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Notice of Substitute Trustee Sale

T.S. #: 20-3874

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: *Patricia Sauer*

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

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

Date: **6/2/2020**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
Place: **Brazos County Courthouse in BRYAN, Texas, at the following location: 300 E. 26th. Street, Bryan, Tx 77803 - or in the area designated by the commissioners court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

All of Lot Number Five (5), Block Number One (1), CEDAR CREST SUBDIVISION, PHASE TWO (2), an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 3430, page 47 of the Official Records of Brazos County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 11/20/2000 and is recorded in the office of the County Clerk of Brazos County, Texas, under County Clerk's File No 730879 recorded on 11/27/2000 of the Real Property Records of Brazos County, Texas.

1428 CEDAR CREST
BRYAN Texas 77803

Trustor(s): **JOSE DIAZ** Original Beneficiary: **World Savings Bank, FSB**
Current Beneficiary: **U.S. Bank National Association, not individually but solely as Trustee for Bluewater Investment Trust 2017-1** Loan Servicer: **Fay Servicing, LLC**
Current Substituted Trustees: **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, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Harriett Fletcher, Ronnie Hubbard, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith**

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

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authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JOSE NICOLAS DIAZ, A MARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$64,613.00, executed by JOSE NICOLAS DIAZ, A MARRIED MAN, and payable to the order of World Savings Bank, FSB; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOSE NICOLAS DIAZ, A MARRIED MAN to JOSE DIAZ. U.S. Bank National Association, not individually but solely as Trustee for Bluewater Investment Trust 2017-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

U.S. Bank National Association, not individually but solely as Trustee for Bluewater Investment Trust 2017-1
c/o Fay Servicing, LLC
440 S Lasalle Suite 2000
Chicago, IL 60605

1 (800) 495-7166

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Dated: _____

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, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Harriett Fletcher, Ronnie Hubbard, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith,

Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Attn: Trustee Department

June

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF ROBERTSON §

KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS
BY *Amal Shah*

2020 APR 30 A 10:40

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WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" AUGUST 30, 2018, which was executed by **EUCLID PROPERTIES, LLC**, 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 Document Number 1339797, Volume 14893, Page 124, Official Public Records of Brazos County, Texas, as modified by a Second Modification and Extension Agreement recorded under Volume 15367, Page 228 of the Official Records of Brazos County, Texas; said PROPERTY is described as follows:

LOT THREE (3), BLOCK TWO (2), WOODSON VILLAGE, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 196, PAGE 41, DEED 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 AUGUST 30, 2018, in the original principal amount of \$372,000.00, which was executed by MORTGAGOR and payable to the order of **GULAMALI FAIZULLAH**, "BENEFICIARY", as modified by a Second Modification and Extension Agreement under Volume 15367, Page 228 of the Official Records of BRAZOS County, Texas.

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 p.m., on the first Tuesday in **JUNE 2020**, the same being the **2ND** day of **JUNE, 2020**.

EXECUTED in multiple originals on the 28th day of APRIL, 2020.



J. FRED BAYLISS

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, June 2, 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 5th day of May, 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.

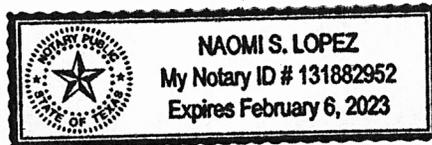
Naomi S. Lopez

Notary Public, State of _____

Naomi S. Lopez

(Printed Name)

My commission expires:



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.