

Our File Number: 18-11814
Name: JESSICA HICKS, A SINGLE PERSON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 24, 2011, JESSICA HICKS, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS BENEFICIARY AS NOMINEE FOR CITY BANK MORTGAGE, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01099891, in Book 10313, at Page 259, in the DEED OF TRUST OR REAL PROPERTY RECORDS of BRAZOS COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803, in **BRAZOS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

LOT TWENTY-THREE (23), BLOCK THREE (3), SONOMA, PHASE 2, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8502, PAGE 285, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2706 RIVERS END DRIVE
COLLEGE STATION, TX 77845

Mortgage Servicer: LOANCARE, LLC

Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 21 day of January, 2020.

FILED

2020 JAN 21 P 3:21

KAREN MCCOLEEN, COUNTY CLERK
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS
By *Michelle Owsen*

Sharon St. Pierre, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Kristopher Holub, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Joshua Sanders, Aarti Patel, Bobby Brown, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED

2020 JAN 23 A 11:16

0000008800856

2101 FIELDS
COLLEGE STATION, TX 77845

KAREN McQUEEN, COUNTY CLERK
DEPUTY COUNTY CLERK
NOTICE OF [SUBSTITUTE TRUSTEE'S SALES]
BY [Signature] DEPUTY

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: April 07, 2020

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 July 07, 2011 and recorded in Document VOLUME 10245, PAGE 6 real property records of BRAZOS County, Texas, with CHAD BUTTON AND LATONYA BUTTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHAD BUTTON AND LATONYA BUTTON, securing the payment of the indebtednesses in the original principal amount of \$227,141.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



2101 FIELDS
COLLEGE STATION, TX 77845

0000008800856

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.

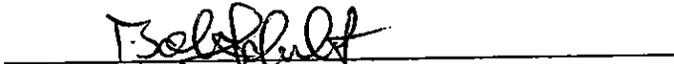
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, 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.



Israel Saucedo

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 01/23/2020 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: 01/23/2020

2101 FIELDS
COLLEGE STATION, TX 77845

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BRAZOS



LOT FOUR (4), BLOCK SIX (6), FOXFIRE, PHASE 2, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF
RECORDED IN VOLUME 358, PAGE 291 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

FILED

804 MITCHELL STREET
BRYAN, TX 77802

2020 JAN 23 A 11:16

0000008796575

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

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: April 07, 2020

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

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 01, 1997 and recorded in Document VOLUME 2903, PAGE 74 real property records of BRAZOS County, Texas, with PEDRO J ROCHA, grantor(s) and FIRST AMERICAN BANK TEXAS, SSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PEDRO J ROCHA, securing the payment of the indebtednesses in the original principal amount of \$40,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



804 MITCHELL STREET
BRYAN, TX 77802

0000008796575

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.



Israel Saucedo

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 01/23/2020 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: 01/23/2020

804 MITCHELL STREET
BRYAN, TX 77802

00000008796575

00000008796575

BRAZOS

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING THE SOUTHEAST FIFTY FEET (50') BY ONE HUNDRED TWENTY-FIVE FEET (125') OF LOT SEVENTEEN (17), BLOCK TWENTY-ONE (21), MITCHELL-LAWRENCE-CAVITT ADDITION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 86, PAGE 591, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/3/2011

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR AMERICA'S CHOICE HOME LOANS LP

Recorded in:
Volume: 10073
Page: 44
Instrument No: 2011-1086203

Mortgage Servicer:
Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Legal Description: TRACT ONE: LOT ONE-R (1R), BLOCK ONE (1), OF BERNADINE ESTATES FIRST INSTALLMENT, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 472, PAGE 619 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. TRACT TWO: TRACT 'A-2'-R, BLOCK ONE (1), BERNADINE ESTATES FIRST INSTALLMENT, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 472, PAGE 649 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 4/7/2020

Earliest Time Sale Will Begin: 11am

Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

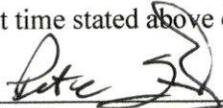
Notice Pursuant to Tex. Prop. Code § 51.002(i):

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

Grantor(s)/Mortgagor(s):
ANDREW JAMES PHOENIX JR. AND TERRIE L. PHOENIX, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Property County:
BRAZOS

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024


Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-14-22187-FC
Loan Type: VA

FILED
2020 FEB 10 A 11:27
KAREN MCGUEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY [Signature] DEPUTY

2907 ELISE LN
BRYAN, TX 77802

FILED
2020 FEB 27 P 12:18
0000008865677

KAREN MCGUEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY *[Signature]*

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: April 07, 2020

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 July 25, 2017 and recorded in Document INSTRUMENT NO. 2017-1304460 real property records of BRAZOS County, Texas, with NICOLE WILGANOWSKI, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NICOLE WILGANOWSKI, securing the payment of the indebtednesses in the original principal amount of \$120,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



2907 ELISE LN
BRYAN, TX 77802

0000008865677

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.

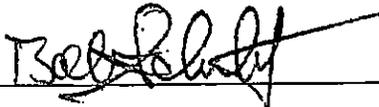
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, RENEE SPEIGHT, JULIAN PERRINE, AMY OIAN, CATRENA WARD, MATTHEW HANSEN, MARYNA DANIELIAN, DANA DENNEN 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.



