

Notice of Substitute Trustee Sale

T.S. #: 24-12656

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: **4/1/2025**
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Brazos County Courthouse in Bryan, Texas, at the following location: 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

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

ALL OF LOT FIFTEEN (15), BLOCK SIX (6), MEMORIAL FOREST, REVISED FIRST INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 271, PAGE 699 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 8/31/2018 and is recorded in the office of the County Clerk of Brazos County, Texas, under County Clerk's File No 1340187, recorded on 9/5/2018, in Book N/A, Page N/A, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 06/09/2022 and recorded on 1474134. of the Real Property Records of Brazos County, Texas.

Property Address: 2502 MEMORIAL DR BRYAN TEXAS 77802

Trustor(s):	PHILIP L HARRIS AND LAWRENCE C HARRIS	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	SERVBANK, SB	Loan Servicer:	Servbank
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Current Substituted Trustees:	Auction.com, Pete Florez, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC
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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.

T.S. #: 24-12656

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$112,917.00, executed by PHILIP L HARRIS, UNMARRIED AND LAWRENCE C HARRIS, MARRIED, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of PHILIP L HARRIS, UNMARRIED AND LAWRENCE C HARRIS, MARRIED to PHILIP L HARRIS AND LAWRENCE C HARRIS. SERVBANK, SB is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

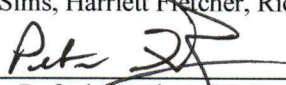
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

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

SERVBANK, SB
3138 E Elwood St
Phoenix, AZ 85034
(800) 272-3286

Dated: 1-23-25

Auction.com, Pete Florez, Sharon St. Pierre, Robert La Mont, Sheryl La Mont,
David Sims, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 24-12656

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC

16801 Addison Road, Suite 350

Addison, Texas 75001

Attn: Trustee Department

FILED
2025 JAN 23 P 3:43
JHAW

2306 AUBURN CT
COLLEGE STATION, TX 77840

00000010349041

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: April 01, 2025

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 07, 2017 and recorded in Document VOLUME 14396, PAGE 125 real property records of BRAZOS County, Texas, with JACOB BAUMANN A MARRIED MAN JOINED BY HIS WIFE SASHA YUENHAW LEE SIGNED PRO FORMA TO PERFECT LIEN ONLY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JACOB BAUMANN A MARRIED MAN JOINED BY HIS WIFE SASHA YUENHAW LEE SIGNED PRO FORMA TO PERFECT LIEN ONLY, securing the payment of the indebtednesses in the original principal amount of \$149,165.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301

2025 JAN 30 P 2:12
FILED
Deborah



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead KATHLEEN ADKINS, REID RUPLE, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on January 30, 2025 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: January 30, 2025

2306 AUBURN CT
COLLEGE STATION, TX 77840

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BRAZOS

EXHIBIT "A"

LOT FIVE (5), BLOCK ONE (1), BRENTWOOD SECTION THREE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 370, PAGE 855 OF THE DEED 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 TRUSTEES**

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 SUBSTITUTE TRUSTEE'S SALE

DATE: FEBRUARY 5, 2025

NOTE: Note described as follows:

Date:	JUNE 21, 2019
Maker:	GILLIAN MARIE WHITTEN
Payee:	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, successor to the original lender.
Original Principal Amount:	\$91,568.00

RECORDED
Brazos County, Texas
2025 FEB - 6 A 10:06
FILED

DEED OF TRUST: Deed of Trust described as follows:

Date:	JUNE 21, 2019
Grantor:	GILLIAN MARIE WHITTEN
Trustee:	WILLIAM D. FITCH
Beneficiary:	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, successor to the original beneficiary.
Recorded:	Instrument #1364705 and Volume 15404 Page 167, Real Property Records of BRAZOS COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWER: GILLIAN MARIE WHITTEN

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN BRAZOS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 4515 Carter Creek Parkway, #7, Bryan, TX 77802)

SUBSTITUTE TRUSTEE: KATHLEEN ADKINS, REID RUPLE, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, FLORENCE ROSAS, SHARON ST. PIERRE, AND DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

