

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/11/2013	Grantor(s)/Mortgagor(s): DONA P HAMILTON AND JASON R HAMILTON WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: OR 11413 Page: 111 Instrument No: 01159604	Property County: BRAZOS
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 4/7/2026	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT FORTY-FOUR (44), BLOCK TWENTY-EIGHT (28), SHENANDOAH PHASE 7-A, CITY OF COLLEGE STATION ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4671, PAGE 157 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com LLC, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

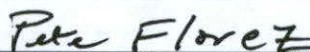
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 1/15/2026

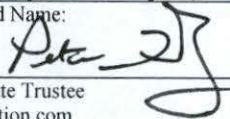


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 1-22-26



Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

RECEIVED
JAN 22 2026
P. 5: 60 PM
P. 5: 60 PM

2026 JAN 22 P 3:41

FILED

FILED

2026 FEB -6 P 2:09

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

J Vasquez

T.S. #: 2026-21099-TX

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

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

Date: **4/7/2026**
Time: **The earliest time the sale will begin is 11:00 AM**, or within three (3) hours after that time.
Place: **Brazos County Courthouse, Texas, at the following location: 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 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 Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 3, Block 1, of PLEASANT HILL SECTION 2- PHASE 2, a subdivision in Brazos County, Texas, according to the map or plat thereof recorded in Document No. 2021-1450327 (Volume 17455, Pages 222-224) of the Official Public Records of Brazos County, Texas.

Commonly known as: 2038 ROCK RIDGE AVENUE BRYAN, TX 77807

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated **2/16/2024** and recorded in the office of the County Clerk of Brazos County, Texas, recorded on **2/20/2024** under County Clerk's File No **1522171**, in Book **19060** and Page **1** of the Real Property Records of Brazos County, Texas.

Grantor(s):	GERARDO RODRIGUEZ JR AND TIFFANIE RODRIGUEZ, HUSBAND AND WIFE
Original Trustee:	Angela R Hernandez
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Enrique Florez, Pete Florez, Sharon St. Pierre, Sheryl La Mont, Heather Golden
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2026-21099-TX

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 referenced 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 mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Notice to Bidders - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$385,000.00, executed by GERARDO RODRIGUEZ JR AND TIFFANIE RODRIGUEZ, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee 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 Mortgagee:

T.S. #: 2026-21099-TX

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: 2-6-26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Enrique Florez, Pete Florez, Sharon St. Pierre, Sheryl La Mont, Heather Golden



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: November 20, 2008	Original Mortgagor/Grantor: LEODEGARIO ALMARAZ AND NIVIA ALMARAZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DALLAS HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
Recorded in: Volume: 8887 Page: 1 Instrument No: 01015550	Property County: BRAZOS
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

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

Secures: Note in the original principal amount of \$139,900.00, executed by LEODEGARIO ALMARAZ AND NIVIA ALMARAZ and payable to the order of Lender.

Property Address/Mailing Address: 2339 OLD HEARNE RD, BRYAN, TX 77803

Legal Description of Property to be Sold: LOT ONE (1), BLOCK ONE (1), L AND A SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4233, PAGE 138 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: April 07, 2026	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

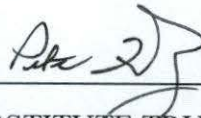
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY*

BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown,
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112



2026 FEB 12 P 1:19

FILED

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 7, 2022, executed by **MARIA TERESA ALONDRA GUERRERO TREJO A/K/A MARIA TERESA A. GUERRERO TREJO AND DAVID ALBERTO RODRIGUEZ RANGEL, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 1467600, Official Public Records of Brazos County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Brazos County Courthouse at the place designated by the Commissioner's Court for such sales in Brazos County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2022 CMH Manufactured Home, Serial No. BL2007912TXAB.

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.

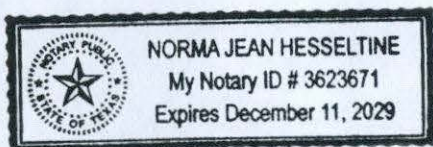
EXECUTED this 17 day of February, 2026.

FILED
2026 FEB 18 A 10:32
K. CLIFFORD LITTLEFIELD

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 17 day of February, 2026, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot Twenty-Seven (27), Standing Rock Ranch, Brazos County, according to plat thereof recorded in Volume 6962, Page 162, of the Official Records of Brazos County, Texas.

RECORDING REQUESTED BY:

FILED

2026 FEB 19 P 1:35

WHEN RECORDED MAIL TO:

Auction.com, LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

ARMANDO GARCIA
COUNTY CLERK
Brazos County, Texas
J. Shaw

TS No TX05000100-25-1

APN 413800-2017-0170 / 427453

TO No 250645682-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on November 8, 2022, JASMEEN JONES AND WILFERD LEE JONES II, CO-TRUSTEES OF THE WILFERD LEE JONES II AND JASMEEN JONES LIVING TRUST as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BLACK MANN AND GRAHAM as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CHANGE LENDING, LLC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$236,000.00, payable to the order of Seneca Mortgage Servicing LLC as current Beneficiary, which Deed of Trust recorded on November 11, 2022 as Document No. 1488638 in Brazos County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 413800-2017-0170 / 427453

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 **Auction.com, LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

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

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2026 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Brazos County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803, or in the area designated by the Commissioner's Court.**

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

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

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

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

WITNESS, my hand this 12th day of February, 2026.


