NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY

BRAZOS County
Deed of Trust Dated: July 10, 2006
Amount: $128,023.00
Grantor(s): CHRISTY S PORTER and KEITH R PORTER
Original Mortgagee: NEW CENTURY MORTGAGE CORPORATION
Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 NC5
Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property
Recording Information: Document No. 00932663
Legal Description: LOT FOUR (4), BLOCK FORTY-ONE (41), SHENANDOAH PHASE 14, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6893, PAGE 105 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: February 2, 2021 between the hours of 11:00 AM and 2:00 PM.
Earliest Time Sale Will Begin: 11:00 AM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KRISTOPHER HOLUB OR JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-000644

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

TS No.: 2020-01375-TX
20-000727-673

FILED

Notice of [Substitute] Trustee Sale

2020 DEC 10 P 4:14

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: 02/02/2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1003 SOUTH ST, BRYAN, TX 77803-2318

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/31/2005 and recorded 10/31/2005 in Book OR 7000 Page 1 Document 00908363 , real property records of Brazos County, Texas, with **CLIFTON REED SR AND RUBY REED, HUSBAND AND WIFE** grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT3, Mortgage-Pass-Through Certificates, Series 2006-OPT3 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **CLIFTON REED SR AND RUBY REED, HUSBAND AND WIFE,** securing the payment of the indebtedness in the original principal amount of **$80,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT3, Mortgage-Pass-Through Certificates, Series 2006-OPT3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2020-01375-TX
20-000727-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Lot Nine (9), Block One (1), Pena Subdivision, an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 2028, Page 307, Official Records of Brazos County, Texas.

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

C/O PHH Mortgage Corporation

1 Mortgage Way
Mt. Laurel, NJ 08054

Phone: 877-744-2506

TS No.: 2020-01375-TX
20-000727-673

Notice of [Substitute] Trustee Sale

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

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Date: December 7, 2020

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

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am Pete Florez whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 12-10-20 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County
Deed of Trust Dated: December 1, 2010
Amount: $345,400.00
Grantor(s): WILLIAM SCARMARDO
Original Mortgagee: CITY BANK MORTGAGE
Current Mortgagee: COMMUNITY LOAN SERVICING, LLC
Mortgagee Address: COMMUNITY LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146
Recording Information: Document No. 01078435
Legal Description: LOT TWO (2), BLOCK TWENTY-ONE (21), WOODCREEK SECTION SIX SOUTH, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2109, PAGE 199 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: February 2, 2021 between the hours of 11:00 AM and 2:00 PM.
Earliest Time Sale Will Begin: 11:00 AM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KRISTOPHER HOLUB OR JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-003798

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

FILED
2021 JAN -7 P 2:00
KATHY MCGEE, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 26, 2004, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Reverse Mortgage") was executed by SUE BROCK MATTHEWS, as mortgagor in favor of WELLS FARGO BANK, N. A., as mortgagee and ROBERT K. FOWLER, as trustee, and was recorded on September 1, 2004 under Clerk`s Instrument Number 00868231, Book 6276, Page 161 in the real property records of Brazos, Texas.

WHEREAS, the Reverse Mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Reverse Mortgage is now owned by the Secretary, pursuant to an assignment dated September 4, 2012, and recorded on September 17, 2012, under Clerk`s Instrument Number 01132468 in the real property records of Brazos County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Reverse Mortgage in that the Mortgagors no longer occupies the property; and

WHEREAS, the entire amount delinquent as of February 2, 2021 is $217,565.93; and

WHEREAS, by virtue of the default, the Secretary has declared the entire amount of the indebtedness secured by the Reverse Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on October 15, 2007 in Dallas County under Clerk's File Number 20070369306, notice is hereby given that on February 2, 2021, at 11:00 AM local time or no later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT THREE (3), PARKWAY CIRCLE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 418, PAGE 321 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Commonly known as: 3510 PARKWAY TERRACE, BRYAN, TX 77802.

The sale will be held in 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.

