

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: 12/28/2022
Grantor(s): GEORGE MORENO, JR., AN UNMARRIED MAN

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$78,000.00
Recording Information: Book 18411 Page 182 Instrument 1492266
Property County: Brazos
Property: (See Attached Exhibit "A")
Reported Address: 1304 WELLINGTON AVE, BRYAN, TX 77803-1750

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of August, 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.

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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 6-12-25 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: 

Exhibit "A"

LAND SITUATED IN THE CITY OF BRYAN IN THE COUNTY OF BRAZOS IN THE STATE OF TX
LOT EIGHT (8), BLOCK FOUR (4), WASHINGTON HEIGHTS, CITY OF BRYAN, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 116, PAGE 431 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

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: 08/05/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brazos County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 14, 2003 and recorded in the real property records of Brazos County, TX and is recorded under Clerk's Book 5123, Page 232 with Charles Swist and Tanya Swist (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for BSM Financial, L.P. dba Banksource Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Charles Swist and Tanya Swist, securing the payment of the indebtedness in the original amount of \$89,594.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT TWENTY-FIVE (25) , BLOCK ONE (1) , HIGH COUNTRY SUBDIVISION PHASE THREE, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3675, PAGE 345 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** 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 Kirk Schwartz Esq. or Carson Emmons, Esq. or Justin Ritchie, Esq. or AWEST OR Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Pete Florez, Zachary Florez, Orlando Rosas whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

June 4, 2025

Executed on

/s/ Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Justin Ritchie, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

6-12-25
Executed on

Pete Florez
SUBSTITUTE TRUSTEE

Agency Sales & Posting
Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard OR Zachary Florez, Orlando Rosas or Bobby Brown OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 6-12-25 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: Pete Florez
Date: 6-12-25

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-35113

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/19/2022, Jennifer Lee Sandel and Gary Stephen Sandel, wife and husband , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Angela R Hernandez, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$336,850.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., which Deed of Trust is Recorded on 7/20/2022 as Volume 1478154, Book 18105, Page 68, in Brazos County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 21, Block 25, of SOUTHERN POINTE SECTION 200, a subdivision in Brazos County, Texas, according to the map or plat thereof recorded in Volume 17135, Page 211 of the Official Public Records of Brazos County, Texas.

Commonly known as: **6220 DARLINGTON AVE COLLEGE STATION, TX 77845**

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 **Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs** , **Auction.com, LLC, Dustin George** 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 Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/5/2025 at 11:00 AM**, or no later than three (3) hours after such time, in **Brazos County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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

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(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.

WITNESS, my hand this 6/9/2025

WITNESS, my hand this 6-12-25

Grecia Moreno

By: Grecia Moreno, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Pete Florez

By: ~~Substitute~~ Trustee(s)
Pete Florez, Zachary Florez, Orlando Rosas,
Bobby Brown, Brian Hooper, Mike Jansta, Mike
Hayward, or Jay Jacobs
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT TWO (2) , BLOCK TWO (2) OF BROOK HOLLOW NUMBER TWO, AN ADDITION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 278, PAGE 591 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/05/2020 and recorded in Book 16098 Page 261 Document 1395152 real property records of Brazos County, Texas.

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

Date: 08/05/2025

Time: 11:00 AM

Place: Brazos County, Texas at the following location: THE ATRIUM AREA ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by MELISSA N. HERNANDEZ AND SAMUEL HERNANDEZ JR, provides that it secures the payment of the indebtedness in the original principal amount of \$191,468.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LoanDepot.com, LLC is the current mortgagee of the note and deed of trust and LOANDEPOT.COM, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LoanDepot.com, LLC c/o LOANDEPOT.COM, LLC, 6531 Irvine Center Drive, Suite 100, Irvine, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

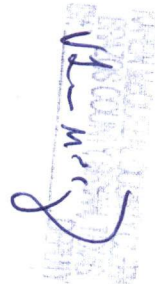
14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am Jim Rossieio whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-13-25 I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.



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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: April 26, 2006	Original Mortgagor/Grantor: SANTOS GODINEZ, JR. AND MARY CAMARILLO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: 7323 Page: 133 Instrument No: 00926393	Property County: BRAZOS
Mortgage Servicer: US BANK NATIONAL ASSOCIATION	Mortgage Servicer's Address: 2800 Tamarack Rd Owensboro, KY 42301

* 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 \$93,263.00, executed by SANTOS GODINEZ JR & MARY CAMARILLO and payable to the order of Lender.