Israel Saucedo

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 February 27, 2020 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: February 27, 2020

2907 ELISE LN
BRYAN, TX 77802

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0000008865677

BRAZOS

EXHIBIT "A"

ALL OF LOT NINE (9), BLOCK SEVEN (7), ALLEN PARK SUBDIVISION, PHASE THREE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4907, PAGE 58 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/30/2012

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR WALLICK AND VOLK, INC., ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 10700
Page: 244
Instrument No: 01121522

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

Legal Description: ALL OF LOT TWENTY-TWO (22), BLOCK SEVEN (7), MEADOWCREEK
SUBDIVISION, PHASE 4A, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF IN VOLUME 9491, PAGE 126, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,
TEXAS.

Date of Sale: 4/7/2020

Earliest Time Sale Will Begin: 11am

Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY
ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF
THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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

Grantor(s)/Mortgagor(s):
ANTHONY BONDS AND VICTORIA BONDS,
HUSBAND AND WIFE

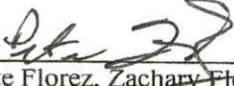
Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

2020 FEB 27 P 12:42

Property County:
BRAZOS

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

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY BRYAN, TEXAS
BY: *Deba Bala*



Pete Florez, Zachary Florez, Orlando Rosas or
Bobby Brown
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-16-28785-FC
Loan Type: Farm Loan

Substitute Trustees' Address: c/o Katten Muchin Rosenman LLP
2121 N. Pearl Street, Suite 1100
Dallas, Texas 75201-2494
Attention: Mark L. Patterson, Esq.

Deed of Trust: Deed of Trust, Security Agreement, Assignment of Leases,
Assignment of Property Documents and Fixture Filing

Date: dated as of October 29, 2014

Grantor: Cambridge I Holdings, LLC, a Delaware limited liability
company

Original Lender: Cantor Commercial Real Estate Lending, L.P., a Delaware
limited partnership

Original Trustee: Ann Wilbanks, an individual
(who has been replaced)

Secures: Obligations under the Promissory Note (the "**Note**"), dated
October 29, 2014, in the original principal amount of
\$35,700,000.00, executed by Grantor, payable to the order of
Original Lender and currently held by Holder.

Recording: Recorded October 30, 2014, as Document No. 2014-1212618,
Book VI-12348, Page 65, in the Recorder's Office of Brazos
County, Texas (the "**Records**"). The Deed of Trust was (a)
assigned by Original Lender to CCRE Loan Seller III, LLC, a
Delaware limited liability company ("**Loan Seller**"), pursuant
to that certain Assignment of Deed of Trust, Security
Agreement, Assignment of Leases, Assignment of Property
Documents and Fixture Filing, executed December 29, 2014,
and recorded January 28, 2015, as Document Number 2015-
1220396, Book VI-12489, Page 279, in the Records; (b)
assigned by Loan Seller to Original Lender pursuant to that
certain Assignment of Deed of Trust, Security Agreement,
Assignment of Leases, Assignment of Property Documents and
Fixture Filing, executed December 29, 2014, and recorded
January 28, 2015, as Document Number 2015-1220399, Book
VI-12490, Page 1, in the Records; (c) assigned by Original
Lender to WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF
THE HOLDERS OF COMM 2014-CCRE21 MORTGAGE
TRUST COMMERCIAL MORTGAGE PASS-THROUGH
CERTIFICATES ("**Wells Fargo**"), pursuant to that certain
Assignment of Deed of Trust, Security Agreement, Assignment
of Leases, Assignment of Property Documents and Fixture

Filing, executed December 29, 2014, to be effective as of December 19, 2014, and recorded January 28, 2015, as Document Number 2015-1220402, Book VI-12490, Page 19, in the Records; and (d) assigned by Wells Fargo to Holder pursuant to that certain Assignment of Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Property Documents and Fixture Filing and Other Loan Documents, executed on January 22, 2020, recorded January 29, 2020, as Document Number 1383767, Volume 15821, Page 200, in the Records.

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described in **Exhibit A**, attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale (as defined below) will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, April 7, 2020

Time of Sale:

The sale of the Property will take place between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the sale will take place is 10:00 A.M., and the sale will commence within three hours of such time.

Place of Sale:

The atrium on the first (1st) floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas 77803 or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioners Court of Brazos County, Texas, for foreclosure sales.

Holder has appointed Mark L. Patterson, Eric Haitz, Eric Seitz, and Charles Gibbs, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder acting by and through Special Servicer has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

(signature appears on following page)

Mark L. Patterson

MARK L. PATTERSON,
As Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me, the undersigned authority, on the 9th day of March, 2020, personally appeared **MARK L. PATTERSON**, as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same in the capacity therein stated.

Casey Leigh Steckey

Notary Public, State of Texas
Casey Leigh Steckey

(Printed Name)

My commission expires:
3-12-2022



After recording return to:

Mark L. Patterson, Esq.
Katten Muchin Rosenman LLP
2121 N. Pearl Street, Suite 1100
Dallas, Texas 75201-2494

EXHIBIT A

Real Property Legal Description

TRACT I (FEE SIMPLE):

BEING A 7.0181-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOT 4, BLOCK V, UNIVERSITY PARK SECTION II, AN ADDITION TO THE CITY OF COLLEGE STATION, ACCORDING TO THE RESUBDIVISION PLAT OF LOTS 1, 4, 5, 6, & 7, BLOCK V, AND UNPLATTED LOT, UNIVERSITY PARK, SECTION TWO, RECORDED IN VOLUME 673, PAGE 301, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID 7.0181-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND MARKING THE SOUTHERNMOST PROPERTY CORNER OF LOT 2, BLOCK V, UNIVERSITY PARK, SECTION II, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 538, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF UNIVERSITY DRIVE EAST (F.M. 60);

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE WITH THE FOLLOWING CALLS:

S 68° 55' 33" W, 61.06' TO A TXDOT CONCRETE MONUMENT;
S 81° 44' 55" W, 107.97' TO AN IRON ROD;
S 82° 25' 16" W, 108.99' TO A MARK FOUND IN CONCRETE;
S 64° 12' 13" W, 25.06' TO A MARK FOUND ON A CONCRETE PARKING LOT MARKING THE SOUTHERNMOST CORNER OF SAID LOT 1 AND WHICH IS ALSO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY WITH THE FOLLOWING CALLS:

S 64° 12' 13" W, 83.94' TO A MARK FOUND ON A CONCRETE PARKING LOT ISLAND;
S 64° 52' 40" W, 92.07' TO A TXDOT DISK FOUND ON A CONCRETE DRIVEWAY;
S 47° 27' 02" W, 131.15' TO AN IRON ROD FOUND MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST UNIVERSITY DRIVE AND THE EASTERLY RIGHT OF WAY LINE OF EAST TARROW STREET (FED MART DRIVE);

THENCE N 31° 57' 29" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF EAST TARROW STREET FOR A DISTANCE OF 16.04' TO AN IRON ROD FOUND;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF EAST TARROW STREET WITH THE FOLLOWING CALLS:

A CURVE TO THE LEFT WITH THE FOLLOWING DATA: CHORD 157.04', CHORD BEARING N 39° 47' 00" W, RADIUS 576.71', ARC 157.53', CENTRAL ANGLE 15° 39' 03", TO AN IRON ROD FOUND;

N 47° 36' 32" W, 307.53' TO A MARK FOUND ON A CONCRETE DRIVEWAY;

A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 320.67', CHORD BEARING N 26° 44' 08" W, RADIUS 450.00', ARC 327.88', CENTRAL ANGLE 41° 44' 48", TO AN "X" MARK FOUND ON A CONCRETE DRIVEWAY;

THENCE N 89° 21' 00" E, ALONG THE COMMON BOUNDARY WITH LOT 5A, BLOCK V, UNIVERSITY PARK, SECTION TWO, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT RECORDED IN VOLUME 1578, PAGE 227, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 699.04' TO AN IRON ROD FOUND ON THE WEST LINE OF LOT 1, BLOCK V, UNIVERSITY PARK, SECTION TWO, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 673, PAGE 301, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID LOT 1 WITH THE FOLLOWING CALLS:

S 52° 41' 46" W, 105.60' TO A MARK FOUND ON A CONCRETE PARKING LOT;
S 46° 58' 30" E, 149.37' TO AN IRON ROD FOUND;
S 24° 30' 59" E, 67.81' TO AN IRON ROD FOUND;
S 03° 33' 07" E, 107.60' TO AN IRON ROD FOUND;
S 25° 01' 01" W, 82.76' TO A MARK FOUND ON A CONCRETE PARKING LOT;
S 10° 57' 15" E, 62.79' TO A MARK FOUND ON A CONCRETE PARKING LOT WHICH IS THE POINT OF BEGINNING CONTAINING 7.0181 ACRES OF LAND MORE OR LESS.

TRACT II (EASEMENT):

NON-EXCLUSIVE EASEMENT ESTATE CREATED BY INSTRUMENTS DESCRIBED AS FOLLOWS:

1) RECIPROCAL PARKING AGREEMENT DATED JULY 28, 1986, BY AND BETWEEN SAVERS FEDERAL SAVINGS & LOAN AND G.D. "SONNY" LOOK AND BRUCE D. WEAVER, D/B/A COLLEGE STATION HILTON, RECORDED IN VOLUME 1126, PAGE 84, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS; THE INTEREST OF SAVERS FEDERAL SAVINGS & LOAN BEING TRANSFERRED TO THE BOARD OF REGENTS OF THE TEXAS A & M UNIVERSITY SYSTEM ON MAY 31, 1989, RECORDED IN VOLUME 1120, PAGE 530, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AFFECTING LOT 4, BLOCK V, UNIVERSITY PARK SECTION TWO, ACCORDING TO A REPLAT RECORDED IN VOLUME 673, PAGE 301, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND LOT 5A, BLOCK V, ACCORDING TO A REPLAT RECORDED IN VOLUME 1578, PAGE 227, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

2) RECIPROCAL PARKING AGREEMENT DATED MARCH 13, 1991, BY AND BETWEEN THE TEXAS A & M UNIVERSITY SYSTEM AND SUNBELT HOTEL, D/B/A COLLEGE STATION HILTON, RECORDED IN VOLUME 1247, PAGE 201, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AFFECTING LOT 4, BLOCK V, UNIVERSITY PARK SECTION TWO, ACCORDING TO A REPLAT RECORDED IN VOLUME 673, PAGE 301, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND LOT 5A, BLOCK V, ACCORDING TO A REPLAT RECORDED IN VOLUME 1578, PAGE 227, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
PAULINI, TONY
7522 SANDY POINT ROAD, BRYAN, TX 77807

FHA 493-8670334703

Firm File Number: 18-031751

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 27, 2008, TONY C PAULINI, A MARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to ROBERT FRAPPIER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PHH MORTGAGE CORPORATION D/B/A CENTURY 21 (R) MORTGAGE (SM) 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 01003576 Volume 8696, Page 200, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 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 ONE (1), DEER CROSSING, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 612, PAGE 591 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 7522 SANDY POINT ROAD
BRYAN, TX 77807
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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

2020 MAR 16 P 12:5

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: mgood

SUBSTITUTE TRUSTEE

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
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.

FILED

NOTICE OF FORECLOSURE SALE 2-6-2020

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.