By: Joshua Sanders on behalf of Auction.com, LLC
Substitute Trustee(s)

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

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

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

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

TS No TX05000100-25-1

APN 413800-2017-0170 / 427453

TO No 250645682-TX-RWI

EXHIBIT "A"

LOT 17, BLOCK 17, OF MIDTOWN RESERVE SUBDIVISION, PHASE 200, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15895, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: November 22, 2024	Original Mortgagor/Grantor: NATHAN REMMERS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CMG MORTGAGE, INC.
Recorded in: Volume: 19551 Page: 96 Instrument No: 1543940	Property County: BRAZOS
Mortgage Servicer: Cenlar FSB	Mortgage Servicer's Address: 425 Phillips Blvd, Ewing, New Jersey 08618-1430

* 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.

Secures: Note in the original principal amount of \$220,924.00, executed by NATHAN REMMERS and payable to the order of Lender.

Property Address/Mailing Address: 3201 WILDLIFE CIRCLE, BRYAN, TX 77802

Legal Description of Property to be Sold: LOT THIRTY-SIX (36), BLOCK TWO (2), BRIARCREST RIDGE, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 380, PAGE 335, DEED RECORDS, BRAZOS COUNTY, TEXAS.

Date of Sale: April 07, 2026	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *CMG MORTGAGE, INC.*, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *CMG MORTGAGE, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



FILED

2026 FEB 19 P 1:36

[Signature]

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

FILED

2026 FEB 23 P 1:56

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" MARCH 21, 2022, which was executed by **CRAIG MORGAN AND MARSHA MORGAN**, 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 Volume 17813, Page 252, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

(1044 ROSE CIRCLE, COLLEGE STATION, BRAZOS COUNTY, TEXAS 77845)

LOT ONE (1), BLOCK ONE (1), SWEET BRIAR ADDITION, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED INVOLUME 286, PAGE 359, DEED RECORDS, 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 MARCH 21, 2022, in the original principal amount of \$470,000.00, which was executed by MORTGAGOR and payable to the order of **MANU PATEL**, "BENEFICIARY". Thereafter a Modification and Extension Agreement was executed by Craig Morgan and Marsha Morgan in favor of Manu Patel on May 15, 2024, in the amount of \$635,683.08 and recorded under Volume 19406, Page 10 of the Official Records of Brazos County, Texas, and recorded under Clerk's File No. 2025-2506033, Official Records of Freestone 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 **APRIL**, the same being the 7TH day of **APRIL, 2026**.

EXECUTED in multiple originals on the 19th day of FEBRUARY 2026.



J. FRED BAYLISS

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Thomas George James and Charla Kay James	Deed of Trust Date	June 30, 2022
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Guardian Mortgage, a division of Sunflower Bank, N.A., its successors and assigns	Original Principal	\$358,388.00
Recording Information	Instrument #: 1476362 Book #: 18063 Page #: 6 in Brazos County, Texas	Original Trustee	John Cottrell
Property Address	2323 Carisbrooke Loop, College Station, TX 77845	Property County	Brazos

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Sunflower Bank, N.A.	Mortgage Servicer	Sunflower Bank, N.A.
Current Beneficiary	Sunflower Bank, N.A.	Mortgage Servicer Address	2701 N. Dallas Pkwy., Ste. 180, Plano, TX 75093

SALE INFORMATION:

Date of Sale	04/07/2026
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The atrium on the 1st floor of the County administration building, 200 South Texas Avenue, Bryan, Texas in Brazos County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.
Substitute Trustees	Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston, Ronnie Hubbard, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN BRAZOS COUNTY, TEXAS, BEING LOT THREE (3), BLOCK ONE (1), CASTLEGATE SUBDIVISION, SECTION 13, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT RECORDED IN VOLUME 5547, PAGE 171; OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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

NOTICE OF TRUSTEE'S SALE

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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

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

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated February 24, 2026.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001

Return to: Taherzadeh, PLLC
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001

FILED
2026 FEB 26 P 2:49
JAN 26 10:00 AM
JAN 26 10:00 AM

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of April, 2026
Time: 10:00 AM or not later than three hours after that time
Place: AT Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 in Brazos County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 24, 2013
Grantor(s): JOSEPH P. NOTARO AND MARY E. NOTARO, HUSBAND AND WIFE
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cornerstone Home Lending Inc., its successors and assigns
Original Principal: \$122,694.00
Recording Information: Deed Inst.# 01171760,
Current Mortgagee/Beneficiary: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Secures: The Promissory Note (the "Note") in the original principal amount of \$122,694.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Brazos
Property Description: (See Attached Exhibit "A")
Property Address: 2712 Brookway Drive, College Station, TX 77845
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Selene Finance LP
Mortgage Servicer Address: 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

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.