APRIL 1, 2025, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

IN BRAZOS County, Texas, at the BRAZOS COUNTY ADMINISTRATION BUILDING, 200 S. TEXAS AVENUE, BRYAN, TX 77803 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date:	JUNE 21, 2019
Grantor:	GILLIAN MARIE WHITTEN
Trustee:	WILLIAM D. FITCH
Beneficiary:	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, successor to the original beneficiary.
Recorded:	Instrument #1364705 and Volume 15404 Page 167, Real Property Records of BRAZOS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN BRAZOS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 4515 Carter Creek Parkway, #7, Bryan, TX 77802)

SUBSTITUTE TRUSTEE: KATHLEEN ADKINS, REID RUPLE, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, CARY CORENBLUM,

KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, FLORENCE ROSAS, SHARON ST. PIERRE, AND DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of FEBRUARY 5, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: _____

Name: Robert S. Coleman, Jr., Attorney for
NEWREZ, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

THE STATE OF TEXAS

§

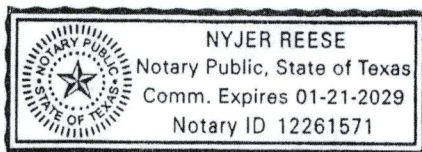
§

COUNTY OF DALLAS

§

BEFORE ME, the undersigned authority, on this day appeared ROBERT S. COLEMAN, Jr., and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 5, 2025



Notary Public, State of Texas

Notice of Sale executed by:

Name: David Garvin

Substitute Trustee

EXHIBIT A

UNIT SEVENTEEN (17), BUILDING "B", OAKWOOD, A RESUBDIVISION OF THE THREE ACRE LOT 1 IN THE OAK VILLAGE SUBDIVISION, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 404, PAGE 791 OF THE DEED RECORDS, BRAZOS COUNTY, TEXAS, AND ACCORDING TO THE CORRECTION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAKWOOD TOWNHOMES PLANNED UNIT DEVELOPMENT, RECORDED IN VOLUME 404, PAGE 588 OF THE DEED RECORDS, BRAZOS COUNTY, TEXAS.

More Commonly Referred To As: 4515 Carter Creek Parkway #7, Bryan, TX 77802

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: 03/16/2015
Grantor(s): KENNETH D RAINER AND ANITA K RAINER, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SENTE MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$79,532.00
Recording Information: Book 12571 Page 162 Instrument 01224590
Property County: Brazos
Property: (See Attached Exhibit "A")
Reported Address: 2505 SOUTHSIDE DR, BRYAN, TX 77803

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 2800 Tamarack Rd, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of April, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Brazos County Commissioner's Court, at the area most recently designated by the Brazos County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Kathleen Adkins, Reid Ruple, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Kathleen Adkins, Reid Ruple, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED
2025 FEB -6 P 3:09
BRYAN, TEXAS
COUNTY CLERK
BY: [Signature]

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Kathleen Adkins, Reid Ruple, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 2-6-25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

By: Pete Florez

Exhibit "A"

LOT NINE (9), BLOCK NINETEEN (19), MARGARET WALLACE SUBDIVISION, CITY OF BRYAN, ACCORDING TO REVISED PLAT THEREOF RECORDED IN VOLUME 138, PAGE 573 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-12752-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: **4/1/2025**
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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN BRAZOS COUNTY, TEXAS, BEING LOT SIX (6), BLOCK FOURTEEN (14), CREEK MEADOWS, SECTION 1B, PHASE 4, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8028, PAGE 248, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Commonly known as: 15613 WOOD BROOK LN COLLEGE STATION, TX 77845

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **5/20/2015** and recorded in the office of the County Clerk of Brazos County, Texas, recorded on **5/20/2015** under County Clerk's File No **2015-1230929**, in Book **12696** and Page **6** of the Real Property Records of Brazos County, Texas.

Grantor(s):	SCOTT ALEXANDER HELMS AND SHEERA REBECCA HELMS, HUSBAND AND WIFE
Original Trustee:	PATRICIA A. GUSTAFSON
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Enrique Florez, Allan Johnston, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Hernderson, George Hawthorne, Marlene Zografos, Karen Pollock, Jerry Merker, Carla Henderson, Jacob Nink, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Jeff Benton, Harriett Fletcher
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for HOMETRUST MORTGAGE COMPANY, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2025-12752-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.

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 \$245,471.00, executed by SCOTT ALEXANDER HELMS AND SHEERA REBECCA HELMS, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for HOMETRUST MORTGAGE COMPANY, 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:

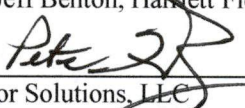
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-12752-TX

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: 2-10-25

Nestor Solutions, LLC, Auction.com, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Enrique Florez, Allan Johnston, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Hernderson, George Hawthorne, Marlene Zografos, Karen Pollock, Jerry Merker, Carla Henderson, Jacob Nink, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Jeff Benton, Harriett Fletcher


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

FILED
2025 FEB 10 P 2:41
P. St. George

REGIONS MORTGAGE (UPN)
HUGHES, WILLIAM
2000 LEXI LN, BRYAN, TX 77807

CONVENTIONAL
Firm File Number: 25-042305

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 23, 2021, WILLIAM W. HUGHES, UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to EARL CONNELL, as Trustee, the Real Estate hereinafter described, to REGIONS BANK D/B/A REGIONS MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 1436725 Volume 17122, Page 31, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, April 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT ONE (1), BLOCK FIVE (5), DOMINION OAKS, PHASE II, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 10357, PAGE 277, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2000 LEXI LN
BRYAN, TX 77807
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE
6200 POPLAR AVENUE
MEMPHIS, TN 38119

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.

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
Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

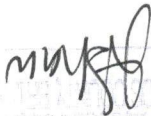
WITNESS MY HAND this day February 19, 2025.

By: 
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Regions Bank dba Regions Mortgage

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

A handwritten signature in black ink, appearing to be "J. Smith", is written over a faint, rectangular stamp.

2025 FEB 20 A 10: 00

FILED

NOTICE OF TRUSTEE'S SALE

DATE: March 4, 2025

PROMISSORY NOTE: Promissory Note described as:

Date: October 30, 2015
Maker: RSS Real Estate Holdings, LP
Payee: City Bank
Principal Amount: \$382,500.00

DEED OF TRUST: Deed of Trust described as:

Date: October 30, 2015
Grantor: RSS Real Estate Holdings, LP
Trustee: Kevin Bass
Beneficiary: City Bank
Recording Information: Recorded in/under Instrument #2015-1247671, In the Official Public Records of Brazos County, Texas.

LENDER: City Bank

Borrower: RSS Real Estate Holdings, LP

Property: All of Lot Two "B" (2B), Block Two (2), College Oaks Addition, an addition to the City of Bryan, Brazos County, Texas, according to the replat recorded in Volume 12413, Page 234, Official Public Records of Brazos County, Texas.

Original Trustee: Kevin Bass

Substitute Trustee: Michael Hicks
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox
Substitute Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

FILED

2025 MAR -5 P 2:19

MARSHALL COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: VZ, DEPUTY

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 1, 2025, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

In the atrium of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas, or other such location as designated by the County Commissioners of Brazos County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

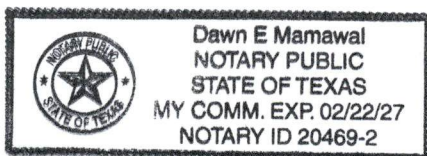


Michael D. Hicks, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on March 4, 2025, by Michael D. Hicks, Substitute Trustee.



Notary Public, State of Texas

NOTICE OF TRUSTEE'S SALE

DATE: March 4, 2025

PROMISSORY NOTE: Promissory Note described as:

Date: October 30, 2015

Maker: RSS Real Estate Holdings, LP

Payee: City Bank

Principal Amount: \$382,500.00

DEED OF TRUST: Deed of Trust described as:

Date: October 30, 2015

Grantor: RSS Real Estate Holdings, LP

Trustee: Kevin Bass

Beneficiary: City Bank

Recording Information: Recorded in/under Instrument #2015-1247649, Official Public Records of Brazos County, Texas.

LENDER: City Bank

Borrower: RSS Real Estate Holdings, LP

Property: All of Lot Two "A" (2A), Block Two (2), College Oaks Addition, an addition to the City of Bryan, Brazos County, Texas, according to the replat recorded in Volume 12413, Page 234, Official Public Records of Brazos County, Texas.

Original Trustee: Kevin Bass

Substitute Trustee: Michael Hicks
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox
Substitute Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

FILED

2025 MAR -5 P 2:20

KAREN K. COHEN, CLERK
Brazos County, Texas
By: VL, DEPUTY

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 1, 2025, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

In the atrium of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas, or other such location as designated by the County Commissioners of Brazos County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

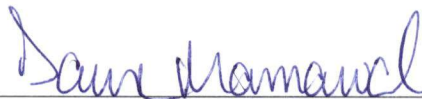


Michael D. Hicks, Substitute Trustee

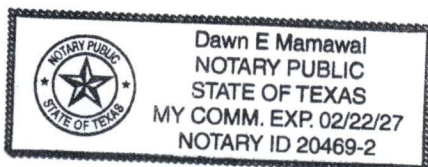
ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on March 4, 2025, by Michael D. Hicks, Substitute Trustee.



Notary Public, State of Texas



NOTICE OF TRUSTEE'S SALE

FILED

DATE: March 4, 2025

2025 MAR -5 P 2: 20

PROMISSORY NOTE: Promissory Note described as:

Date: August 31, 2017

Maker: RSS Real Estate Holdings, LP

Payee: City Bank

Principal Amount: \$405,000.00

DEED OF TRUST: Deed of Trust described as:

Date: August 31, 2017

Grantor: RSS Real Estate Holdings, LP

Trustee: Kevin Bass

Beneficiary: City Bank

Recording Information: Recorded in/under Instrument #2017-1307882, Official Public Records of Brazos County, Texas.

LENDER: City Bank

Borrower: RSS Real Estate Holdings, LP

Property: See Exhibit A Attached

Original Trustee: Kevin Bass

Substitute Trustee: Michael Hicks
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox
Substitute Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 1, 2025, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

In the atrium of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas, or other such location as designated by the County Commissioners of Brazos County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

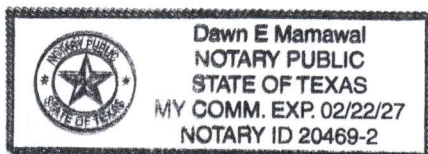


Michael D. Hicks, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on March 4, 2025, by Michael D. Hicks, Substitute Trustee.





Notary Public, State of Texas

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF BLOCK 1, BREEZY HEIGHTS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 125, PAGE 433 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO DENNIS MALONEY AND WIFE, FRANCES MALONEY RECORDED IN VOLUME 498, PAGE 817 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF WELSH AVENUE (50' R.O.W.) MARKING THE WEST CORNER OF LOT 1B, BLOCK 1, BREEZY HEIGHTS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 544, PAGE 41 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 48' 39" W ALONG THE NORTHEAST LINE OF WELSH AVENUE FOR A DISTANCE OF 49.99 FEET (DEED CALL: N 45° 00' 00" W - 50.00 FEET, 498/817) TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 15,500 SQ. FT. TRACT OF LAND AS DESCRIBED AS A PORTION OF SAID BLOCK 1 BY A DEED TO GEORGE L. HODNETT AND WIFE, MARJITZA C. HODNETT RECORDED IN VOLUME 601, PAGE 588 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 05' 31" E ALONG THE SOUTHEAST LINE OF SAID HODNETT TRACT AND THROUGH SAID BLOCK 1 FOR A DISTANCE OF 119.30 FEET (DEED CALL: N 45° 00' 00" E - 119.30 FEET, 498/817) TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID HODNETT TRACT AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 38' 14" E CONTINUING THROUGH SAID BLOCK 1 FOR A DISTANCE OF 49.34 FEET (DEED CALL: S 45° 00' 00" E - 50.00 FEET, 498/817) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 4B OF SAID BLOCK 1 (544/41). FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 4B BEARS: N 42° 36' 34" E FOR A DISTANCE OF 167.22 FEET (PLAT CALL: N 45° 43' 27" E - 168.10 FEET, 544/41);

THENCE: ALONG THE NORTHWEST LINE OF SAID LOT 4B FOR THE FOLLOWING CALLS:

S 36° 47' 38" W FOR A DISTANCE OF 7.09 FEET (PLAT CALL: S 33° 26' 15" W - 6.23 FEET, 544/41) TO A 1/2 INCH IRON ROD SET;

S 42° 05' 31" W, PASS THE COMMON CORNER OF SAID LOTS 1B AND 4B, CONTINUE ON ALONG THE NORTHWEST LINE OF SAID LOT 1B FOR A TOTAL DISTANCE OF 112.09 FEET (PLAT CALL: S 45° 00' 24" W - 112.09 FEET, 544/41) TO THE POINT OF BEGINNING CONTAINING 0.137 OF AN ACRE OF LAND (5,958 SQ. FT.), MORE OR LESS.

NOTICE OF TRUSTEE'S SALE

DATE: March 4, 2025

FILED

PROMISSORY NOTE: Promissory Note described as:

2025 MAR -5 P 2: 20

Date: September 30, 2015

Maker: RSS Real Estate Holdings, LP

Payee: City Bank

Principal Amount: \$310,000.00

WITNESSED BY COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY VL, CLERK

DEED OF TRUST: Deed of Trust described as:

Date: September 30, 2015

Grantor: RSS Real Estate Holdings, LP

Trustee: Kevin Bass

Beneficiary: City Bank

Recording Information: Recorded in/under Instrument #01245072, Official Public Records of Brazos County, Texas.

LENDER: City Bank

Borrower: RSS Real Estate Holdings, LP

Property: Lot Ten A (10A), Block Two (2), Final Plat of Lot 10, Block 2 Richards Addition, City of College Station, according to plat thereof recorded in Volume 3011, Page 93 of the Official Records of Brazos County, Texas.

Original Trustee: Kevin Bass

Substitute Trustee: Michael Hicks
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox
Substitute Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 1, 2025, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

In the atrium of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas, or other such location as designated by the County Commissioners of Brazos County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

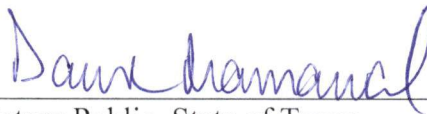


Michael D. Hicks, Substitute Trustee

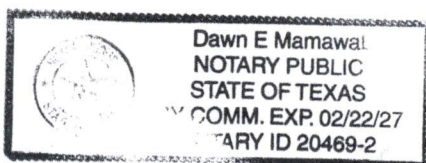
ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on March 4, 2025, by Michael D. Hicks, Substitute Trustee.



Notary Public, State of Texas



NOTICE OF TRUSTEE'S SALE

DATE: March 4, 2025

FILED

PROMISSORY NOTE: Promissory Note described as:

2025 MAR -5 P 2: 20

Date: October 7, 2015

Maker: RSS Real Estate Holdings, LP

Payee: City Bank

Principal Amount: \$355,000.00

KAREN MCQUEEN, CLERK
BRAZOS COUNTY, TEXAS
BY: VL DEPUTY

DEED OF TRUST: Deed of Trust described as:

Date: October 7, 2015

Grantor: RSS Real Estate Holdings, LP

Trustee: Kevin Bass

Beneficiary: City Bank

Recording Information: Recorded in/under Instrument #2015-1245647, Official Public Records of Brazos County, Texas.

LENDER: City Bank

Borrower: RSS Real Estate Holdings, LP

Property: All of Lot Four (4), Block Four (4), College Hills Estates, a Subdivision in the city of College station, Brazos County, Texas, according to plat thereof recorded in Volume 96, Page 498, Deed of Records of Brazos County, Texas.

Original Trustee: Kevin Bass

Substitute Trustee: Michael Hicks
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox
Substitute Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 1, 2025 being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

In the atrium of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas, or other such location as designated by the County Commissioners of Brazos County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.



Michael D. Hicks, Substitute Trustee

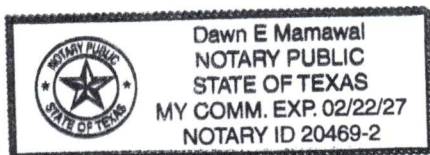
ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on March 4, 2025, by Michael D. Hicks, Substitute Trustee.



Notary Public, State of Texas



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 126034-TX

Date: February 27, 2025

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: CHRISTINE LOUISE FOSTER, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MOVEMENT MORTGAGE, LLC,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: M & T Bank

DEED OF TRUST DATED 10/24/2022, RECORDING INFORMATION: Recorded on 10/24/2022, as Instrument No. 1486906 in Book 18295 Page 236 and Correction Instrument recorded on 12/27/23 as Instrument Number 1518481, Vol: 18985 Pg: 259 to correct Legal Description

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK ONE (1), CAT HOLLOW SUBDIVISION, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2295, PAGE 79, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/1/2025**, the foreclosure sale will be conducted in **Brazos** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

M & T Bank is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. M & T Bank, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o M & T Bank
One Fountain Plaza
Buffalo, NY 14203



Matter No.: 126034-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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

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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: March 2, 2011	Original Mortgagor/Grantor: ANDRE R. JOSIAH, SR. AND BRIDGET D. JOSIAH
Original Beneficiary / Mortgagee: JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: 10078 Page: 48 Instrument No: 2011-1086497	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 \$80,200.00, executed by ANDRE JOSIAH SR and payable to the order of Lender.

Property Address/Mailing Address: 2802 MANZANO CT, COLLEGE STATION, TX 77845

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT NINETY (90), BLOCK FORTY-FIVE (45), REVISED SOUTHWOOD VALLEY SECTION 25-A, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 819, PAGE 421 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: APRIL 01, 2025	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, *SELENE FINANCE, LP*, 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.

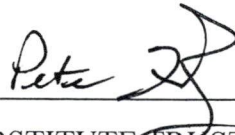


Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE, LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Georgia 30004
PH: (470)321-7112

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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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

§

COUNTY OF BRAZOS

§

Date: March 7, 2025

Borrower: KCAP CANYON VILLAGE, LLC

Borrower's Address: c/o KeyCity Capital
1209 S. White Chapel Blvd., Ste. 180
Southlake, Texas 76092

Holder: AXONIC B2A TRUST

Holder's Address: 520 Madison Avenue, 42nd Floor
New York, New York 10022

Substitute Trustee: James L. Hollerbach, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves, and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

-and-

2950 North Harwood St., #2100
Dallas, Texas 75201

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

Date: May 9, 2022

Grantor: KCAP CANYON VILLAGE, LLC

Original Lender: X-CALIBER FUNDING LLC

FILED
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Trustee: Adam J. Setliff, PLLC

Secures: Promissory Note, dated as of May 9, 2022 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Nine Million Two Hundred Thousand and 00/100 Dollars (\$9,200,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Brazos County, Texas (the "Records") as Document Number 2022-1471072

Assignment from Original Lender to Holder: Evidenced by that certain Assignment of Deed of Trust (the "Assignment"), dated September 30, 2022, and recorded in the Records as Document Number 2022-1485280

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

Foreclosure Sale:

Date of Sale: Tuesday, April 1, 2025

Time of Sale: The sale of the Property will take place between the hours of 11:00 a.m. and 2:00 p.m. local time; the earliest time at which the sale will take place is 11:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS

Holder has appointed James L. Hollerbach, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly

due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

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

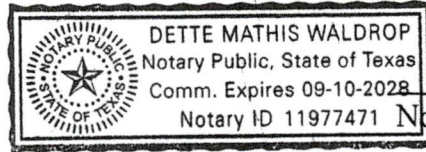
Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 2:00 P.M. local time.

[signature on following page]

Peta Florez
Peta Florez, Affiant

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Subscribed and sworn to before me, the undersigned authority, on this 10th day of March 2025, personally appeared Peta Florez, the Affiant.



[Signature]

Notary Public, State of Texas

My Commission expires:
9.10.28

After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT "A"

Lot 2, Resubdivision of the Power Subdivision, Section 1, an Addition to the City of Bryan, Brazos County, Texas, according to the map or plat thereof recorded in Volume 407, Page 115, of the Plat Records of Brazos County, Texas.

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.

110644-0087

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

3015 KERRY LANE, BRYAN, TEXAS 77803

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT ONE (1), BLOCK SIX (6), NORTH OAKS ADDITION, FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE REVISED PLAT OF SAID ADDITION, RECORDED IN VOLUME 367, PAGE 833, DEED RECORDS BRAZOS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
BRAZOS COUNTY

RECORDED ON
OCTOBER 2, 2007

UNDER DOCUMENT#
00978134

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY
ADMINISTRATION BUILDING AT 200 SOUTH TEXAS
AVENUE, BRYAN, TEXAS

DATE

APRIL 1, 2025

TIME

11:00 AM - 2:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by MERCEDES LOPEZ, JR. and PAULA G. LOPEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$159,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

Annarose Harding

McGLINCHEY STAFFORD, LLC
1001 McKinney Street, Suite 1500
Houston, Texas 77002
(713) 335-2150

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 3-11-25

NAME Pete Florez

Pete Florez

TRUSTEE

received
3-11-2025
Patrick St. George

FILED

2025 MAR 11 A 8:50

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRAVO, TEXAS
BY P. St. George, DEPUTY

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