2020 FEB 11 PM 3:12
VALERIE HENNING
COUNTY CLERK
BRAZOS COUNTY, TEXAS
By: *Amie Cohen*
Peter Dorn

1. Property to Be Sold. The property to be sold is described as follows: BEING A 2.57 ACRE TRACT OF LAND SITUATED IN THE PETER NORTON SURVEY, ABSTRACT NO. 186, BRAZOS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED HELEN WILLIAMS, AS RECORDED IN INSTRUMENT NO. 00796840, DEED RECORDS OF BRAZOS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD AT THE EAST CORNER OF SAID WILLIAMS TRACT AT THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MELVIN A. PRESTON, AS RECORDED IN VOLUME 2372, PAGE 96, SAID DEED RECORDS, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF I & GN ROAD;

THENCE SOUTH 44 DEGREES 50 MINUTES 08 SECONDS WEST (BEARING BASE FROM AFORESAID DEED 00796840) ALONG THE COMMON LINE OF SAID WILLIAMS AND PRESTON TRACTS, PASSING A FOUND 1/2-INCH IRON ROD AT THE WEST CORNER OF SAID PRESTON TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS SECOND TRACT TO LINDA J. PRESTON-SHEPARD, AS RECORDED IN VOLUME 1719, PAGE 1, SAID DEED RECORDS, AT A DISTANCE OF 257.87 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID WILLIAMS TRACT AND SAID SECOND TRACT, PASSING THE WEST CORNER OF SAID SECOND TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS FIRST TRACT IN SAID PRESTON-SHEPARD DEED AT A DISTANCE OF 370.54 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID WILLIAMS TRACT AND SAID FIRST TRACT A TOTAL DISTANCE OF 442.66 FEET TO A FENCE CORNER FROM WHICH FOUND 1/2-INCH IRON RD BEARS NORTH 76 DEGREES 15 MINUTES 42 SECONDS WEST, A DISTANCE OF 0.99 OF ONE FOOT, SAID FENCE CORNER BEING THE SOUTH CORNER OF SAID WILLIAMS TRACT AND THE WEST CORNER OF SAID FIRST TRACT;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 224.94 FEET ALONG THE SOUTHWEST LINE OF SAID WILLIAMS TRACT TO A POINT FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS SOUTH 46 DEGREES 44 MINUTES 39 SECONDS EAST, A DISTANCE OF 5.68 FEET, AND FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS SOUTH 47 DEGREES 41 MINUTES 07 SECONDS EAST, A DISTANCE OF 5.72 FEET, SAID POINT BEING THE WEST CORNER OF SAID WILLIAMS TRACT;

THENCE NORTH 44 DEGREES 50 MINUTES 08 SECONDS EAST, A DISTANCE OF 551.55 FEET ALONG THE NORTHWEST LINE OF SAID WILLIAMS TRACT TO A POINT FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 41 DEGREES 17 MINUTES 28 SECONDS EAST, A DISTANCE OF 0.55 OF ONE FOOT, SAID POINT BEING THE NORTH CORNER OF SAID WILLIAMS TRACT, BEING ON THE AFORESAID SOUTHWEST LINE OF I & GN ROAD;

THENCE SOUTH 19 DEGREES 12 MINUTES 02 SECONDS EAST, A DISTANCE OF 250.19 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 111,818 SQUARE FEET OF 2.57 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/20/2010 and recorded in Book 9488 Page 120 Document 01052052 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: 04/07/2020
- 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 TRAVIS WILLIAMS SR AND HELEN WILLIAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$459,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust is the current mortgagee of the note and deed of trust and CELINK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust c/o CELINK, 101 West Louis Henna Blvd. Suite 310, Austin, TX 78728 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage



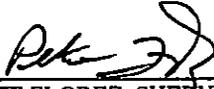
servicer to collect the debt.

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
✓ Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



PETE FLOREZ, SHERYL LAMONT, HARRIETT
FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE,
RONNIE HUBBARD OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond
Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2-6-20 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.

FILED

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.

2020 FEB 27 P 12: 44
BRAZOS COUNTY CLERK
BY: [Signature]

1. Property to Be Sold. The property to be sold is described as follows: LOT THREE (3), BLOCK THREE (3), DUCK HAVEN SUBDIVISION PHASE TWO, AN ADDITION TO BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6220, PAGE 118, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/24/2006 and recorded in Book 7553 Page 259 Document 00938907 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: 04/07/2020

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 KAREN L HUDSON AND SHANE L HUDSON, provides that it secures the payment of the indebtedness in the original principal amount of \$226,980.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 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.

[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]

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

I am Pete Florez Certificate of Posting whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2-27-20 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.



1906 W Placid Dr, College Station, TX 77845

20-004445

FILED

2020 FEB 27 P 12:45

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.

MARILYN QUEEN COUNTY CLERK
Brazos County, Texas
Feb 27 2020
Abbi Bak

1. Date, Time, and Place of Sale.

Date: 04/07/2020

Time: Between 11:00 AM and beginning not earlier than 11:00 AM or not later than three hours thereafter.

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/06/2015 and recorded in the real property records of Brazos County, TX and is recorded under Clerk's File/Instrument Number 12870, Page 153, with Stacy J. Galaviz (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Stacy J. Galaviz, securing the payment of the indebtedness in the original amount of \$130,000.00, 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.