/s/ Maisyn Oliver

Maisyn Oliver - Bar #: 24130719

Attorney for U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

Maisyn.Oliver@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 1320 Greenway Dr. I declare

under penalty perjury that 2-26-26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Brazos

County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

ALL OF LOT SEVEN (7), BLOCK FOUR (4), WINDWOOD PHASE THREE, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 527, PAGE 585 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

FILED

2026 FEB 26 P 2:50

CLAY

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of April, 2026
Time: 11am or not later than three hours after that time
Place: AT THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY
ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN,
TEXAS in Brazos County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST
BE PRESENTED AT THE TIME OF SALE

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 24, 2013
Grantor(s): JOSEPH P. NOTARO AND MARY E. NOTARO, HUSBAND AND WIFE
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cornerstone
Home Lending Inc., its successors and assigns
Original Principal: \$122,694.00
Recording Information: Deed Inst.# 01171760,
Current Mortgagee/Beneficiary: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Secures: The Promissory Note (the "Note") in the original principal amount of \$122,694.00 and all
obligations contained therein. All sums secured by the Deed of Trust have been and are hereby
declared immediately due and payable as a result of default under the Note and/or Deed of
Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Brazos
Property Description: (See Attached Exhibit "A")
Property Address: 2712 Brookway Drive, College Station, TX 77845
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in
"Exhibit A" the legal description shall control. The property will be sold "AS IS" without any
representations, warranties, or recourse, and subject to any liens or interests that may survive
the sale. Any purchaser who purchases the property does so at his/her/its own risk and is
strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Selene Finance LP
Mortgage Servicer Address: 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

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.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 1320 Greenway Dr. I declare
under penalty perjury that 3-5-26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Brazos
County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

ALL OF LOT SEVEN (7), BLOCK FOUR (4), WINDWOOD PHASE THREE, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 527, PAGE 585 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

FILED

2026 MAR -5 P 3:33



FILED

2026 MAR -5 P 3:34

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2026-20898-TX

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

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

Date: 4/7/2026
Time: The earliest time the sale will begin is 11:00 AM , or within three (3) hours after that time.
Place: Brazos County Courthouse, Texas, at the following location: 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 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 Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT SEVENTY-TWO (72), BLOCK ONE (1), HORSE HAVEN ESTATES, PHASE FOUR (4), A SUBDIVISION IN THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8976, PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Commonly known as: 6804 Appomattox Drive College Station, TX 77845

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 3/25/2022 and recorded in the office of the County Clerk of Brazos County, Texas, recorded on 3/25/2022 under County Clerk's File No 1465758, in Book 17819 and Page 170 of the Real Property Records of Brazos County, Texas.

Grantor(s):	JOSEPH NUNEZ, A MARRIED MAN, JOINED HEREIN BY HIS WIFE, ALEXIS MARIE NUNEZ, SOLELY ON A PRO FORMA BASIS FOR THE PURPOSE TO PERFECT THE SECURITY INTEREST HEREIN, BUT NOT OTHERWISE BE LIABLE
Original Trustee:	CLAYTON SMAISTRLE PC
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Enrique Florez, Pete Florez, Sharon St. Pierre, Sheryl La Mont, Heather Golden
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gardner Financial Services Ltd, dba Legacy Mutual Mortgage, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation

T.S. #: 2026-20898-TX

Mortgage Servicer:

Freedom Mortgage Corporation

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 referenced 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 mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Notice to Bidders - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

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 \$265,000.00, executed by JOSEPH NUNEZ, A MARRIED MAN, JOINED HEREIN BY HIS WIFE, ALEXIS MARIE NUNEZ, SOLELY ON A PRO FORMA BASIS FOR THE PURPOSE TO PERFECT THE SECURITY INTEREST HEREIN, BUT NOT OTHERWISE BE LIABLE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gardner Financial Services Ltd, dba Legacy Mutual Mortgage, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee 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.

T.S. #: 2026-20898-TX

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

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: 3-5-26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Enrique Florez, Pete Florez, Sharon St. Pierre, Sheryl La Mont, Heather Golden



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648



NOTICE OF SHERIFF'S SALE

By virtue of a certain Writ of Execution issued by the Clerk of the District Court of Brazos County, Texas, on the 4th day of **March, 2026**, in a certain cause numbered **24-001537-CV-472** wherein **Lance Gordon** as Plaintiff, **Huong Thi Thu Nguyen and Minh Phat Nguyen** as Defendant, in favor of said Plaintiff, for the sum of **\$98,681.78**, after credits, together with all costs of suit and interest, that being the judgment recovered by the said Plaintiff, on the 8th day of **January, 2026**.

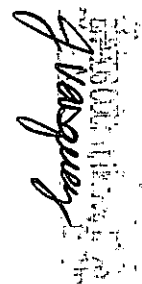
I, Wayne Dicky, Sheriff of Brazos County, Texas on the 10th day of **March, 2026**, at or about 10:00 A.M., have levied upon, and will, on the 7th day of **April, 2026** at 10:00 A.M., at the Courthouse Door of Brazos County in the City of Bryan, Texas within legal hours, proceed to sell for cash to the highest bidder, all of the right, title and interest of the Defendant, **Huong Thi Thu Nguyen and Minh Phat Nguyen**, in and to the following described property, levied upon as the property of the Petitioner, to wit:

1. All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being **Brazos Central Appraisal District Property ID 19209**
Street Address: 2711 Pinehurst Circle
Legal Description: Briarcrest Estates PH 2, Block 4, Lot 16

The above sale to be made by me to satisfy the above-described judgment for **\$98,681.78** in favor of the Plaintiff, plus any publication fees, together with the costs of said suit, plus interest, and the proceeds applied to the satisfaction thereof.

WITNESS MY HAND this the 10th day of **March, 2026**.