Property Address/Mailing Address: 1000 SUNCREST STREET, BRYAN, TX 77803

Legal Description of Property to be Sold: LOT 52, BLOCK 15, SFA #9, TRACT 91, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED IN VOLUME 530, PAGE 114, DEED RECORDS, BRAZOS COUNTY, TEXAS.

TOGETHER WITH MANUFACTURED HOME DESCRIBED AS FOLLOWS:

MAKE: PALM HARBOR MANUFACTURING, L.P.

MODEL: KXP348C7

YEAR: 2006

SERIAL NUMBER(S): PH1710462AB

WIDTH & LENGTH: 28X 48.

Date of Sale: August 5, 2025	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, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested 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, Florence Rosas, Enrique Florez whose address is 1 Mauchly Irvine, CA 92618 OR 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 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, 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, Florence Rosas, Enrique Florez whose address is 1 Mauchly Irvine, CA 92618 OR 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 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, Florence Rosas, Enrique Florez whose address is 1 Mauchly Irvine, CA 92618 OR 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

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, Florence Rosas, Enrique Florez, Bobby Brown, Trustee

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

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2025 JUN 26 P 2:48

CLERK OF DISTRICT COURT
COUNTY OF DALLAS
STATE OF TEXAS



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: 12/28/2022
Grantor(s): GEORGE MORENO, JR., AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$78,000.00
Recording Information: Book 18411 Page 182 Instrument 1492266
Property County: Brazos
Property: (See Attached Exhibit "A")
Reported Address: 1304 WELLINGTON AVE, BRYAN, TX 77803-1750

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of August, 2025
Time of Sale: 11:00AM 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 Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, 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. Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, 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.
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): Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, 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

2025 JUL -3 A 9:47
FILED

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 7-3-25 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"

LAND SITUATED IN THE CITY OF BRYAN IN THE COUNTY OF BRAZOS IN THE STATE OF TX
LOT EIGHT (8), BLOCK FOUR (4), WASHINGTON HEIGHTS, CITY OF BRYAN, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 116, PAGE 431 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

FILED

2025 JUL 10 P 3:09

Our Case No. 25-02169-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF BRAZOS

Deed of Trust Date:
August 3, 2015

Property address:
4507 CARTER CREEK PKWY
APT 7
BRYAN, TX 77802

Grantor(s)/Mortgagor(s):
DOUGLAS JACOBS, SINGLE MAN

LEGAL DESCRIPTION: All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Unit 55, Building "G", Oakwood, a resubdivision of the three acre Lot 1 in the Oak Village Subdivision, Phase I, according to the plat of said subdivision recorded in Volume 404, Page 791, Deed Records of Brazos County, Texas and according to the Correction Declaration of Covenants, Conditions and Restrictions for Oakwood Townhomes Planned Unit Development recorded in Volume 404, Page 588, Deed Records of Brazos County, Texas, and all appurtenances thereto.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC DBA
VETERANS UNITED HOME LOANS ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: AUGUST 5, 2025

Property County: BRAZOS

Original Trustee: SCOTT R VALBY

Recorded on: August 5, 2015
As Clerk's File No.: 01239212
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Heather Golden, Allan Johnston, David Sims, Enrique Florez,
Pete Florez, Robert La Mont, Sharon St. Pierre, Sheryl La
Mont, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Heather Golden, Allan Johnston, David Sims, Enrique Florez, Pete Florez, Robert La Mont, Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 5, 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 as 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 was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE 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.

WITNESS MY HAND, 7/9/25

MARINOSCI LAW GROUP, P.C.

By: [Signature]

**SAMMY HOODA
MANAGING ATTORNEY**

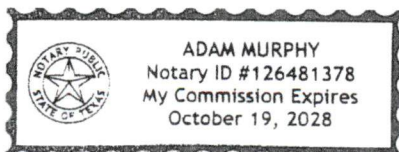
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Adam MURPHY, the undersigned officer, on this, the 9 day of July, 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 25-02169

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

FILED
2025 JUL 10 P 3:10

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Pete Florez, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE

TRUSTEE'S c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O.
ADDRESS: Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on August 05, 2025 between the hours of 11am-2pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: The atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, or if the preceding area is no longer the designated area, at the area most



recently designated by the County Commissioner's Court in BRAZOS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 04/12/2013 and recorded under Volume, Page or Clerk's File No. Instrument 1152148 Book 11273 Page 158 in the real property records of Brazos County Texas, with JOSE HERNANDEZ as Grantor(s) and WAYELAN GARNER AND CONNIE L GARNER as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by JOSE HERNANDEZ securing the payment of the indebtedness in the original principal amount of \$82,900.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by JOSE HERNANDEZ. KIRKLAND FINANCIAL LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING 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 property securing the above referenced loan. KIRKLAND FINANCIAL LLC is acting as the Mortgage Servicer for KIRKLAND FINANCIAL LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. KIRKLAND FINANCIAL LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

