 24, 2019**



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

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



AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, BOBBY BROWN, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, SHERYL LAMONT, HARRIETT FLETCHER, 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.**

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 7-30-19 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.

Certificate of Posting

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**BRAZOS County**

**Deed of Trust Dated:** April 20, 2013

**Amount:** \$31,700.00

**Grantor(s):** MICHAEL DONALD CHRISTO

**Original Mortgagee:** CITIBANK, N.A.

**Current Mortgagee:** CITIMORTGAGE, INC.

**Mortgage Servicer and Address:** c/o CENLAR FSB, 425 Phillips Blvd., Ewing, NJ 08618

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2013-1153541

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN BRAZOS COUNTY, TEXAS, BEING LOT THREE (3) AND THE ADJOINING FIFTEEN (15) FEET OF LOT TWO (2), BLOCK "C", MUNNERLYN VILLAGE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 123, PAGE 437, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

WHEREAS MICHAEL DONALD CHRISTO is deceased.

**Date of Sale:** October 1, 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: 2019-004060

  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

  
2019 AUG 22 A 9:14  
KAREN M. COLEEN, COUNTY CLERK  
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS  
BY: 

**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: 10/01/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brazos County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/22/2004 and recorded in the real property records of Brazos County, TX and is recorded under Clerk's File/Instrument Number 00843664, Volume 5836, Page 118, with Charles Thurmon and Christine Thurmon (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for BSM Financial, L.P. dba Banksourc Mortgage mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Charles E. Thurmon and Christine Thurmon, securing the payment of the indebtedness in the original amount of \$141,440.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT FIVE (5), BLOCK ONE (1), COUNTRY ACRES SUBDIVISION, PHASE 2, AN ADDITION TO BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4809, PAGE 138, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

KAREN MOULFEN COUNTY CLERK  
BRAZOS COUNTY, TEXAS  
*Karen Moulfen*

2019 AUG 29 P 3:53

FILED 2



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6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

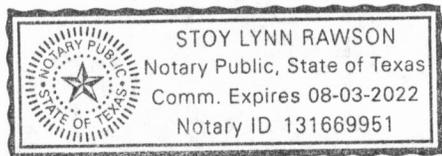
Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

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

STATE OF Texas  
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of August, 2019.



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

**CERTIFICATE OF POSTING**

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 8-29-19 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse this notice of sale.

Declarants Name: Pete Florez  
Date: 8-29-19

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED  
2019 AUG 29 P 3:53  
*Karen Green*  
KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY, BRYAN, TEXAS  
BY: \_\_\_\_\_ DEPUTY

Matter No.: 081866-TX

Date: August 27, 2019

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: MATTHEW WAYNE BROWN AND KATHERINE BROWN, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR SWBC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 5/2/2014, RECORDING INFORMATION: Recorded on 5/6/2014, as Instrument No. 01192973 in Book 11998 Page 224

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FORTY-ONE (41), BLOCK ONE (1), CASTLEGATE SUBDIVISION SECTION 4 PHASE 2, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4362, PAGE 42 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/1/2019**, the foreclosure sale will be conducted in **Brazos** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

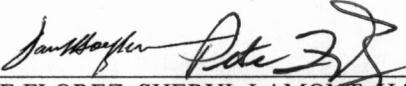
PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

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.



Matter No.: 081866-TX

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:  Substitute Trustee  
PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER,  
ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST.  
PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER,  
ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

SELECT PORTFOLIO SERVICING, INC. (SPS)  
HERRERA, ANDY  
704 NORTH WASHINGTON AVENUE, BRYAN, TX 77802

CONVENTIONAL  
Firm File Number: 17-028761

FILED

Aug 29 2019  
10:29 P 3:54

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 15, 2002, EULALIO RUBIO RAMIREZ, as Grantor(s), executed a Deed of Trust conveying to J. FRED BAYLISS, as Trustee, the Real Estate hereinafter described, to PARAMOUNT MANAGEMENT COMPANY, INC. 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 0739286, to which reference is herein made for all purposes.

KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY, BRYAN, TEXAS  
BY: *Karen McQueen*

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

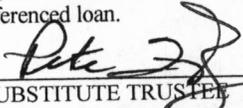
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 1, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE, A-9 IN BRAZOS COUNTY, TEXAS, AND BEING THE SOUTH 47 1/2 FEET OF LOTS SIX (6) AND SEVEN (7) IN BLOCK FOURTEEN (14) OF THE ORIGINAL TOWNSITE OF THE CITY OF BRYAN, AS RECORDED IN VOLUME H, PAGE 721, OF THE BRAZOS COUNTY DEED RECORDS, AND NOW MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Property Address: 704 NORTH WASHINGTON AVENUE  
BRYAN, TX 77802  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: ABS REO TRUST III  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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.

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

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

EXHIBIT "A"

All that tract or parcel of land lying and being situated the S. F. Austin League, A-9 in Brazos County, Texas, and being the South 47 1/2 feet of Lots Six (6) and Seven (7) in Block Fourteen (14) of the Original Townsite of the City of Bryan as recorded in Vol H, Page 721, of the Brazos County Deed Records, and now more particularly described as follows:

COMMENCING at a 1/2 " iron rod found for the most northeasterly corner of Lot 8, Block 14, also being a point in the most southeasterly corner of a 20 foot alley, also being a point in the most westerly right-of-way line of North Washington Avenue;

THENCE North 4 degrees 48 minutes 13 seconds East, a distance of 20.01 feet to a 5/81 iron rod set for the PLACE OF BEGINNING, also being the most southeasterly corner of this tract, also being the most southeasterly corner of the original Lot 7, Block 14, also being a point in the most northeasterly corner of the said 20 foot alley, also being a point in the said right-of-way line of North Washington Avenue;

THENCE North 85 degrees 00 minutes 00 seconds West, a distance of 115.00 feet to a 5/8" iron rod set for the most southwesterly corner of this tract, also being the most southwesterly corner of the original Lot 6, Block 14, also being a point in the most northwesterly corner of said 20 foot alley, also being a point in the most easterly line of a closed 20 foot alley;

THENCE North 5 degrees 00 minutes 00 seconds East, a distance of 47.50 feet along the common line between this tract and said closed alley to a 5/8" iron rod set for the most northwesterly corner of this tract, also being a point in the most westerly line of said original Lot 6, said point also being the most southwesterly corner of the remainder tract of Lot 6, Block 14;

THENCE South 85 degrees 00 minutes 00 seconds East, a distance of 115.00 feet across said Lots 6 and 7, same being the common line of this tract and the most southerly line of the remainder tract of Lots 6 and 7, to a 5/8" iron rod set for the most northeasterly corner of this tract, also being the most southeasterly corner of said remainder tract of Lot 7, also being a point in the said right-of-way line of North Washington Avenue;

THENCE South 5 degrees 00 minutes 00 seconds West, a distance of 47.50 feet along the common line between this tract and said right-of-way line to the PLACE OF BEGINNING and containing 5462.50 square feet of land or 0.1254 acres.

Filed for Record in:  
BRAZOS COUNTY  
On: May 30, 2002 at 03:12P  
As a  
Recording  
Document Number: 00777409  
Amount 18.00  
Receipt Number - 155654  
By Jo Sillar

NOTE TO BUYER: COUNTY OF BRAZOS  
I hereby certify that this instrument was  
filed in the office and the stamped herein by me  
and was duly received in the value and page  
of the same records of BRAZOS COUNTY  
as stamped herein by me.  
May 30, 2002

HONORABLE E. HUBERT KOPPEL, COUNTY CLERK  
BRAZOS COUNTY

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

**NOTICE OF SALE BY SUBSTITUTE TRUSTEE**

STATE OF TEXAS  
 COUNTY OF BRAZOS

§  
 § KNOW ALL MEN BY THESE PRESENTS:  
 §

**Note:** Retail Installment Contract dated February 20, 2007 executed and delivered by Eric Moore and Christina S. Moore to Jim Walter Homes, Inc.

**Security Instrument:** Mechanic's Lien Contract with Power of Sale, dated February 20, 2007, executed and delivered by Eric Moore and Christina S. Moore to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded in Volume 7830, Page 196, in Brazos County, Texas.