Wayne Dicky, Sheriff
Brazos County, Texas
by Shane Moynihan, Deputy Sheriff


Shane Moynihan, Deputy Sheriff

2026 MAR 10 A 10:12

FILED

After Recording, Return to:

Nelson Mullins Riley & Scarborough LLP
5830 Granite Parkway, Suite 1000
Plano, Texas 75024
Attn: Jacob Sparks, Esq.

FILED

2026 MAR 16 A 9:0

[Signature]

TO BE RECORDED IN THE
OFFICIAL PUBLIC RECORDS OF
BRAZOS COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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

DEED OF TRUST: Deed of Trust (Security Agreement, Assignment of Leases, Assignment of Rents and Financing Statement) (together with any and all amendments, extensions, or other modifications, the "***Deed of Trust***") described as follows:

<u>Date:</u>	December 31, 2019
<u>Grantor:</u>	TADS LAND DEVELOPMENT LLC, a Texas limited liability company.
<u>Original Trustee:</u>	BART O. CARAWAY 20202 Highway 59 N, Suite 190 Humble, Texas 77338
<u>Beneficiary:</u>	THIRD COAST BANK, SSB, a Texas state savings bank.
<u>Recorded:</u>	Document No. 1381868 in the real property records of Brazos County, Texas.

<u>Real Property:</u>	The real property located in Brazos County, Texas, more particularly described in Exhibit A (the “ Property ”) attached hereto and incorporated herein by reference, together with all improvements; easements; equipment, fixtures, and personal property; leases and rents; and other rights appurtenant to the real property, as described in the Deed of Trust and the other collateral (collectively, the “ Other Collateral ”) described in the Deed of Trust and other related loan documents.
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NOTE: Real Estate Lien Note (together with any and all amendments, renewals, modifications, restatements and/or replacements thereof, the “**Note**”) described as follows:

<u>Date:</u>	December 31, 2019
<u>Maker:</u>	TADS LAND DEVELOPMENT LLC, a Texas limited liability company.
<u>Original Payee:</u>	THIRD COAST BANK, SSB, a Texas state savings bank.
<u>Original Principal Amount:</u>	ONE MILLION FIVE HUNDRED SEVENTY THOUSAND TWO HUNDRED NINETEEN AND 00/100 DOLLARS (\$1,570,219.00).

Default has occurred in the payment of the Note and the performance of obligations under the Deed of Trust. Because of that default, THIRD COAST BANK, a Texas state bank (formerly known as THIRD COAST BANK, SSB, a Texas state savings bank), has requested Substitute Trustee to sell the Property.

FORECLOSURE SALE:

<u>Mortgagee:</u>	THIRD COAST BANK, a Texas state bank (formerly known as THIRD COAST BANK, SSB, a Texas state savings bank) (“ Mortgagee ”).
<u>Mortgagor:</u>	TADS LAND DEVELOPMENT LLC, a Texas limited liability company.
<u>Date:</u>	APRIL 7, 2026 , the first Tuesday of the month.
<u>Time:</u>	The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 11:30 a.m. and not later than three hours thereafter.
<u>Place:</u>	The area designated by the Commissioners Court of Brazos County, Texas, pursuant to Section 51.002 of the Texas Property Code, or if no such location is designated by the Commissioners Court, the sale will be conducted at the place where this Notice of Substitute Trustee’s Sale has been posted.

<u>Terms of Sale:</u>	The Foreclosure Sale will be conducted as a public auction and the Property and Other Collateral will be sold 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. The purchase price is due and payable without delay on Substitute Trustee's acceptance of the purchaser's bid.
<u>Substitute Trustees:</u>	Jacob Sparks, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Email: Jacob.Sparks@NelsonMullins.com Brent T. Buyse, Esq. Nelson Mullins Riley & Scarborough LLP 3333 Lee Parkway, Suite 750 Dallas, Texas 75219 Email: Brent.Buyse@NelsonMullins.com Xenna K. Davis, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Email: Xenna.Davis@NelsonMullins.com Miranda Granchi, Esq. Nelson Mullins Riley & Scarborough LLP 1111 Bagby Street, Suite 2100 Houston, Texas 77002 Email: Miranda.Granchi@NelsonMullins.com Alexis Cheatum, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Eva Diaz, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Kasi Chadwick, Esq. Nelson Mullins Riley & Scarborough LLP 1111 Bagby Street, Suite 2100 Houston, Texas 77002

	Colin Minx, Esq. Nelson Mullins Riley & Scarborough LLP 1111 Bagby Street, Suite 2100 Houston, Texas 77002
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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Mortgagee's election to proceed against and sell both the Property and Other Collateral described in the Deed of Trust in accordance with Mortgagee's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

If the Foreclosure Sale does not result in full satisfaction of all indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect with respect to any property not sold at the Foreclosure Sale.

If Mortgagee passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

Pursuant to Section 51.009 of the Texas Property Code, **THE PROPERTY WILL BE SOLD "AS IS," WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES**, except as to the warranties, 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(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.