TRACT ONE: FEE SIMPLE

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9 IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING ALL OF THE FOLLOWING THREE (3) TRACTS:

1) ALL OF THE CALLED 1,824 SQUARE FOOT TRACT DESCRIBED IN THE DEED FROM KATHRYNE CHENAULT TO HELEN B. SCOTT RECORDED IN VOLUME 2014, PAGE 151 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.) SAID TRACT ALSO BEING A PART OF LOT 7, BLOCK 1 ON THE UNRECORDED PLAT OF LAKE PLACID SUBDIVISION;

2) ALL OF THE CALLED 0.1890 ACRE TRACT DESCRIBED IN THE DEED FROM JAMES M. HENDRICKS TO HELEN B. SCOTT RECORDED IN VOLUME 275, PAGE 229 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.) SAID TRACT ALSO BEING ALL OF LOT 6, BLOCK 1 ON THE UNRECORDED PLAT OF LAKE PLACID SUBDIVISION;

3) ALL OF THE CALLED 0.1710 ACRE TRACT DESCRIBED IN THE DEED FROM P. N. SMITH AND WIFE, EMMA GEORGE SMITH TO HELEN B. SCOTT RECORDED IN VOLUME 257, PAGE 742 OF THE BRAZOS



4719984

COUNTY DEED RECORDS (B.C.D.R.) SAID TRACT ALSO BEING ALL OF LOT 5, BLOCK 1 ON THE UNRECORDED PLAT OF LAKE PLACID SUBDIVISION;

AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD MARKING THE NORTHWEST CORNER OF THE CALLED 1,824 SQUARE FOOT TRACT, THE SOUTH CORNER OF A CALLED 0.97 ACRE TRACT ONE DESCRIBED IN THE DEED TO LARRY WADSWORTH RECORDED IN VOLUME 4987, PAGE 15 (O.R.B.C.) AND SAID IRON ROD ALSO BEING IN THE NORTH EAST LINE OF LOT 2 LADEWIG-WINTERS SUBDIVISION AS RECORDED IN VOLUME 4226, PAGE 105 (O.R.B.C.) FROM WHENCE A FOUND 1 INCH IRON PIPE MARKING THE WEST CORNER OF THE CALLED 0.97 ACRE TRACT ONE BEARS N 47 DEGREES 09 MINUTES 34 SECONDS W AT A DISTANCE OF 129.78 FEET FOR REFERENCE, SAID IRON PIPE ALSO BEING IN THE SOUTHEAST MARGIN OF A PUBLIC ROAD COMMONLY KNOWN AS BIRD POND ROAD;

THENCE: N 47 DEGREES 25 MINUTES 20 SECONDS E FOR A DISTANCE OF 19.64 FEET (DEED CALL N 47 DEGREES 36 MINUTES 05 SECONDS E - 1973') ALONG THE SOUTHEAST LINE OF THE CALLED 0.97 ACRE TRACT ONE, SAID LINE ALSO BEING THE SOUTHEAST LINE OF A PRIVATE ROAD COMMONLY KNOWN AS WEST PLACID DRIVE AND THE NORTHWEST LINE OF THE CALLED 1,824 SQUARE FOOT TRACT TO A FOUND 1/2-INCH IRON ROD MARKING THE COMMON MOST NORTHERLY CORNER OF THE CALLED 1,824 SQUARE FOOT TRACT AND THE CALLED 0.1890 ACRE TRACT;

THENCE: N 48 DEGREES 09 MINUTES 59 SECONDS E FOR A DISTANCE OF 60.16 FEET (DEED CALL N 51 DEGREES 28 MINUTES E - 60.00') CONTINUING ALONG THE BEFORESAID COMMON LINE OF THE CALLED 0.97 ACRE WADSWORTH TRACT AND THE NORTHWEST LINE OF THE CALLED 0.1890 ACRE TRACT TO A 1/2-INCH IRON ROD SET FOR THE COMMON MOST NORTHERLY CORNER OF THE CALLED 0.1890 ACRE TRACT AND THE CALLED 0.1710 ACRE TRACT;

THENCE: N 38 DEGREES 21 MINUTES 47 SECONDS E FOR A DISTANCE OF 40.88 FEET (DEED CALL N 41 DEGREES 39 MINUTES 30 SECONDS) CONTINUING ALONG THE BEFORESAID COMMON LINE OF THE CALLED 0.97 ACRE WADSWORTH TRACT AND THE NORTHWEST LINE OF THE CALLED 0.1710 ACRE TRACT TO A FOUND 1/2-INCH IRON ROD MARKING THE NORTH CORNER OF THE CALLED 0.1710 ACRE TRACT AND THE WEST CORNER OF THE CALLED 0.1346 ACRE TRACT FOUR DESCRIBED IN THE LARRY WADSWORTH DEED RECORDED IN VOLUME 4987, PAGE 15 (O.R.B.C.);

THENCE: S 61 DEGREES 27 MINUTES 27 SECONDS E FOR A DISTANCE OF 109.28 FEET (DEED CALL S 58 DEGREES 09 MINUTES E 109.60 SECONDS) ALONG THE COMMON LINE OF THE CALLED 0.1710 ACRE AND 0.1346 ACRE TRACTS TO A FOUND 1/2-INCH IRON MARKING THE EAST CORNER OF THIS TRACT AND THE COMMON MOST SOUTHERLY CORNER OF THE CALLED 0.1710 AND 0.1346 ACRE TRACTS;

THENCE: S 20 DEGREES 42 MINUTES 40 SECONDS W FOR A DISTANCE OF 86.82 FEET (DEED CALL S 24 DEGREES 11 MINUTES 55 SECONDS W 86.73') ALONG THE SOUTHEAST LINE OF THE CALLED 0.1710 ACRE TRACT TO A FOUND 1/2-INCH IRON ROD MARKING THE COMMON MOST SOUTHERLY CORNER OF THE CALLED 0.1890 ACRE AND 0.1710 ACRE TRACTS;