KIRKLAND FINANCIAL LLC
c/o KIRKLAND FINANCIAL LLC
PO BOX 970
GOODLETTSVILLE, TN 37070

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT TWO (2), BLOCK EIGHT (8), WINTER ESTATE SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME "P", PAGE 610 OF THE CMDC RECORDS, BRAZOS COUNTY, TEXAS. (the "Property")

REPORTED

PROPERTY 503 E. PEASE STREET, BRYAN, TX 77803

ADDRESS:

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer 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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further

recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

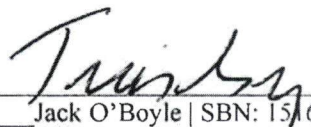
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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.

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.

Signed on the 9 day of July, 2025.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

 Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

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 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, PLACE OF SALE:

Date: August 5, 2025.

Time: 11:00 A.M. or not later than three hours after that time.

Place: "Brazos County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Brazos County, Texas.

2. Property to be sold: The "Property" to be sold is described as follows:

(10725 NUNN JONES ROAD, COLLEGE STATION, BRAZOS COUNTY, TEXAS 77845)

LOT TWELVE (12), PECAN VALLEY, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 307, PAGE 131, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the below-mentioned Deed of Trust, the Mortgagee/Beneficiary has the right to direct the Substitute Trustees to sell and convey all or only part of the Property. If such sale(s) do not result in full satisfaction of all of the indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein. Pursuant to TEXAS PROPERTY CODE Section 51.009, the Property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Any conveyance of the Property is subject to all matters of record affecting the Property.

4. DEED OF TRUST INFORMATION – INSTRUMENT TO BE FORECLOSED:

Date:	July 5, 2023
Grantor/Mortgagor/Debtor:	Jason Masino
Mortgagee/Beneficiary:	Doers LLC
Original Trustee:	J. Fred Bayliss
Original Principal:	\$505,000.00
Recording Information:	Recorded on July 28, 2023, Volume 18758, Page 62, Official Public Records of Brazos County, Texas
Obligation Secured:	That certain Note date July 5, 2023, in the Original Principal amount as stated above, and all obligations contained therein; with a Final Maturity Date of June 28,

2053. 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.

5. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the Mortgagee/Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust to sell the Property to satisfy said indebtedness.
6. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee/Beneficiary, the Trustee, or the Mortgagee's/Beneficiary's attorney.
7. NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notice as required by law, the undersigned Trustee, on any other Substitute Trustee, will sell to the highest bidder for cash, or to the Mortgagee/Beneficiary, or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the above described Property at public auction at the above described Place of Sell in Brazos County, on the 1st day of July, 2025.

EXECUTED this 11th day of July, 2025.



J. Fred Bayliss
Trustee
Bayliss Law
3000 Briarcrest Drive, Ste 211
Bryan, Texas 77802

Certificate of Posting

I am **J. Fred Bayliss**, a Trustee for Mortgagee/Beneficiary, whose address is 3000 Briarcrest Drive, Ste 211, Bryan, Texas 77802. I declare under penalty of perjury that on the 11 day of July, 2025, 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.

DOCUMENT PREPARED BY:
Bayliss Law
3000 Briarcrest Drive, Ste 211
Bryan, Texas 77802

Upon Filing Return to: Bayliss Law, 3000 Briarcrest Drive, Ste 211, Bryan, Texas 77802

FILED
2025 JUL 11 P 12:00
P. St. George

1200 E 27TH
BRYAN, TX 77801

FILED
2025 JUL 14 A 8:53

00000010507937

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 05, 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 06, 2006 and recorded in Document VOLUME 7718, PAGE 109 real property records of BRAZOS County, Texas, with CARLOS MALDONADO, A SINGLE PERSON, grantor(s) and COUNTRYWIDE HOME LOANS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CARLOS MALDONADO, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$67,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. J.P. MORGAN MORTGAGE ACQUISITION CORP. 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



NTSS00000010507937

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 BOB SCHUBERT, LEIGHTON SCHUBERT, LEIGHA SCHUBERT, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on July 14, 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: July 14, 2025

1200 E 27TH
BRYAN, TX 77801

00000010507937

00000010507937

BRAZOS

EXHIBIT "A"