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

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

SUBSTITUTE TRUSTEE: Pursuant to the authority of Section 51.0075 of the Texas Property Code, and in accordance with the terms and conditions of the Deed of Trust, Mortgagee has appointed Jacob Sparks, Brent T. Buyse, Xenna K. Davis, Miranda Granchi, Alexis Cheatum, Eva Diaz, Kasi Chadwick, and Colin Minx (each, the “*Substitute Trustee*”), as the substitute trustees, in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges, and authorities granted in the Deed of Trust to the original trustee and any previously appointed substitute trustees. The names and addresses of the Substitute Trustees are as follows:

Jacob Sparks, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Email: Jacob.Sparks@NelsonMullins.com	Brent T. Buyse, Esq. Nelson Mullins Riley & Scarborough LLP 3333 Lee Parkway, Suite 750 Dallas, Texas 75219 Email: Brent.Buyse@NelsonMullins.com
Xenna K. Davis, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Email: Xenna.Davis@NelsonMullins.com	Miranda Granchi, Esq. Nelson Mullins Riley & Scarborough LLP 1111 Bagby Street, Suite 2100 Houston, Texas 77002 Email: Miranda.Granchi@NelsonMullins.com
Alexis Cheatum, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024	Eva Diaz, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024
Kasi Chadwick, Esq. Nelson Mullins Riley & Scarborough LLP 1111 Bagby Street, Suite 2100 Houston, Texas 77002	Colin Minx, Esq. Nelson Mullins Riley & Scarborough LLP 1111 Bagby Street, Suite 2100 Houston, Texas 77002

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Substitute Trustee has signed this Notice of Substitute Trustee's Sale and Appointment of Substitute Trustee as of March 13, 2026.

SUBSTITUTE TRUSTEE:



Miranda Granchi, Esq.
Nelson Mullins Riley & Scarborough LLP
1111 Bagby Street, Suite 2100
Houston, Texas 77002
(346) 646-5803
Email: Miranda.Granchi@NelsonMullins.com

Jacob Sparks, Esq.
Nelson Mullins Riley & Scarborough LLP
5830 Granite Parkway, Suite 1000
Plano, Texas 75024
(469) 484-4758
Email: Jacob.Sparks@NelsonMullins.com

Brent T. Buyse, Esq.
Nelson Mullins Riley & Scarborough LLP
3333 Lee Parkway, Suite 750
Dallas, Texas 75219
(469) 484-4962
Email: Brent.Buyse@NelsonMullins.com

Xenna K. Davis, Esq.
Nelson Mullins Riley & Scarborough LLP
5830 Granite Parkway, Suite 1000
Plano, Texas 75024
Tel: (469) 484-4841
Email: Xenna.Davis@NelsonMullins.com

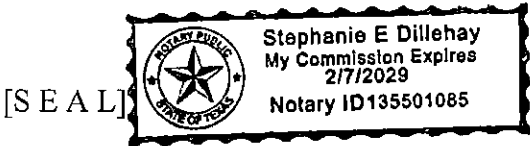
Alexis Cheatum, Esq.
Nelson Mullins Riley & Scarborough LLP
5830 Granite Parkway, Suite 1000
Plano, Texas 75024

Kasi Chadwick, Esq.
Nelson Mullins Riley & Scarborough LLP
1111 Bagby Street, Suite 2100
Houston, Texas 77002

Colin Minx, Esq.
Nelson Mullins Riley & Scarborough LLP
1111 Bagby Street, Suite 2100
Houston, Texas 77002

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on March 13, 2026, by Miranda Granchi, known to me to be the person whose name is subscribed to the foregoing instrument.



My Commission Expires:
2/7/2029

Stephanie Dillehay
Notary Public in and for the State of Texas
Stephanie Dillehay
Printed Name of Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Lot Two (2), Block One (1), SPRING CREEK COMMONS, PHASE 4 & 5, an addition to the City of College Station, Brazos County, Texas, according to the plat thereof recorded in Volume 9287, page 128 of the Official Records of Brazos County, Texas.

FILED

2026 MAR 16 A 11:12

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

1. Property to Be Sold. The property to be sold is described as follows:
The real property and improvements located in Brazos County, Texas, commonly known as 2206 Finfeather Road, Bryan, Texas 77801, being more particularly described on Schedule 1 attached hereto and incorporated herein for all purposes.
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Real Property Deed of Trust, Security Agreement, Fixture Filing and Assignment of Leases and Rents dated September 2, 2022, recorded under Document No. 1482705, Official Public Records of Brazos County, Texas (the "Deed of Trust").
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: 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 Commissioners Court.

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the 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.

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

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

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or any appointed substitute 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 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 Properties.

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

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deeds of Trust executed by **KCM Finfeather Storage Investors, LLC**.

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.

6. 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 (a) the Promissory Note in the original principal amount of \$8,043,126.00, executed by KCM Finfeather Industrial Investors, LLC and KCM Finfeather Storage Investors, LLC and payable to the order of MidCap Financial Trust; (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of KCM Finfeather Industrial Investors, LLC and KCM Finfeather Storage Investors, LLC to MidCap Financial Trust. Midcap Financial Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, MidCap Financial Trust, Attn: Jami L. Brodey, 55 E. Monroe, Suite 3300, Chicago, Illinois 60603.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has requested the substitute trustee to conduct the sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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 OF THE SENDER OF THIS NOTICE IMMEDIATELY.**

Date: March 13, 2026.

Robert L. Barrows
Robert L. Barrows, Substitute Trustee
745 E. Mulberry, Suite 700
San Antonio, Texas 78212
Telephone: 210-736-6600

SCHEDULE 1
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property

See Exhibit A attached hereto and incorporated hereby for reference.

