

6202 LONDON CIR
BRYAN, TX 77802

00000008700189

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: August 04, 2020

Time: The sale will begin at 10:00 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 17, 2018 and recorded in Document CLERK'S FILE NO. 1338615 real property records of BRAZOS County, Texas, with KARL DAVID SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KARL DAVID SMITH, securing the payment of the indebtednesses in the original principal amount of \$230,252.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

KAREN MOORE, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
B. P. DEPUTY

2020 JUN 11 P 1:58

FILED



NTSS00000008700189

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 June 11, 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: June 11, 2020

6202 LONDON CIR
BRYAN, TX 77802

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0000008700189

BRAZOS

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN BRAZOS COUNTY, TEXAS, BEING LOT EIGHT (8), BLOCK THREE (3), COPPERFIELD, SECTION 10A, TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2395, PAGE 63, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/15/2003

Grantor(s)/Mortgagor(s):
REBECCA ANN VON GONTEN

Original Beneficiary/Mortgagee:
CENTEX HOME EQUITY COMPANY, LLC

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee for
Pretium Mortgage Acquisition Trust

Recorded in:
Volume: 5464
Page: 257
Instrument No: 00822704

Property County:
BRAZOS

Mortgage Servicer:
Selene Finance, LP is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
9990 Richmond Avenue, Ste. 400 South,
Houston, TX 77042-4546

Legal Description: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT FOURTEEN (14), BLOCK "B", COBBLESTONE ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1025, PAGE 365, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

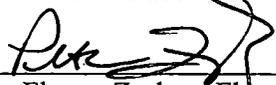
Date of Sale: 8/4/2020

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.



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

FILED
2020 JUN 25 P 3:21
KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: 

MH File Number: TX-17-33605-HE
Loan Type: Conventional Residential

NOTICE OF TRUSTEE'S SALE

FILED

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 08, 1995 and recorded under Vol. 2294, Page 271, or Clerk's File No. 573432, in the real property records of BRAZOS County Texas, with Bisente Mendez and spouse, Guadalupe Mendez as Grantor(s) and Standard Federal Bank, a Federal Savings Bank as Original Mortgagee.

Deed of Trust executed by Bisente Mendez and spouse, Guadalupe Mendez securing payment of the indebtedness in the original principal amount of \$22,400.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Bisente Mendez and Guadalupe Mendez. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Nationstar Mortgage LLC d/b/a Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Nationstar Mortgage LLC d/b/a Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING THE WEST 1/2 OF LOT ONE (1), COULTERS SUBDIVISION OF LOBELLO TRACT, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 95, PAGE 486 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 08/04/2020

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: BRAZOS County Courthouse, Texas at the following location: The atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

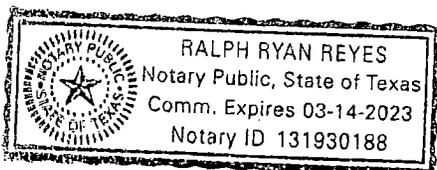
Pete Florez, David Sims, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Kristopher Holub, Allan Johnston, Julian Perrine, Sharon St. Pierre, Ronnie Hubbard, Evan Press, Kathleen Adkins, Cary Corenblum, Joshua Sanders, Reid Ruple, Amy Oian, Bob Schubert, Catrena Ward, Dana Dennen, Leigha Schuber, Leighton Schubert, Maryna Danielian, Matthew Hansen, Renee Speight, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

STATE OF TEXAS

COUNTY OF Brazos

Before me, the undersigned Notary Public, on this day personally appeared Pete Florez as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 25 day of June, 2020.

Notary Public

Notice of Trustee's Sale

FILED

Date: July 10, 2020

2020 JUL 13 A 10:48

Trustee: Evette M. Correa

Trustee's Physical Address and Mailing Address: 12614 Dunns Fort Rd.,
Hearne, Texas 77859

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

Mortgagee: 4 Redbirds LLC

Note:

Date: June 6, 2018
Original Amount: \$345,000.00
Maker: George W. Griffin and Shara L. Griffin
Original Payee: Glynda McBeth
Current Payee: 4 Redbirds LLC
Original Maturity Date: June 1, 2024

Deed of Trust

Date: June 6, 2018
Grantor: George W. Griffin and Shara L. Griffin
Trustee: Evette M. Correa
Original Beneficiary: Glynda McBeth
Current Beneficiary: 4 Redbirds LLC
Property: Lot Twenty (20), Block One (1), Castlegate Subdivision, Section 2, Phase 2, City of College Station, according to plat thereof recorded in Volume 4618, Page 295 of the Official Records of Brazos County, Texas.
Recorded: Document Number 1331521, Official Public Records of Brazos County, Texas

County: Brazos County, Texas

Date of Sale (first Tuesday of month): August 4, 2020

Time of Sale: 1:00 pm (The sale shall be completed no later than 4:00 pm)

Place of Sale: The Atrium on the first floor of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Brazos County, Texas 77803 or as further designated by the County Commissioners pursuant to Section 51.002 of the Texas Property Code.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A

MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The Trustee has been appointed in the Deed of Trust. Because of default in performance of the obligations of the Deed of Trust, Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" (subject to the Mortgagee having the Mortgagee's bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale). The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to:

James H. McCullough
P.O. Box 1288
Franklin, Texas 77856
Phone 979-777-3459
Facsimile 979-828-3803
Email jamesmccullough@palmosruss.com



Evette M. Correa, Trustee

FILED

NOTICE OF TRUSTEE'S SALE

2020 JUL 13 A 11:40

DATE: July 13, 2020

NOTE: Balloon Note described as follows:

Date: July 3, 2018

Maker: CATEX Storage, LLC

Payee: Quest IRA, Inc. fbo Christine B. Cunningham, Acct. #15272-11 (as to an undivided 11.34% interest, \$56,717.87) and Quest IRA, Inc. fbo Evelyn D. Leightman, Acct. #15196-21 (as to an undivided 22.69% interest, \$113,435.74) and Quest IRA, Inc. fbo Alissa Lyn Leightman, Acct. #25725-11 (as to an undivided 11.34% interest, \$56,717.87) and Quest IRA, Inc. fbo Herman Michael Leightman, Acct. #25726-11 (as to an undivided 11.34% interest, \$56,717.87) and Quest IRA Inc. FBO Eugene Daniel Leightman IRA #14289-21 (as to an undivided 11.34% interest, \$56,717.87) and EDC Associates, LLC (as to an undivided 28.36% interest, \$141,794.68) and ABC Diamond Properties, LLC (as to an undivided 3.58% interest, \$17,898.10)

Original Principal Amount: \$500,000.00

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRAZOS, TEXAS
[Signature]

DEED OF TRUST: Deed of Trust described as follows:

Date: July 3, 2018

Grantor: CATEX Storage, LLC

Trustee: Steven S. Newsom

Beneficiary: Quest IRA, Inc. fbo Christine B. Cunningham, Acct. #15272-11 (as to an undivided 11.34% interest, \$56,717.87) and Quest IRA, Inc. fbo Evelyn D. Leightman, Acct. #15196-21 (as to an undivided 22.69% interest, \$113,435.74) and Quest IRA, Inc. fbo Alissa Lyn Leightman, Acct. #25725-11 (as to an undivided 11.34% interest, \$56,717.87) and Quest IRA, Inc. fbo Herman Michael Leightman, Acct. #25726-11 (as to an undivided 11.34% interest, \$56,717.87) and Quest IRA Inc. FBO Eugene Daniel Leightman IRA #14289-21 (as to an undivided 11.34% interest, \$56,717.87) and EDC Associates, LLC (as to an undivided 28.36% interest, \$141,794.68) and ABC Diamond Properties, LLC (as to an undivided 3.58% interest, \$17,898.10)

Recorded: under File number 2018-1334695 in the Real Property Records of Brazos County, Texas

LENDER:

Quest IRA, Inc. fbo Christine B. Cunningham, Acct. #15272-11 (as to an undivided 11.34% interest, \$56,717.87) and Quest IRA, Inc. fbo Evelyn D. Leightman, Acct. #15196-21 (as to an undivided 22.69% interest, \$113,435.74) and Quest IRA, Inc. fbo Alissa Lyn Leightman, Acct. #25725-11 (as to an undivided 11.34% interest, \$56,717.87) and Quest IRA, Inc. fbo Herman Michael Leightman, Acct. #25726-11 (as to an undivided 11.34% interest, \$56,717.87) and Quest IRA Inc. FBO Eugene Daniel Leightman IRA #14289-21 (as to an undivided 11.34% interest, \$56,717.87) and EDC Associates, LLC (as to an

undivided 28.36% interest, \$141,794.68) and ABC Diamond Properties, LLC (as to an undivided 3.58% interest, \$17,898.10)

BORROWER: CATEX Storage, LLC

PROPERTY:

The real property described as follows: commonly known as 3262 Rock Prairie Road West, College Station, Texas 77845 and having a legal description of:

SEE ATTACHED EXHIBIT A

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

August 4, 2020, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Brazos County Administration Building 200 S. Texas Ave., Bryan, Texas 77803.

RECITALS

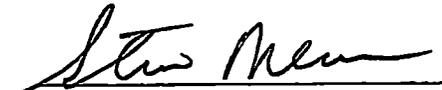
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than

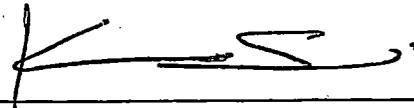
providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED July 13, 2020.

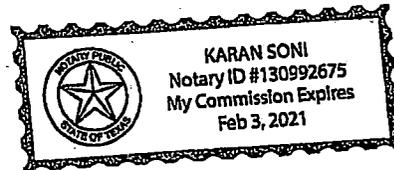

Steven Newsom

STATE OF TEXAS)
COUNTY OF Harris)

This instrument was acknowledged before me on July 13, 2020, by Steven Newsom, as Trustee.