THENCE: S 45 DEGREES 58 MINUTES 10 SECONDS W FOR A DISTANCE OF 60.17 FEET (DEED CALL S 49 DEGREES 04 MINUTES 51 SECONDS W - 60.05') ALONG THE SOUTHEAST LINE OF THE CALLED 0.1890 ACRE TRACT TO A FOUND 1/2-INCH IRON ROD MARKING THE COMMON MOST SOUTHERLY CORNER OF THE CALLED 0.1890 ACRE TRACT AND THE CALLED 1,824 SQUARE FOOT TRACT;

THENCE: S 57 DEGREES 31 MINUTES 37 SECONDS W FOR A DISTANCE OF 6.95 FEET (DEED CALL S 57 DEGREES 52 MINUTES 49 SECONDS W - 6.92') ALONG THE SOUTHEAST LINE OF THE CALLED 1,824 SQUARE FOOT TRACT TO A FOUND 1/2-INCH IRON ROD MARKING THE SOUTH CORNER OF THIS TRACT, THE SOUTHWEST CORNER OF THE CALLED 1,824 SQUARE FOOT TRACT AND SAID IRON ROD ALSO BEING THE BEFORESAID NORTHEAST LINE OF LOT 2;

THENCE: N 47 DEGREES 09 MINUTES 34 SECONDS W ALONG THE COMMON LINE OF THE CALLED 1,824 SQUARE FOOT TRACT AND SAID LOT 2 FOR A DISTANCE OF 137.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4019 ACRES (17,508.3 SQ. FT.) OF LAND, MORE OR LESS.

TRACT TWO: ACCESS EASEMENT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9 IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING PART OF THE CALLED 0.97 ACRE TRACT ONE DESCRIBED IN DEED FROM THOMAS H EDWARDS TO LAM WADSWORTH RECORDED IN VOLUME 4987, PAGE 15 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: AT A FOUND 1-INCH IRON PIPE MARKING THE WEST CORNER OF THE CALLED 0.97 ACRE TRACT ONE THE NORTHEAST CORNER OF LOT 2 LADWIG-WINTERS SUBDIVISION AS RECORDED IN VOLUME 4226, PAGE 105 (O.R.B.C.) AND BEING THE SOUTHEAST MARGIN OF A PUBLIC ROAD COMMONLY KNOWN AS BIRD POND ROAD;

THENCE: N 42 DEGREES 11 MINUTES 07 SECONDS E ALONG THE SAID SOUTHEAST MARGIN OF BIRD POND ROAD FOR A DISTANCE OF 185.16 FEET TO THE POINT OF BEGINNING.

THENCE: N 42 DEGREES 11 MINUTES 07 SECONDS E CONTINUING ALONG SAID BIRD POND ROAD FOR A DISTANCE OF 16.00 FEET FOR CORNER, FROM WHENCE A FOUND CONCRETE MARKED WITH A BRASS DISK MARKED USGS-BM MARKING THE NORTH CORNER OF THE CALLED 0.97 ACRE TRACT ONE BEARS N 42 DEGREES 11 MINUTES 07 SECONDS E AT A DISTANCE OF 164.48 FOR REFERENCE;

THENCE: THROUGH THE INTERIOR OF THE CALLED 0.97 ACRE TRACT ONE FOR THE FOLLOWING THREE (3) CALLS.

- 1) S 46 DEGREES 39 MINUTES 39 SECONDS E FOR A DISTANCE OF 41.36 FEET FOR CORNER;
- 2) 102.79 FEET IN A CLOCKWISE DIRECTION ALONG THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 43 DEGREES 56 MINUTES 11 SECONDS, A RADIUS OF 134.05 FEET, A TANGENT

OF 54.07 FEET AND A LONG CHORD BEARING S 11 DEGREES 37 MINUTES 11 SECONDS W AT A DISTANCE OF 100.29 FEET FOR CORNER, AND:

3) S 12 DEGREES 48 MINUTES 29 SECONDS E FOR A DISTANCE OF 22.44 FEET FOR CORNER IN THE SOUTHEAST LINE OF THE CALLED 0.97 ACRE TRACT ONE, SAID CORNER ALSO BEING IN THENORTHWEST LINE OF THE CALLED 0.1346 ACRE TRACT FOUR DESCRIBED IN THE LARRY WADSWORTH DEED RECORDED IN VOLUME 4987, PAGE 15 (O.R.B.C.);

THENCE: S 18 DEGREES 33 MINUTES 24 SECONDS W ALONG THE COMMON LINE OF THE CALLED 0.97 AND 0.1346 ACRE TRACTS FOR A DISTANCE OF 10.53 FEET TO A FOUND 1/2-INCH IRON ROD MARKING AND THE WEST CORNER OF THE CALLED 0.1346 ACRE TRACT FOUR AND THE NORTH CORNER OF THE CALLED 0.1710 ACRE HELEN B. SCOTT TRACT RECORDED IN VOLUME 257, PAGE 742 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.);

THENCE: S 38 DEGREES 21 MINUES 47 SECONDS W CONTINUING ALONG THE SOUTHEAST LINE OF THE CALLED 0.97 ACRE WADSWORTH TRACT AND THE NORTHWEST LINE OF THE CALLED 0.1710 ACRE SCOTT TRACT FOR A DISTANCE OF 40.88 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE COMMON MOST NORTHERLY CORNER OF THE CALLED 0.1710 ACRE TRACT AND THE CALLED 0.1890 ACRE HELEN B. SCOTT TRACT RECORDED IN VOLUME 257, PAGE 742 (B.C.D.R.);

THENCE: S 48 DEGREES 09 MINUTES 59 SECONDS W CONTINUING ALONG THE SOUTHEAST LINE OF THE CALLED 0.97 ACRE WADSWORTH TRACT AND THE NORTHWEST LINE OF THE CALLED 0.1890 ACRE SCOTT TRACT FOR A DISTANCE OF 60.16 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE COMMON MOST NORTHERLY CORNER OF THE CALLED 0.1890 ACRE SCOTT TRACT AND THE CALLED 1,824 SQUARE FOOT HELEN B. SCOTT TRACT RECORDED IN VOLUME 2014, PAGE 115 (O.R.B.C.);

THENCE: S 47 DEGREES 25 MINUTES 20 SECONDS W CONTINUING ALONG THE SOUTHEAST LINE OF THE CALLED 0.97 ACRE WADSWORTH TRACT AND THE NORTHWEST LINE OF THE CALLED 1,824 SQUARE FOOT SCOTT TRACT FOR A DISTANCE OF 19.64 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE NORTHWEST CORNER OF THE CALLED 1,824 SQUARE FOOT TRACT, THE SOUTH CORNER OF A CALLED 0.97 ACRE WADSWORTH TRACT ONE AND BEING IN THE NORTHEAST LINE OF THE BEFOREMENTIONED LOT 2 LADWIG-WINTERS SUBDIVISION;

THENCE: N 47 DEGREES 09 MINUTES 34 SECONDS W ALONG THE COMMON LINE OF THE CALLED 0.97 ACRE TRACT ONE AND SAID LOT 2 FOR A DISTANCE OF 19.04 FEET FOR CORNER;

THENCE: THROUGH THE INTERIOR OF THE CALLED 0.97 ACRE TRACT ONE FOR THE FOLLOWING THREE

(3) CALLS:

1) N 47 DEGREES 17 MINUTES 45 SECONDS E FOR A DISTANCE OF 61.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

2) 164.87 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 80 DEGREES 01 MINUTES 19 SECONDS, A RADIUS OF 118.05 FEET, A TANGENT OF 99.09 FEET AND A LONG CHORD BEARING N 07 DEGREES 17 MINUTES 06 SECONDS E A DISTANCE OF 151.80 FEET FOR CORNER,

AND; 3) N 46 DEGREES 39 MINUTES 39 SECONDS W FOR A DISTANCE OF 39.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1195 ACRES (5,204.6 SQ. FT.) OF LAND, MORE OR LESS.

TRACT THREE: EASEMENT

ALL OF THE EASEMENT IN GROSS ON, OVER AND ACROSS THE PROPERTY DESCRIBED BELOW, CONVEYED BY DEED OF EASEMENT FROM R.L. HUNT, JR. AND LESLIE CHENAULT HUNT TO SAMUEL ELBERT TODD, BY DEED DATED AUGUST 31, 1961 AND RECORDED IN VOLUME 215, PAGE 85, DEED RECORDS, BRAZOS COUNTY, TEXAS AND BEING AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE LOWER END OF A 50.0 ACRE TRACT ONCE OWNED BY R.L. HUNT, JR. AND LESLIE CHENAULT HUNT IN THE THOMAS CARRUTHERS SURVEY, A-9, CONVEYED BY DEED RECORDED IN VOLUME 212, PAGE 477, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS, TO WITT:

BEGINNING AT A POINT AT THE COMMON CORNER OF THE R.L. HUNT, JR. 50.0 ACRE TRACT, SAME BEING THE S.W. CORNER OF SAID TRACT, AND A CAR AXLE PLACED IN THE FENCE CORNER, SAID CAR AXLE SET FLUSH WITH THE GROUND; THENCE N. 45 W. ALONG THE S. BOUNDARY LINE OF THE HUNT TRACT OF LAND, 883.2 FEET AND CORNER, AT THE S.E. CORNER OF SAID HUNT TRACT;

THENCE N. 45 E. WITH THE PUBLIC ROAD AND THE BOUNDARY LINE OF THIS TRACT, 30 FEET AND CORNER;

THENCE S. 45 E. 883.2 FEET, PARALLEL WITH THE FIRST LINE, AND CORNER, AND THE BOUNDARY LINE OF THIS TRACT, AND THE TRACT ONCE OWNED BY SAMUEL ELBERT TODD;

THENCE S. 45 W. 30 FEET TO THE PLACE OF BEGINNING.

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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

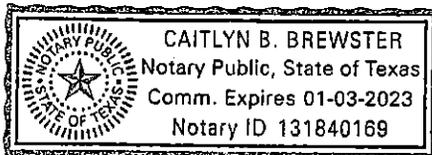
Pete Florez

SUBSTITUTE TRUSTEE
Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
1320 Greenway Drive, Suite 300
Irving, TX 75038

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 27 day of Feb., 2020.



Caitlyn Brewster

NOTARY PUBLIC in and for

Brazos COUNTY
My commission expires: 01/03/2023
Print Name of Notary:

Caitlyn Brewster

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-27-20 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 2-27-20

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 FIVE (5), STANDING ROCK RANCH, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF VOLUME 6962, PAGE 162, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/30/2014 and recorded in Book 11829 Page 179 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: 04/07/2020

Time: 11:00 AM

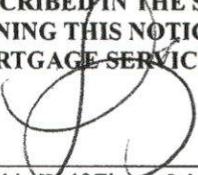
Place: Brazos County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 BELDON WAYNE SPROUSE, JR. AND ALLISON SPROUSE, provides that it secures the payment of the indebtedness in the original principal amount of \$137,193.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COUNTRYPLACE MORTGAGE LTD is the current mortgagee of the note and deed of trust and COUNTRYPLACE MORTGAGE LTD. is mortgage servicer. A servicing agreement between the mortgagee, whose address is COUNTRYPLACE MORTGAGE LTD c/o COUNTRYPLACE MORTGAGE LTD., 15301 Spectrum Drive, Suite 550, Addison, TX 75001 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
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Pete Florez Certificate of Posting whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3-5-20 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.

FILED
2022 MAR -5 A 11:32
KAREN MCKINNEY COUNTY CLERK
BRAZOS COUNTY
BRYAN TEXAS
ELECTRONIC FILING



FILED

RECORDING REQUESTED BY:

2022 MAR -5 P 2:17

WHEN RECORDED MAIL TO:

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

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

TS No TX07000043-20-1

APN 37796

TO No 200034598-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 20, 2009, PATRICK J. JANIS AND CANDACE B. JANIS, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of G. TOMMY BASTIAN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for COUNTRYWIDE BANK, F.S.B., A FEDERAL SAVINGS BANK, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$142,362.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on March 30, 2009 as Document No. 01024144 in Book OR VOL: 9020, on Page 160 and that said Deed of Trust was modified by Modification Agreement and recorded July 7, 2015 as Instrument Number 2015-1235909 in Book OR VI-12798, on Page 17 and that said Deed of Trust was modified by Modification Agreement and recorded January 24, 2018 as Instrument Number 1319360 in Book 14466, on Page 185 in Brazos County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 37796

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Aarti Patel, Mariel Marroquin, Kristopher Holub, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Vanessa McHaney** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

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

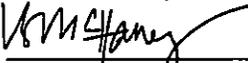
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2020 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Brazos County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803, or in the area designated by the Commissioner's Court.**

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 3 day of March, 2020.



By: 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, Vanessa McHaney
Substitute Trustee(s)

Posted by: Sharon Adrien

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

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

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

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

TS No TX07000043-20-1

APN 37796

TO No 200034598-TX-RWI

EXHIBIT "A"

TRACT ONE (1), PIN OAK CREEK, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED
IN VOLUME 313, PAGE 459 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

DEED OF TRUST INFORMATION:

Date: 02/14/2007
Grantor(s): HELENA RUTH JOHNSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOME123 CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$95,000.00
Recording Information: Book 7862 Page 79 Instrument 00956644
Property County: Brazos
Property: (See Attached Exhibit "A")
Reported Address: 6721 RAYMOND STOTZER PKWY, COLLEGE STATION, TX 77845

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5

Mortgage Servicer: PHH Mortgage

Current Beneficiary: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5

Mortgage Servicer Address: 1 Mortgage Way, Mount Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of April, 2020
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

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

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

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

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

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

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

MAR 06 2020 11:46 AM
BRYAN TEXAS
Brazos County Clerk
By: [Signature]

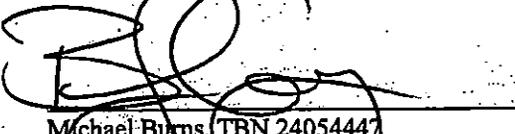
2022 MAR - 6 P 1:46

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.

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, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act as substitute trustee under and by virtue of said Deed of Trust.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254


Michael Burns, TBN 24054447
Suzanne Suarez, TBN 24076723
Bradley Conway, TBN 24055340
Marilyn Jones, TBN 24077649
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICE

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 3-6-20 I filed and / or recorded 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.

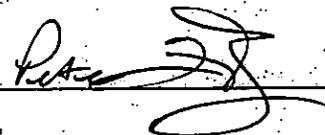
By: 

Exhibit "A"

BEING 0.2926 ACRES, MORE OR LESS, AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, OUT OF THE STEPHEN JONES LEAGUE, A-27 AND BEING A PART OF THE TRACT OF LAND CONVEYED TO TOMMIE H. PRESTON, AS RECORDED IN VOLUME 397, PAGE 352, OF THE BRAZOS COUNTY, TEXAS DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A-1 ATTACHED HERETO AND MADE A PART HEREOF.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS OUT OF THE STEPHEN JONES LEAGUE, A-27, AND BEING A PART OF THE TRACT OF LAND CONVEYED TO TOMMIE H. PRESTON, AS RECORDED IN VOLUME 397, PAGE 352, OF THE BRAZOS COUNTY DEED RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET BY RAILROAD TIE AT THE SOUTH CORNER OF THE ORIGINAL TRACT AND NOW BEING THE SOUTH CORNER OF THIS TRACT;

THENCE: NORTH 43 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 184.57 FEET ALONG THE SOUTHWEST LINE OF THE ORIGINAL TRACT TO A 5/8" IRON ROD SET AT THE WEST CORNER OF THIS TRACT, ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY #60;

THENCE: NORTH 44 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 69.03 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A 5/8" IRON ROD SET AT THE NORTH CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF A 0.5937 ACRE TRACT;

THENCE: SOUTH 43 DEGREES 11 MINUTES 06 SECONDS EAST, A DISTANCE OF 184.89 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID 0.5937 ACRE TRACT, TO A 5/8" IRON ROD, SET ON THE SOUTHEAST LINE OF THE ORIGINAL TRACT FOR THE EAST CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF THE 0.5937 ACRE TRACT;

THENCE SOUTH 45 DEGREES 15 MINUTES 44 SECONDS WEST, A DISTANCE OF 69.03 FEET TO THE PLACE OF BEGINNING CONTAINING 12746 SQUARE FEET OR 0.2926 ACRES, MORE OR LESS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254