The Secretary of Housing and Urban Development will bid $217,565.93.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorate share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling $21,756.59 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of $21,756.59 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of $500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder

offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be paid in full prior the scheduled sale is $217,565.93, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: January 6, 2021

L. Keller Mackie
Foreclosure Commissioner
Mackie Wolf Zientz & Mann, P.C.
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254
(214) 635-2650
(214) 635-2686 Fax

THIS FORECLOSURE SALE IS BEING CONDUCTED UNDER THE EXCEPTION REFERENCED IN GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-28(1)(A)

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: BEING A TRACT OF LAND CONTAINING 0.1905 ACRES SITUATED IN THE MOSES BAINE LEAGUE, BRYAN, BRAZOS COUNTY, TEXAS, OUT OF LOT 1, BLOCK 3 AND LOT 1, BLOCK 6, MARGARET WALLACE SUBDIVISION, AS RECORDED IN VOLUME 138, PAGE 573, OF THE BRAZOS COUNTY DEED RECORDS, ALSO BEING THE SAME PROPERTY AS DESCRIBED IN A DEED TO THE ESTATE OF SEVERINO C. MEDINA, DECEASED; AND DONALD HARLAN, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF MARY HELEN MEDINA, DECEASED, ALSO BEING THE SAME PROPERTY CONVEYED BY ROBERT C. WEAVER TO ALFRED G. KORTIS, JR., ET UX, ON OCTOBER 17, 1966, AS RECORDED IN VOLUME 258, PAGE 596 OF THE BRAZOS COUNTY DEED RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF THIS TRACT, ALSO BEING THE MOST WESTERLY CORNER OF THE GUILLERMO AND MARY GAMBOA 0.2911 ACRE TRACT, AS RECORDED IN VOLUME 3461, PAGE 237 AND VOLUME 3466, PAGE 159, OF THE BRAZOS COUNTY OFFICIAL RECORDS, SAID GAMBOA TRACT BEING PART OF LOT 1, BLOCK 6 AND LOT 1, BLOCK 3, MARGARET WALLACE SUBDIVISION, AS RECORDED IN VOLUME 138, PAGE 573, OF THE BRAZOS COUNTY DEED RECORDS, THE FOUND IRON ROD ALSO BEING IN A 1.616 ACRE TRACT DESCRIBED IN A DEED TO MICHAEL E. TIPPITT, AS RECORDED IN VOLUME 2686, PAGE 314, OF THE B.C.O.R., SAID TIPPITT TRACT ALSO BEING PART OF SAID LOT 1, BLOCK 3;
THENCE NORTH 55 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 65.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID TIPPITT TRACT, WHICH IS THROUGH SAID LOT 1, BLOCK 3, TO A 5/8 INCH IRON ROD SET FOR THE MOST WESTERLY CORNER OF THIS TRACT, ALSO BEING THE MOST NORTHERLY CORNER OF THE SAID TIPPITT TRACT, ALSO BEING A POINT IN THE COMMON LINE OF SAID LOT 1, BLOCK 3 WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF MARGARET DRIVE;
THENCE NORTH 40 DEGREES 42 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID RIGHT-OF-WAY LINE OF MARGARET DRIVE TO A 5/8 INCH IRON ROD SET FOR THE MOST NORTHWESTERLY CORNER OF THIS TRACT, ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 3, ALSO BEING THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 6, OF THE SAID MARGARET WALLACE SUBDIVISION, ALSO BEING A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT THAT HAS A RADIUS OF 67.40 FEET;
THENCE AROUND A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 83 DEGREES 11 MINUTES 39 SECONDS, AN ARC DISTANCE OF 97.87 FEET, A RADIUS OF 67.40 FEET, AND A CHORD OF NORTH 82 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 89.49 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID RIGHT-OF-WAY LINE OF MARGARET DRIVE TO A 5/8 INCH IRON ROD SET FOR THE MOST NORTHEASTERLY CORNER OF THIS TRACT, ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 6, ALSO BEING A POINT AT THE END OF THE SAID CURVE, ALSO BEING A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH MARGARET STREET;
THENCE SOUTH 55 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID RIGHT-OF-WAY LINE OF SOUTH MARGARET STREET TO A 5/8 INCH IRON ROD SET FOR THE MOST EASTERLY CORNER OF THIS TRACT, FROM WHICH A FOUND 1 INCH IRON ROD BEARS NORTH 37 DEGREES 22 MINUTES 27 SECONDS EAST, A DISTANCE OF 4.24 FEET, ALSO BEING THE MOST NORTHERLY CORNER OF THE SAID GAMBOA TRACT, ALSO BEING A POINT IN THE COMMON LINE OF THE SAID RIGHT-OF-WAY LINE OF SOUTH MARGARET STREET WITH LOT 1, BLOCK 6;
THENCE SOUTH 40 DEGREES 42 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID GAMBOA TRACT, WHICH IS THROUGH SAID LOT 1, BLOCK 6 AND LOT 1, BLOCK 3, TO THE PLACE OF BEGINNING CONTAINING 8296 SQUARE FEET OR 0.1905 ACRES

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 03/12/2001 and recorded in Book 04084 Page 00073 Document 0738454 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:	02/02/2021
Time:	10:00 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.

5. ***Obligations Secured.*** The Deed of Trust executed by EJINIO G. LUNA AND FELISITA R. LUNA, provides that it secures the payment of the indebtedness in the original principal amount of $24,700.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-SEA1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-SEA1 c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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
Michael Zientz, 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 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Pete Florez whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1-7-21 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.

Notice of Foreclosure Sale

The Amended and Restated Condominium Declaration recorded in Volume 544, Page 388, Deed Records, Brazos County, Texas; Second Amendment to Condominium Declaration recorded in Volume 576, Page 509, Deed Records, Brazos County, Texas; Third Amendment to Condominium Declaration recorded in Volume 580, Page 666, Deed Records, Brazos County, Texas; Fourth Amendment to Condominium Declaration recorded in Volume 769, Page 170, Official Records, Brazos County, Texas (collectively, "the Declaration"); and all other recorded documents governing, evidencing, administering, or securing Association assessments, and the Texas Uniform Condominium Act grant to Village on the Creek Condominium Association, Inc. (the "Association") an assessment lien against each unit in the Association to secure the payment of assessments and related charges (collectively, the "Assessments"), including attorney's fees and costs established by the Association pursuant to the Declaration.

William R. Tibiletti has defaulted in the payment of his Assessments owing to the Association and the same is now wholly due; the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

Therefore, notice is hereby given that on Tuesday, February 2, 2021, between 10:00 A.M. and 4:00 P.M., the Association will sell said real estate at the County Courthouse, Brazos County, Texas, to the highest bidder for cash, except that the Association's bid may be by credit against the indebtedness owing to the Association, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 a.m. CST, and the sale will take place not later than three hours after that time.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Said real estate is described as: Property known as 4441 Old College Road, #8102, Bryan, Texas, and legally described as Unit 8102, Building "H", Village on the Creek Condominium, a Condominium Project in Brazos County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Amended and Restated Condominium Declaration recorded in Volume 544, Page 388, Deed Records, Brazos County, Texas; in the Second Amendment to Condominium Declaration recorded in Volume 576, Page 509, Deed Records, Brazos County, Texas; in the Third Amendment to Condominium Declaration recorded in Volume 580, Page 666, Deed Records, Brazos County, Texas; in the Fourth Amendment to Condominium Declaration recorded in Volume 769, Page 170, Official Records, Brazos County, Texas; and on the plat of Village on the Creek Condominiums, recorded in Volume 669, Page 657, Official Records, Brazos County, Texas.

VILLAGE ON THE CREEK CONDOMINIUM ASSOCIATION, INC., a Texas nonprofit corporation

By: _____

Cully Lipsey, Substitute Trustee and/or
Lauren Turnbill, Substitute Trustee
Heath Poole, Substitute Trustee
979.846.4726
Hoelscher Lipsey Elmore Poole & Turnbill, PC
1021 University Dr East
College Station, TX 77840

FILED
2021 JAN -7 P 3: 17
KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN TEXAS
BY: _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
2021 JAN 12 P 12:31
BRENDA ROBERTS, COUNTY CLERK
BRAZOS COUNTY, TEXAS

DATE: January 11, 2021

NOTE: Real Estate Lien Note described as follows:

Date:	February 20, 2019
Maker:	Craig Alan Greening and Lindsay Diane Greening
Payee:	Williams Creek Lake Estates, Inc.
Original Principal Amount:	$119,900.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	February 20, 2019
Grantor:	Craig Alan Greening and Lindsay Diane Greening
Trustee:	Joseph W. Johnson
Lender:	Williams Creek Lake Estates, Inc.
Recorded:	Instrument 2019-1353173 in Volume 15161, Page 10 of the Official Public Records of Brazos County, Texas

LENDER: Williams Creek Lake Estates, Inc.

BORROWER: Craig Alan Greening and Lindsay Diane Greening

PROPERTY: The real property described as follows:

LOT SIXTEEN (16), BLOCK THREE (3), WILLIAMS CREEK LAKE ESTATES SUBDIVISION, PHASE 1, an addition to the City of College Station, Texas, according to the plat recorded in Volume 13625, Page 146, Official Records of Brazos County, Texas.

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.

SUBSTITUTE TRUSTEE: Ryan T. Becker or Joseph N. Briers

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

4343 Carter Creek Parkway, Suite 100
Bryan, Brazos County, Texas 77802

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

February 2, 2021, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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 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.

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 as of January 11, 2021.

Ryan T. Becker,
Substitute Trustee

Joseph N. Briers,
Substitute Trustee

AFTER RECORDING PLEASE RETURN ORIGINAL TO:

BRUCHEZ, GOSS, THORNTON, MERONOFF & BRIERS, P.C.
4343 Carter Creek Parkway, Suite 100
Bryan, Texas 77802
File Number: 20-1330: JNB/RTB/kgh

Jeb

NOTICE OF FORECLOSURE SALE

FILED

STATE OF TEXAS

2021 JAN 12 P 3:48

COUNTY OF BRAZOS

Notice is hereby given of a public non-judicial foreclosure sale.

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

Being all of Lot Eight (8) in Block Four (4), Washington Heights Addition, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 113, Page 431, Deed Records of Brazos County, Texas.

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 the property that has been released from the liens of the Deed of Trust.

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

Date: February 2, 2021

Time: Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at a time no earlier than 1:00 p.m. or within three (3) hours thereafter.

Place: In the commons area of the Brazos County Courthouse in Bryan, Texas.

The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting and refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Matthew Kent Johnson and Stacy Lacole Evans. The Deed of Trust is dated February 15, 2016, and is recorded in Volume 13232, Page 267, Official Records, Brazos County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively called "Obligations") including but not limited to (a) the promissory note in the original principal sum of $40,000.00 executed by Matthew Kent Johnson and Stacy Lacole Evans and payable to the order of Reiss Creek Ranch, LLC; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Matthew Kent Johnson and Stacy Lacole Evans to Reiss Creek Ranch, LLC. Mary F. Cornelius, Independent Executor of the Estate of Melvin A. Cornelius, deceased, is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

HOELSCHER, LIPSEY, ELMORE, POOLE & TURNBILL, P.C.
1021 University Drive East
College Station, Texas 77840
Attention: Lauren E. Turnbill

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED January 12, 2021.

LAUREN E. TURNBILL, Substitute Trustee
Hoelscher, Lipsey, Elmore, Poole & Turnbill, P.C.
1021 University Drive East
College Station, TX 77840
(979) 846-4726

Filed 1-2-2021

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **November 10, 2017, NAVOG Universal Services, Inc.** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **$173,550.00**, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded **under clerk's file number 2017-1314121 in** the **Real Property Records** of **Brazos County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Being a 0.209 acre tract of land, being the remainder of Lot 1 and Lot 2 out of Block 8 of the McCulloch's Subdivision to the City of College Station, Brazos County, Texas, recorded in Volume 122, Page 91 of the Deed Records of Brazos County, Texas, and being the same tract of land described to RockWater Investments, LP, recorded in Volume 14211, Page 32 of the Official Records of Brazos County, Texas, said 0.209 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1, same being the southwest corner of Lot 3, located on the north line of Georgia Street, for the southeast corner of this;

THENCE along the south line of said Lot 1, common boundary with said Georgia Street, N 37deg46'06" W a distance of 78.77 feet to a 1/2 inch iron rod with yellow cap set at the intersection of the north line of Georgia Street, and the east line of Holleman Drive, for the southwest corner of this;

THENCE crossing said Lot 1 and said Lot 2, common boundary with said Holleman Drive N 41deg50'21" E a distance of 117.60 feet to a 1/2 inch iron rod with yellow cap set at the intersection of the east line of said Holleman Drive, and the south line of Welsh Avenue, same being the west corner of Lot 1, Block 1, Welch Place, (466/143), for the northwest corner of this;

THENCE along the north line of Lot 2, common boundary with Welch Place S 37deg46'06" E a distance of 78.77 feet to a 1/2 inch iron rod with yellow cap set at the northeast corner of Lot 2, same being the northwest corner of said Lot 3, for the northeast corner of this;

THENCE along the east line of said Lot 2 and Lot 1, common boundary with said Lot 3 S 41deg50'21" W a distance of 117.60 feet to the POINT OF BEGINNING, commonly known as 508 Holleman Drive, College Station, Texas, 77840; and

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 **Sharon St. Pierre, Kelly Goddard, Pete Florez, Florence Rosas, Clifford D. Harmon, Breeann Osterheldt and Turrie Silva** or any one 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 Jet Lending, LLC, the legal holder of such indebtedness and the liens securing same, has requested any 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, February 02, 2021**, being the first Tuesday of such month, at the county courthouse of **Brazos County, Texas,** the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Brazos County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, February 02, 2021**.

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

WITNESS my hand as of January 12, 2021.

Signature

Pete Florez, **Substitute Trustee**
Printed Name

Matter No. 1314
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED
2021 JAN 12 P 2:43
BRAZOS COUNTY, TEXAS