Notary Public, State of Texas



After recording, please return original to:
Steven Newsom
PO Box 33
Barker, TX 77413-0033

EXHIBIT "A"

Being a 1.1387 acre tract or parcel of land lying and being situated in the Crawford Burnett League, Abstract 7, Brazos County, Texas, and being a part of the called 22.97 acre tract of land conveyed to Charles L. And Mary E. Turner, described in Deed recorded in Volume 3331, Page 61, Official Records, Brazos County, Texas, and said 1.1387 acre tract being more particularly described as follows:

BEGINNING at a capped iron rod found marking the Southern corner of a called 20.27-acre Shane Williams tract described in Deed recorded in Volume 4729, Page 138, Official Records, Brazos County, Texas, said rod also being the Eastern corner of said Charles L. And Mary E. Turner 22.97 acre tract, and said rod also being located on the Northwestern right-of-way line of Gandy Road (now West Rock Prairie Road) a 100' wide public right-of-way;

THENCE S 44° 22' 00" W, along said Northwestern West Rock Prairie Road right-of-way line for a distance of 155.00' to a capped iron rod found;

THENCE N 45° 42' 09" W, through said 22.97 acre tract for a distance of 320.00' to a capped iron rod found;

THENCE N 44° 22' 00" E, continuing through said 22.97 acre tract for a distance of 155.00' to a capped iron rod found on the Southwestern boundary line of said 20.27 acre Williams tract;

THENCE S 45° 42' 09" E, along said Southwestern boundary line for a distance of 320.00' to the POINT OF BEGINNING, containing 1.1387 acres of land more or less.

1706 MCARTHUR AVE
BRYAN, TX 77803

00000009023169

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: August 04, 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 March 23, 1999 and recorded in Document VOLUME 03443, PAGE 00314 real property records of BRAZOS County, Texas, with BERNA JONES AND DIANE SANDERS, grantor(s) and NEATHERLAND HOMES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BERNA JONES AND DIANE SANDERS, securing the payment of the indebtednesses in the original principal amount of \$192,564.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust VIII 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601

WARREN-McQUEEN COUNTY CLERK
Brazos County, Bryan, Texas
2020 JUL 13 P 1:44

2020 JUL 13 P 1:44

FILED



1706 MCARTHUR AVE
BRYAN, TX 77803

0000009023169

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 PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE OR RONNIE HUBBARD 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 July 13, 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: 07/13/2020

1706 MCARTHUR AVE
BRYAN, TX 77803

00000009023169

00000009023169

BRAZOS

EXHIBIT "A"

ALL THAT LOT, TRACT OR PARCEL OF LAND LYING AND BEING IN THE S.F. AUSTIN LEAGUE NUMBER NINE (9), ABSTRACT NO. 62, IN BRAZOS COUNTY, TEXAS, AND BEING LOT NUMBER TWELVE (12) IN BLOCK NUMBER ONE (1) IN MILTON DARWIN SUBDIVISION OF THE KINNARD TWENTY-FOUR ACRES TRACT OF LAND AS SHOWN BY THE MAP OF SAID SUBDIVISION, WHICH MAP IS RECORDED IN VOLUME 116, PAGE 501, DEED RECORDS OF BRAZOS COUNTY, TEXAS; AND BEING THE SAME PROPERTY CONVEYED IN A DEED FROM ISAAC MADISON, ET UX, TO MARGIE DONOVAN DATED AUGUST 31, 1971, AND RECORDED IN VOLUME 297, PAGE 377, DEED RECORDS OF BRAZOS COUNTY, TEXAS; AND BEING THE SAME PROPERTY CONVEYED BY MARGIE DONOVAN TO MAE FRANCES DAVIS AND BRENDA FAYE FIELDS BY DEED DATED JUNE 5, 1984 AND RECORDED IN VOLUME 688, PAGE 425, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

THE STATE OF TEXAS

§

2020 JUL 13 P 2:42

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZOS

§

§

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
R. *Nichelle Olivas*

WHEREAS, on November 28, 2016, **Vernell Investments LLC** ("Grantor") executed and delivered a Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank**, in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded in Clerk's File No. 2016-1282508 Volume 13731, Page 18 et. seq. of the Official Public records of Brazos County, Texas to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Pete Florez, Zachary Florez, Orlando Rosas and Bobby Brown**, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on **Tuesday, August 4, 2020**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place at the Atrium on the first floor of the Brazos County Administration Building located at 200 South Texas Avenue, Bryan, Texas, which designated area is more particularly described in the Brazos County Commissioner's Court Minutes recorded in the Official Real Property Records of Brazos County, Texas, or any other area which has been designated by the Brazos County Commissioner's Court as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Lots One (1), Two (2), Four (4), and Five (5), Block Eight (8), and Lot One (1), Block Nine (9) The Barracks II Subdivision Phase 200, City of College Station, according to the plat thereof recorded in Volume 11646, Page 168, Official Records, Brazos County, Texas.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David. Smith, Pete Florez, Zachary Florez, Orlando Rosas and Bobby Brown ,

c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
Telephone: (713) 800-8604
cell phone: 281-788-3666
Email: smith@csrslaw.com

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

Dated this 9th day of July, 2020.

L. David Smith Subst. tute Trustee
L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy Texas 77450
Telephone: (713) 800-8604
Cell phone 281-788-3666
Email:smith@csrslaw.com