EXHIBIT A

LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN 2.872 ACRE (CALLED 2.85 ACRE) TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS AND BEING THAT SAME TRACT CONVEYED FROM A. E. HARRIS, GERALD N. MCALLISTER, VERNON L. HEIMKE AND THOMAS N. SAWYER, TRUSTEE TOW ATSON & TAYLOR REALTY COMPANY, TRUSTEE, AS DESCRIBED BY A DEED RECORDED IN VOLUME 624, PAGE 436 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID 2.872 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 2.85 ACRE TRACT. SAID IRON ROD LYING IN THE NORTHWEST RIGHT-OF-WAY LINE OF FIN FEATHER ROAD (RIGHT-OF-WAY VARIES), SAME BEING THE SOUTHEAST CORNER OF BLOCK 1, COTTAGE GROVE SUBDIVISION, PHASE 1, AS RECORDED IN VOLUME 5908, PAGE 110, BRAZOS COUNTY MAP RECORDS;

THENCE SOUTH 09 DEGREES 14 MINUTES 44 SECONDS EAST, (CALLED SOUTH 08 DEGREES 38 MINUTES 00 SECONDS EAST) WITH SAID NORTHWEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 232.70 FEET (CALLED 232.79 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 42 DEGREES 05 MINUTES 26 WEST (CALLED SOUTH 42 DEGREES 44 MINUTES 08 SECONDS WEST) ALONG THE COMMON LINE OF SAID 2.85 ACRE TRACT AND A 1.98 ACRE TRACT CONVEYED FROM JOSEPH S. WRIGHT TO THE CITY OF BRYAN, AS DESCRIBED BY A DEED RECORDED IN VOLUME 189, PAGE 141 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 608.13 FEET (CALLED 607.40 FEET) TO A POINT FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE MOST EASTERLY CORNER OF BLOCK 1, COTTAGE GROVE SUBDIVISION, PHASE 2B AS RECORDED IN VOLUME 8936, PAGE 238, BRAZOS COUNTY MAP RECORDS FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 36 DEGREES 42 MINUTES EAST, 0.40 FEET;

THENCE NORTH 48 DEGREES 27 MINUTES 43 SECONDS WEST, (CALLED NORTH 45 DEGREES 29 MINUTES 00 SECONDS WEST) ALONG SOUTHWEST LINE OF SAID 2.85 ACRE TRACT, SAME BEING A NORTHEAST LINE OF SAID COTTAGE GROVE SUBDIVISION, PHASE 2B, FOR A DISTANCE OF 184.97 FEET (CALLED 184.30 FEET), TO A 5/8 INCH IRON ROD SET FOR AN INTERIOR CORNER OF SAID COTTAGE GROVE SUBDIVISION, PHASE 2B, AND BEING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 42 DEGREES 20 MINUTES 43 SECONDS EAST, (CALLED NORTH 42 DEGREES 55 MINUTES 00 SECONDS EAST) ALONG THE NORTHWEST LINE OF SAID 2.85 ACRE TRACT, SAME BEING THE UPPER SOUTHEASTERLY LINE OF SAID COTTAGE GROVE SUBDIVISION, PHASE 2B, A DISTANCE OF 53.86 FEET (CALLED 747.00 FEET) TO A 5/8 INCH IRON ROD FOUND FOR THE UPPER EASTERLY CORNER OF SAID COTTAGE GROVE SUBDIVISION, PHASE 2B, SAME BEING THE SOUTHWEST CORNER OF SAID COTTAGE GROVE SUBDIVISION, PHASE 2-A AND AN ANGLE POINT IN THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 42 DEGREES 19 MINUTES 45 SECONDS EAST, (CALLED NORTH 42 DEGREES 55 MINUTES 00 SECONDS EAST) ALONG THE NORTHWEST LINE OF SAID 2.85 ACRE TRACT, SAME BEING

(continued on following page)

THE SOUTHEAST LINE OF BLOCK 1, COTTAGE GROVE SUBDIVISION, PHASE 2A, A DISTANCE OF 328.14 FEET (CALLED 747.00 FEET) TO A 5/8 INCH IRON ROD SET FOR THE MOST EASTERLY CORNER OF SAID BLOCK 1, COTTAGE GROVE SUBDIVISION, PHASE 2-A, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 1, COTTAGE GROVE SUBDIVISION, PHASE 1, AND BEING AN ANGLE POINT IN THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 42 DEGREES 20 MINUTES 43 SECONDS EAST, (CALLED NORTH 42 DEGREES 55 MINUTES 00 SECONDS EAST) ALONG THE NORTHWEST LINE OF SAID 2.85 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF SAID COTTAGE GROVE SUBDIVISION, PHASE 1, A DISTANCE OF 373.28 FEET (CALLED 747.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.872 ACRES (125,108 SQUARE FEET) OF LAND, MORE OR LESS.

FILED

2026 MAR 16 A 11:13

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

1. Property to Be Sold. The property to be sold is described as follows:
The real property and improvements located in Brazos County, Texas, commonly known as 2600 Finfeather Road, Bryan, Texas 77801, being more particularly described on Schedule 1 attached hereto and incorporated herein for all purposes.
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Real Property Deed of Trust, Security Agreement, Fixture Filing and Assignment of Leases and Rents dated September 2, 2022, recorded under Document No. 1482704, Official Public Records of Brazos County, Texas (the "Deed of Trust").
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: 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 Commissioners Court.

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the 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.

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

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

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or any appointed substitute 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 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 Properties.

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

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deeds of Trust executed by **KCM Finfeather Industrial Investors, LLC**.

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.

6. 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 (a) the Promissory Note in the original principal amount of \$8,043,126.00, executed by KCM Finfeather Industrial Investors, LLC and KCM Finfeather Storage Investors, LLC and payable to the order of MidCap Financial Trust; (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of KCM Finfeather Industrial Investors, LLC and KCM Finfeather Storage Investors, LLC to MidCap Financial Trust. Midcap Financial Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, MidCap Financial Trust, Attn: Jami L. Brodey, 55 E. Monroe, Suite 3300, Chicago, Illinois 60603.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has requested the substitute trustee to conduct the sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. 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 OT THE SENDER OF THIS NOTICE IMMEDIATELY.

Date: March 13, 2026.

R L B
Robert L. Barrows, Substitute Trustee
745 E. Mulberry, Suite 700
San Antonio, Texas 78212
Telephone: 210-736-6600

SCHEDULE 1
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT ONE (1), BLOCK ONE (1), CEDAR RIDGE, PHASE ONE, AD ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 395, PAGE 761, DEED RECORDS OF BRAZOS COUNTY, TEXAS

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

1. Property to be Sold. The property to be sold is described on Exhibit A attached hereto and incorporated herein, and is commonly known as 115 Fraternity Row, Unit 50, College Station, Brazos County, Texas.

2. Instrument to be Foreclosed. The security instrument to be foreclosed is the Deed of Trust dated February 3, 2021, by Todd Strong and Christine Strong, as Grantor, to Robert M. Galperin, Esq., as Trustee, for the benefit of Live Oak Banking Company, as Beneficiary, and recorded on March 15, 2021, as document number 1423715 in Volume 16803, Page 280 of the Official Public 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:

- a. Date: Tuesday, April 7, 2026
- b. Time: 11:00 AM, or not later than three hours thereafter.
- c. Place: 300 E. 26th Street, Bryan, Texas 77803, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by TODD STRONG and CHRISTINE STRONG. 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.

5. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to any provision 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.

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

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

6. Appointment of Substitute Trustee. In accordance with Section 51.0076 of the Texas Property Code, the undersigned has named and appointed, and by this notice does name and appoint Resolve Trustee Services LLC whose address 906 W. McDermott Dr., Suite 116-242, ALLEN, TX 75013, as Substitute Trustee to act under and by virtue of the deed of trust.

7. Name and Address of Substitute Trustee.

a. Name: Resolve Trustee Services, LLC

b. Address: 906 W. McDermott Dr., Suite 116-242, ALLEN, TX 75013

8. 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 the promissory note in the original principal amount of \$1,339,000.00, executed by StroCo Ventures, Inc., and payable to the order of LIVE OAK BANKING COMPANY, and that certain unconditional guarantee of Todd N. Strong and that certain unconditional limited guarantee of Christine K. Strong (collectively, as amended or modified, the "Note"). LIVE OAK BANKING COMPANY is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

9. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested the Substitute Trustee to conduct this sale.

10. Notice. Notice is hereby given that on and at the Date, Time, and Place for the foreclosure sale described above, Substitute Trustee will sell the property in accordance with the Terms of Sale described above, the deed of trust, and applicable Texas law.

11. Rescheduling. If LIVE OAK BANKING COMPANY passes the foreclosure sale, notice of the date of any rescheduled foreclosure sale will be posted and filed in accordance with the posting and filing requirements of the deed of trust and applicable Texas law, including the Texas Property Code.

Dated: March 16, 2026

A handwritten signature in black ink, appearing to read "A. Elizabeth Veale".

A. Elizabeth Veale
Attorney for Live Oak Banking Company
Stinson LLP
2200 Ross Avenue, Suite 2900
Dallas, Texas 75201

EXHIBIT A

Legal Description of the Property

Unit Fifty (50), Deacon Condominiums, City of College Station, 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 Condominium Declaration thereof, in Volume 4411, Page 85, and the amendments thereto recorded in Volume 4697, Page 61; Volume 4717, Page 76; Volume 4736, Page 1; and Volume 4759, Page 16 of the Official Records of Brazos County, Texas.

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[Handwritten signature]

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: **January 23, 2023**
Grantor(s): **Rudder Frontage LLC**
Original Mortgagee: **Mazaca Investments Inc.**
Original Principal: **Note 1 - \$300,000.00**
Note 2 - \$300,000.00
Note 3 - \$600,000.00

Recording Information: **Volume 18457, Page 85**

Property County: **Brazos**

Property: **See Exhibit A, attached hereto and incorporated herein by reference for all purposes.**

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MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Mazaca Investments Inc.**
Mortgage Servicer: **Mazaca Investments Inc.**
Mortgage Servicer Address: **15025 Anchor Mill Place
Gainesville, VA 20155**

SALE INFORMATION:

Date of Sale: **April 7, 2026**
Time of Sale: **01:00 PM or within three hours thereafter.**
Place of Sale: **The atrium on the first floor of the Brazos County Administration Building, 200 S. Texas Avenue, Bryan, Texas 77803, in Brazos County, Texas OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**
Substitute Trustee: **Michael J. Burns**
Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com**

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been removed and the herein described Substitute Trustee, have been appointed as Substitute Trustee and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

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



Michael J. Burns

EXHIBIT "A"

All that certain tract or parcel containing 92.95 acres of land in the Richard Carter Survey, A-8, Brazos County, Texas, being a portion of a tract which was called 186.90 acres and conveyed from BCS Centerpoint, LLC to Burton Creek Ventures, LLC, by an instrument of record in Volume 12358, Page 55, of the Brazos County Official Public Record (BCOPR), a 1/2 was conveyed from Burton Creek Ventures, LLC to Rudder Frontage, LLC, by an instrument of record in Volume 12462, Page 198, BCOPR, said 92.95 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for southwest corner, being the southwest corner of said 186.90 acre tract and northwest corner of a tract which was called 71.57 acres and conveyed from Bert Wheelers, Inc. to Regency Parkway, Inc., by an instrument of record in Volume 1219, Page 292, BCOPR, lying in the east right of way (R-O-W) line of State Highway 6 (SH 6);

THENCE N34°36'33"W, 2,572.46 feet along the common line of said 186.90 acre tract and east R-O-W line of SH 6 to a 5/8" iron rod set for most westerly northwest corner, from which a 5/8" iron rod found bears: N26°57'08"W, 0.53 feet;

THENCE departing SH 6, N48°33'14"E, 970.59 feet crossing said 186.90 acre tract to a 5/8" iron rod set for angle point;

THENCE S89°48'36"E, 722.08 feet continuing across said 186.90 acre tract to a 5/8" iron rod set for angle point;

THENCE S41°28'56"E, 397.50 feet continuing across said 186.90 acre tract to a 5/8" iron rod set for angle point;

THENCE S79°21'33"E, continuing across said 186.90 acre tract, at 596.97 feet pass a 5/8" iron rod set for reference, and continuing across said 186.90 acre tract for a distance in all of 696.97 feet to a point for northeast corner, lying in the west line of a tract which was called 38 acres and conveyed from Bert Wheelers, Inc. to Regency Parkway, Inc., by an instrument of record in Volume 1219, Page 292, BCOPR;

THENCE S31°19'48"E, 54.81 feet along the common line of said 186.90 acre tract and said 38 acre tract to a dead 20" tree stump found for angle point;

THENCE S19°02'12"W, 165.82 feet continuing along said common line to an angle point;

THENCE S12°11'27"W, 95.17 feet continuing along said common line to a 11" walnut tree found for angle point;

THENCE S04°35'04"E, 57.97 feet continuing along said common line to a 14" walnut tree found for angle point;

THENCE 830°47'30"E, 124.36 feet continuing along said common line to a 6" elm tree found for angle point;

THENCE 810°24'10"E, 219.25 feet continuing along said common line to a dead 20" tree stump found for angle point;

THENCE 885°34'19"W, 43.09 feet continuing along said common line to a 5/8" iron rod set for angle point;

THENCE 842°54'01"W, 48.28 feet continuing along said common line to a 5/8" iron rod set for angle point;

THENCE 858°11'37"W, 59.99 feet continuing along said common line to a 5/8" iron rod set for angle point;

THENCE 844°48'41"W, 54.07 feet continuing along said common line to a 10" elm tree found for angle point;

THENCE 873°48'05"W, 35.56 feet continuing along said common line to a 5/8" iron rod set for angle point;

THENCE 848°20'53"W, 72.07 feet continuing along said common line to a 34" elm tree found for angle point;

THENCE 823°32'32"W, 49.29 feet continuing along said common line to a 5/8" iron rod set for angle point;

THENCE 806°12'00"W, 173.28 feet continuing along said common line to a 40" elm tree found for angle point;

THENCE 804°20'24"E, 67.19 feet continuing along said common line to a 13" elm tree found for angle point;

THENCE 869°10'27"E, 11.93 feet continuing along said common line to an angle point;

THENCE 815°49'37"E, 59.63 feet continuing along said common line to an angle point;

THENCE 825°35'17"W, 9.19 feet continuing along said common line to a 6" elm tree found for angle point;

THENCE 824°34'17"E, 15.57 feet continuing along said common line to an angle point;

THENCE 851°51'46"E, 19.83 feet continuing along said common line to an angle point;

THENCE 826°13'31"E, 50.28 feet continuing along said common line to a 24" oak tree found for angle point;

THENCE 833°52'15"E, 358.77 feet continuing along said common line to a dead tree stump found for angle point;

THENCE 816°02'48"E, 84.94 feet continuing along said common line to a 5/8" iron rod found for angle point;

THENCE S78°39'30"W, 211.47 feet continuing along said common line to a 5" cedar fence post found for angle point;

THENCE S87°53'50"W, 422.37 feet continuing along said common line to a 4" wooden fence corner post found for angle point;

THENCE S01°39'15"E, 173.76 feet continuing along said common line to a 5/8" iron rod found for angle point;

THENCE S13°19'39"W, 85.11 feet continuing along said common line to a 5/8" iron rod found for angle point;

THENCE S26°26'30"W, 102.28 feet continuing along said common line to a 5/8" iron rod found for angle point;

THENCE S12°02'06"W, 285.74 feet continuing along said common line to a 1/2" iron rod found for angle point;

THENCE N89°26'00"W, 254.80 feet continuing along said common line to the PLACE OF BEGINNING, containing 92.95 acres of land, more or less.