**Original Creditor:** Jim Walter Homes, Inc.

**Current Holder:** The Bank of New York Mellon, as Indenture Trustee for MidState 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

PREMISES OFFICER  
 BRAZOS COUNTY, TEXAS  
 SEP - 9 7:58  
 FILED

**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

<b>PROPERTY ADDRESS:</b> 608 E 22nd St. Bryan, TX 77803	<b>RP FILE NO.</b> DITE02-702	<b>BORROWER:</b> Moore, Eric & Christina S.
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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:**

608 E 22nd 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, October 1, 2019.**

**Time of Sale:**

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

**Location of Sale:**

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

**Terms of Sale:**

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

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

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Mechanic's Lien

<b>PROPERTY ADDRESS:</b> 608 E 22nd St. Bryan, TX 77803	<b>RP FILE NO. DITE02-702</b>	<b>BORROWER:</b> Moore, Eric & Christina S.
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Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

**Type of Sale:**

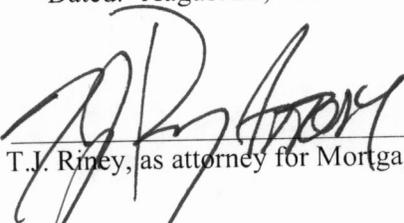
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Eric Moore and Christina S. Moore.

**Default and Notice:**

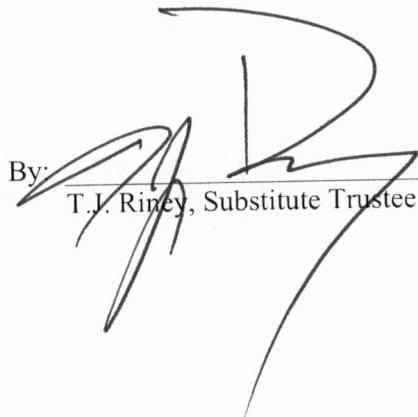
Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Eric Moore and Christina S. Moore and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested 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: August 29, 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**

<b>PROPERTY ADDRESS:</b> 608 E 22nd St. Bryan, TX 77803	<b>RP FILE NO.</b> DITE02-702	<b>BORROWER:</b> Moore, Eric & Christina S.
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**EXHIBIT "A"**

**Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lot Four (4) and Lot Five (5), Block Sixty-six (66), CITY OF BRYAN, Brazos County, Texas according to the map in common use recorded in Volume "H". page 721, Deed Records of Brazos County, Texas.**

<b>PROPERTY ADDRESS:</b> 608 E 22nd St. Bryan, TX 77803	<b>RP FILE NO. DITE02-702</b>	<b>BORROWER:</b> Moore, Eric & Christina S.
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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:**

26053 FM 2154, Navosota, TX 77868, 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, October 1, 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

<b>PROPERTY ADDRESS:</b> 26053 FM 2154 Navosota, TX 77868	<b>RP FILE NO. DITE02-735</b>	<b>BORROWER:</b> Bazy, Leroy & Zina
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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 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.

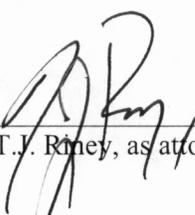
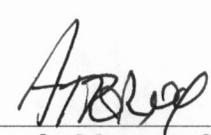
**Type of Sale:**

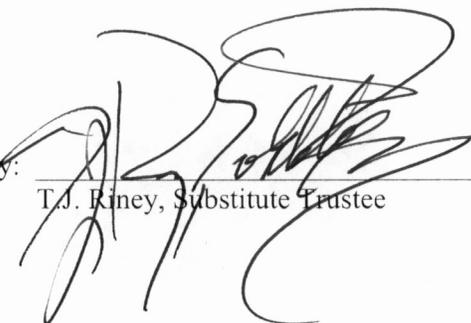
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Leroy Bazy and Zina Bazy.

**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 Leroy Bazy and Zina Bazy 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: August 22, 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**

<b>PROPERTY ADDRESS:</b> 26053 FM 2154 Navosota, TX 77868	<b>RP FILE NO. DITE02-735</b>	<b>BORROWER:</b> Bazy, Leroy & Zina
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EXHIBIT "A"

COUNTY OF BRAZOS  
STATE OF TEXAS

BEING A 2.00 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN TRACT 30, LAKE MILLIGAN ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 575, PAGE 285, DEED RECORDS OF BRAZOS COUNTY, TEXAS AND ALSO BEING PART OF TRACT 30 AS CONVEYED TO ROBERT BECKER, ET UX, BY CONDOR COMPANY BY DEED RECORDED IN VOLUME 684, PAGE 556, DEED RECORDS OF BRAZOS COUNTY, TEXAS:

SAID 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE COMMON CORNER OF TRACT 29 AND THE ABOVE DESCRIBED TRACT 30, LYING IN THE NORTHEAST ROW LINE OF F.M. ROAD NO. 215A;  
THENCE N 67°12'16" W WITH SAID NORTHEAST ROW LINE FOR A DISTANCE OF 200 FEET TO AN IRON ROD FOR CORNER.  
THENCE N 22°47'44E WITHING THE ABOVE DESCRIBED TRACT 30, FOR A DISTANCE OF 435.60 FEET TO AN IRON ROD FOR CORNER;  
THENCE S 67°12'16" E FOR A DISTANCE OF 200 FEET TO AN IRON ROD FOR CORNER IN THE COMMON LINE OF TRACT 29 AND 30;  
THENCE S 22°47'44" W WITH SAID COMMON LINE FOR A DISTANCE OF 435.60 FEET TO THE POINT OF BEGINNING CONTAINING 2.00 ACRES OF LAND MORE OR LESS.

PROPERTY ADDRESS: 26053 FM 2154 Navosota, TX 77868	RP FILE NO. DITE02-735	BORROWER: Bazy, Leroy & Zina
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STATE OF TEXAS  
COUNTY OF BRAZOS

§  
§  
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FILED

**NOTICE OF FORECLOSURE SALE** 2019 SEP -9 A 7:59

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

THE SOUTHEAST 150' OF LOT FIVE (5) AND THE ADJOINING 32' X 150' OF LOT FOUR (4), IN BLOCK TEN (10), OF MIDWAY PLACE, CITY OF BRYAN, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 43, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY, BRYAN, TEXAS  
DEPUTY

Daisy Dair's

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is that certain Deed of Trust, described as follows, covering the Obligations (as hereinafter defined):

**Date:** August 28, 2014, recorded September 2, 2014

**Grantor:** Roy William Dillard and spouse, Shane Allen Dillard

**Mortgagee:** H&E Equipment Services, Inc., a Delaware corporation and successor-by-merger to Cobra Equipment Rentals, LLC, a Texas limited liability company

**Recording information:** Deed of Trust, dated August 28, 2014, recorded September 2, 2014, under Clerk's File No. RP-2014-1206602 of the Official Public Records of Real Property of Brazos County, Texas.

**Property:** See Schedule 1 attached hereto.

**Substitute Trustee:** Jim Mills, Susan Mills, Emily Northern, Ed Henderson, Alexandra Zografos-Holub, Nathan Holub, Debbie Jurasek, ANY TO ACT

**Substitute Trustee's Address:** P.O. Box 9932  
Austin, Travis County, Texas 78766

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

**Date:** October 1, 2019

**Time:** The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

**Place:** Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803, or in such other location as may be designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust permits the Mortgagee to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling.

Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee 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 their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. 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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed in favor of Mortgagee by Grantor. The real property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust.

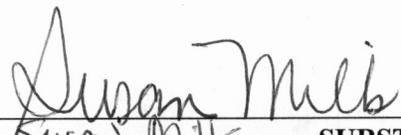
6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described, together with all modifications, renewals, rearrangements, and extensions therein, (collectively, the "**Obligations**") including but not limited to that certain Promissory Note dated August 28, 2014, in the original principal amount of \$66,500.00 executed by Roy William Dillard and spouse, Shane Allen Dillard and payable to the order of Cobra Equipment Rentals, LLC, a Texas limited liability company, which is the current owner and holder of the Obligations and is the Mortgagee under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust. The Mortgagee has accelerated the indebtedness secured by the Deed of Trust and has appointed the undersigned as the Substitute Trustee in accordance with the terms of the Deed of Trust. The Mortgagee has requested the undersigned, as the duly appointed Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgagee may appoint another person substitute trustee to conduct the 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.**

Dated: September 5, 2019

  
Susan Mills, SUBSTITUTE TRUSTEE

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS  
By: *Michelle Oliver*, DEPUTY