ALL OF LOTS ONE (1) AND TWO (2) AND THE ADJOINING SOUTHWESTERLY 50 FEET OF LOTS EIGHT (8) AND NINE (9), BLOCK THREE (3), COULTER'S EASTSIDE ADDITION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 97, PAGE 86 OF THE DEED 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF BRAZOS

§

§

Date:

July 11, 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
2025 JUL 14 P 3:06

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, August 5, 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]

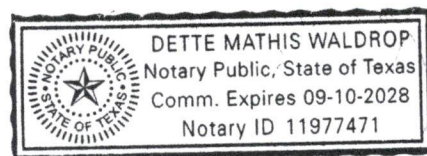
Pete Florez
Pete Florez Affiant

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Subscribed and sworn to before me, the undersigned authority, on this 14 day of July 2025, personally appeared Pete Florez, the Affiant.

Dette Mathis Waldrop
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.

FILED
2025 JUL 15 A 10:12

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 12/27/2024
Grantor(s): Dolores Guadalupe Garciapina
Mortgagee: 2043 Sul Ross, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 1550359
Property County: Brazos County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Brazos** County, Texas, being more particularly described as, **Lot 3, Block 16, Zeno Phillips League, Tract 94 AKA A 61' X 367' Tract, out of Abstract 45 of the Zeno Phillips League, and an 8' X 172.3' Tract, out of Abstract 45 of the Zeno Phillips League, City of Bryan, Brazos County, Texas (Volume 7017, Page 217 of the Deed Records, Brazos County, Texas).** (more particularly described in the Loan Documents).

Date of Sale: 8/5/2025

Earliest Time Sale Will Begin: 11:00 AM

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

The Trustee or 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE 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 duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Mortgagee, whose address is:

2043 Sul Ross, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 7/15/2025



Pete Florez or ~~Zachary Florez~~ or
Orlando Rosas or ~~Bobby Brown~~ or
Maribel Manrique or Lucia
Cortinas or Michelle Figueroa or
Enrique Loera or Hans-Peter
Ludwig or Susana Macias or Donna
Brammer or Katrina Rodriguez or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Viridiana Silva or
Tamiriramunashe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Yajaira
Garcia or Michael Gurwitch or
Nicholas Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED

2025 JUL 15 P 3:28

DECLARATION OF FILING AND POSTING

Pursuant to 28 U.S.C. § 1746, [printed name] Luke Porcell declares as follows:

My name is [printed name] Luke Porcell. I am over the age of 18 years, of sound mind, and capable of making this Declaration.

Attached to this Affidavit as **Exhibit "A"** is a Notice of Substitute Trustee's Sale (the "Notice of Sale"), pertaining to the foreclosure sale of certain real and personal property (the "Property") described in the Notice of Sale.

On July 15, 2025, at approximately [insert time] _____ a.m. / p.m. [circle one], the undersigned posted the Notice of Sale at the place designated by the Commissioner's Court of Brazos County, Texas, where foreclosure sales are to take place.

I declare under penalty of perjury that the foregoing is true and correct.

[sign here]

[Printed Name here]

PS2 10861 E, 4/34/26

EXECUTED on July 15, 2025.

Exhibit “A”

Notices of Substitute Trustee’s Sale

[Attached]

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)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

§

COUNTY OF BRAZOS

§

Date: July 15, 2025

Borrower: FOURTINS LLC, a Texas limited liability company

Borrower's Address: 8222 Antoine Drive
Houston, Texas 77088
Attn: Alfredo Tinajero Fontan

Holder: RSS UBSCM2018-C14 - TX FRT, LLC, a Texas limited liability company

Holder's Address: 200 South Biscayne Boulevard, Suite 3550
Miami, FL 33131

Mortgage Servicer: Rialto Capital Advisors, LLC

Mortgage Servicer's Address: 200 South Biscayne Boulevard, Suite 3550
Miami, FL 33131

Substitute Trustees: Jay L. Krystinik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Dylan Ross, Tristan Sierra, and Haley Bray, and each of them acting alone

Substitute Trustees' Address: c/o Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201
(469) 680-4200

Deed of Trust: DEED OF TRUST AND SECURITY AGREEMENT

Date: as of November 7, 2018

Grantor: FOURTINS LLC, a Texas limited liability company

Original Lender: UBS AG, by and through its branch office at 1285 Avenue of the Americas, New York, New York