2019 SEP -9 A 9:0

FILED

WHEREAS, by that certain Deed of Trust / Security Agreement-Financing Statement dated December 14, 2007, and recorded at Document No. 00984168, Vol. 8368, Page 1, Official Public Records of Brazos County, Texas (hereinafter referred to as the "Deed of Trust"), Ricky J. Palasota, Elaine Palasota, an Ricky J. Palasota, Jr., (hereinafter referred to hereinafter as "Borrowers") conveyed to Timothy C. Jones, Trustee, all of the herein described real property located in Brazos County, Texas, together with all improvements thereon and all other property described in and conveyed by the Deed of Trust (collectively referred to as the "Property") to secure the payment of that one certain Real Estate Lien Note dated December 14, 2007, executed and Ricky J. Palasota, Elaine Palasota, and Ricky J. Palasota, Jr., in the principal amount of \$327,250.00 and payable to First Victoria National Bank (hereinafter referred to as the "December 2007 Note");

AND WHEREAS, the liens evidenced by the Deed of Trust also secure all other indebtedness advanced to Borrowers, including amounts due under: (a) that certain Real Estate Lien Note dated July 3, 2006, executed by Ricky J. Palasota in the original principal amount of \$659,685.00 and payable to First Victoria National Bank; (b) that certain Promissory Note dated January 31, 2011, executed by Ricky J. Palasota and Ricky J. Palasota, Jr., as general partners of Brazos Valley Services, a general partnership, in the original principal amount of \$600,000.00, and payable to First Victoria National Bank; (c) that certain Real Estate Lien Note dated January 17, 2008, executed by Ricky J. Palasota, Elaine Palasota, and Ricky J. Palasota, Jr., in the original principal amount of \$159,800.00 and payable to First Victoria National Bank, and (d) that certain Promissory Note dated January 31, 2011, executed by Ricky J. Palasota and Ricky J. Palasota, Jr., as general partners of Brazos Valley Services, a general partnership, in the original principal amount of \$610,000.00, and payable to First Victoria National Bank (collectively referred to as the "Other Indebtedness");

AND WHEREAS, the Note, the Other Indebtedness, and liens evidenced by the Deed of Trust were modified and/or extended by that certain Amended Joint Plan of Reorganization in Bankruptcy Case No. 14-60931-RBK-11 styled *In re: Ricky Joe Palasota*, in the United States Bankruptcy Court, Western District of Texas, Waco Division (the "Bankruptcy Case"); and the automatic stay in said Bankruptcy Case was terminated as confirmed by that certain Amended Order Confirming Termination of Automatic Stay Under §362(c), signed June 17, 2019;

AND WHEREAS, Prosperity Bank is holder and owner of the Indebtedness evidenced by the December 2007 Note and the Other Indebtedness, and liens securing same, and any and all renewals, extensions, modifications, forbearances of same, and is entitled to receive all amounts due thereunder, as successor in interest of First Victoria National Bank;

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

AND WHEREAS, default has occurred in the payment of the Indebtedness evidenced by the Note and the same is now wholly due, and the owner and holder of said Indebtedness has requested the undersigned to sell said property to satisfy said Indebtedness; and

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 1st day of October, 2019, between ten o'clock a.m. and four o'clock p.m. (10 a.m. to 4 p.m.), I will sell to the highest bidder for cash at public auction the Property ("Property") described below, in the Atrium on the 1<sup>st</sup> Floor of the Brazos County Administration Building, 200 S. Texas Ave., Bryan, Texas 77803, or such other place as has been designated by the Commissioner's Court of Brazos County, Texas as the place where foreclosure sales are to take place, pursuant to Section 51.002 of the Texas Property Code. The Substitute Trustee's sale will begin no earlier than 10:00 a.m. and must be concluded within three hours of such starting time. The Property shall be sold in AS-IS, WHERE-IS condition, without any express or implied warranties, except those provided in the Deed of Trust, if any.

The real property to be sold, including any improvements, located in Brazos County, State of Texas, (hereinafter collectively referred to as the "Property") is described as follows, to wit:

Being a 2.17 acre tract or parcel of land lying and being situated in the John H. Jones Survey, Abstract No. 26, Brazos County, Texas, and being all of Lot Two (2) and all of the remainder of Lot Three (3), Block Three (3), BRUSHY PARK SUBDIVISION, which lies to the northwest of the existing northwest right of way line of Farm and Market Road No. 60, according to plat recorded in Volume 517, Page 703, Deed Records of Brazos County, Texas, and said Lots 2 and 3, Block 3 are described in the Deed from Edward J. Moore et al – Trustees to Shane L. Williams Living Trust recorded in Volume 3718, Page 147, Official Records of Brazos County, Texas and said 2.17 acre tracts being more particularly described in Exhibit "A" attached hereto and made a part hereof.

and other property and interests described in the Deed of Trust. The Property is also commonly known as 6988 Raymond Stotzer Pkwy., College Station, TX.

TOGETHER WITH all other collateral and other interests granted and conveyed under said Deed of Trust to secure the payment of the aforementioned Note.

**Notice Pursuant To Texas Property Code Sec. 51.002(i): ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE, OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Signed this 6th day of September, 2019.

  
H. Clinton Milner, Substitute Trustee  
309 Creekside Way, Waxahachie, TX 75165  
TEL (214) 342-0700  
FAX (214) 463-5339

## EXHIBIT "A"

Doc Bk Vol Pg  
00984168 DR 8368 13

### LEGAL DESCRIPTION OF THE LAND:

Being a 2.17 acre tract or parcel of land lying and being situated in the John H. Jones Survey, Abstract No. 26, Brazos County, Texas and being all of Lot Two (2) and all of the remainder of Lot Three (3), Block Three (3), BRUSHY PARK SUBDIVISION, which lies to the northwest of the existing northwest right of way line of Farm to Market Road No. 60, according to the plat recorded in Volume 517, page 703, Deed Records of Brazos County, Texas, and said Lots 2 and 3, Block 3 are described in the Deed from Edward J. Moore et al - Trustees to Shane L. Williams Living Trust recorded in Volume 3718, page 147, Official Records of Brazos County, Texas, and said 2.17 acre tract being more particularly described as follows:

BEGINNING at the 1/2" Iron rod found marking the west corner of the beforementioned Lot 2, Block 3 - Brushy Park Subdivision in the northeast line of Stewart's Meadow (60' wide right of way);

THENCE N 45° 10' 34" E along the northwest line of the beforementioned Lot 2 for a distance of 265.04 feet to a 1/2" Iron rod found marking the north corner of Lot 2;

THENCE S 44° 54' 26" E along the northeast line of the beforementioned Lot 2, same being the southwest line of Lot 4, Block 3 - Brushy Park Subdivision for a distance of 352.98 feet to a 1/2" iron rod set in the present northwest right of way line of Farm to Market Road No. 60 (now known as Raymond Stotzer Parkway), from which the original, platted east corner of Lot 3 bears S 44° 54' 26" E - 11.63 feet;

THENCE S 43° 25' 29" W along the existing northwest right of way line of F.M. No. 60 - Raymond Stotzer Parkway, for a distance of 254.55 feet to a 1/2" Iron rod set in the transition curve from F.M. No. 60 to Stewart's Meadow, said curve being concave to the north, having a radius of 25.00 feet, from which a 1/2" Iron rod found bears S 75° 02' 20" E - 2.01 feet;

THENCE along the northeast right of way line of Stewart's Meadow, as follows:

Westerly along said transition curve for an arc length of 24.56 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 72° 58' 13" W - 23.59 feet;

N 44° 49' 26" W at a distance of 174.96 feet, pass a 1/2" Iron rod found marking the common corner of Lots 2 and 3, continue on for a total distance of 339.96 feet to the PLACE OF BEGINNING, containing 2.17 acres of land, more or less.

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS           §  
COUNTY OF BRAZOS           §

KAREN MOULLEN COUNTY CLERK  
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS  
BY: *Jane K. Mullen*

2019 SEP -3 P 2:07

FILED

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" APRIL 10, 2014, which was executed by **ELDIE CANALES**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **BRAZOS COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under on April 14, 2014, Volume 11949, Page 205, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

**ALL OF LOT SEVENTEEN (17), STANDING ROCK RANCH, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6962, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.**

together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated APRIL 10, 2014, in the original principal amount of \$15,600.00, which was executed by MORTGAGOR and payable to the order of **CIRO V. SUMAYA**, "BENEFICIARY".

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **J. FRED BAYLISS**, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder or bidders for cash at the area in the **BRAZOS COUNTY COURTHOUSE** which has been designated by the Commissioner's Court for the conducting of trustee sales, in the **CITY OF BRYAN, BRAZOS COUNTY, TEXAS**, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 3:00 o'clock

**TEXAS**, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 3:00 o'clock p.m., on the first Tuesday in **OCTOBER 2019**, the same being the **2ND** day of **OCTOBER, 2019**.

EXECUTED in multiple originals on the \_\_\_\_ day of SEPTEMBER, 2019.



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**J. FRED BAYLISS**