Trustee: STEVE STREIFF

Secures: The loan in the original principal amount of \$6,580,000.00 evidenced by that certain Promissory Note dated as of November 7, 2018, executed by Grantor and made payable to the order of Original Lender (as amended, restated, replaced, supplemented, endorsed, assigned, or otherwise modified from time to time, the "Note"), which is currently held by Holder

Recording: Recorded November 7, 2018, in the Real Property Records of Brazos County, Texas (the "Records"), as Instrument Number 1345397, as previously assigned by Original Lender to Wells Fargo Bank, National Association, as Trustee, for the benefit of the registered holders of UBS Commercial Mortgage Trust 2018-C14, Commercial Mortgage Pass-Through Certificates, Series 2018-C14 ("Prior Lender"), by assignment instrument recorded on January 28, 2019, as Instrument Number 1351241 in the Records, as assigned by Prior Lender to Holder, pursuant to that certain ASSIGNMENT OF DEED OF TRUST AND SECURITY AGREEMENT, recorded on May 15, 2025, as Instrument Number 1556865 in the Records.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described 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 instrument, 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, August 5, 2025

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin within three hours thereafter.

Place of Sale:

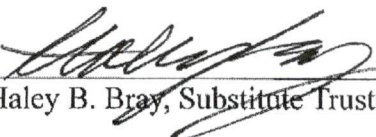
The sale will take place in the atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas 77803, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell 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 Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

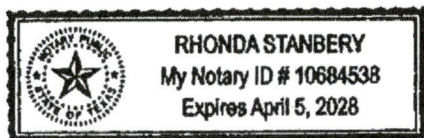
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 15th day of July 2025.


Haley B. Bray, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 15th day of July 2025, by Haley B. Bray, as Substitute Trustee.

[SEAL]



My Commission Expires:

4/5/2028

Rhonda Stanbery

Notary Public, State of Texas

Rhonda Stanbery

Printed Name of Notary

After filing return to:

Jay L. Krystinik
Reed Smith LLP
2850 N. Harwood St., Suite 1500
Dallas, Texas 75201

EXHIBIT A

Legal Description

TRACT ONE: Fee Simple

Lot Five R-Two (5R-2), Block One (1), GRAHAM CORNER PLAZA, City of College Station, Brazos County, Texas, according to the Re-plat thereof recorded in Volume 11558, page 176 of the Official Public Records of Brazos County, Texas.

TRACT TWO: Easement

Metes and bounds description of a 60 square foot signage easement lying and being situated in College Station, Brazos County, Texas. Said easement being a portion of Lot 2, Block 1, Graham Corner Plaza, according to the Plat recorded in Volume 5878, page 129 of the Official Public Records of Brazos County, Texas.

Said easement being more particularly described by metes and bounds as follows:

COMMENCING at a point on the southwest line of State Highway No. 6 marking the east corner of said Lot 2 and the north corner of Lot 3, Block 1, Graham Corner Plaza;

THENCE: S 57° 46' 18" W along the common line of said Lot 2 and Lot 3 for a distance of 20.00 feet to the southwest line of an existing 20.00 foot wide public utility easement;

THENCE: N 32° 13' 42" W through said Lot 2 and along the southwest line of said existing easement for a distance of 32.00 feet to the northwest line of a second existing 20.00 foot wide public utility easement and the POINT OF BEGINNING of this herein described easement;

THENCE continuing through said Lot 2 for the following calls:

S 57° 46' 18" W along the northwest line of said second existing easement for a distance of 10.00 feet;

N 32° 13' 42" W for a distance of 6.00 feet;

N 57° 46' 18" E for a distance of 10.00 feet to the southwest line of said first existing easement;

S 32° 13' 42" E along the southwest line of said first existing easement for a distance of 6.00 feet to the POINT OF BEGINNING containing 60 square feet of land, more or less.

Said Easement Agreement for Sign dated August 28, 2013 from Graham Corner Development, Ltd. to AMR Hotels, LLC, recorded in Volume 11579, page 84 of the Official Public Records of Brazos County, Texas.

TRACT THREE: Easement

24' (Twenty-four foot) Public Utility and Access Easement as shown on Plats recorded at Volume 9326, Page 216, and Volume 11558, Page 176, of the Official Public Records of Brazos County, Texas.

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1562275
Volume : 19982

ERecordings - Real Property

Recorded On: July 15, 2025 10:53 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1562275
Receipt Number: 20250715000053
Recorded Date/Time: July 15, 2025 10:53 AM
User: Josephina S
Station: CCLERK11

Record and Return To:

Simplifile
5072 NORTH 300 WEST
PROVO UT 84604



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX