

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 ONE (1), BLOCK TWO (2), HERITAGE MEADOW SUBDIVISION, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16880, PAGE 202, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/27/2022 and recorded in Document 1469410 real property records of Brazos County, Texas.

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

Date: 02/03/2026

Time: 10:00 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 MARTHA T COLLINS, provides that it secures the payment of the indebtedness in the original principal amount of \$146,900.00, 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
Karia Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am _____, 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 _____ 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.

2025 NOV 20 P 1:32

FILED

2709 BROTHERS BLVD
COLLEGE STATION, TX 77845

FILED
2025 DEC 11 A 9:56 00000010671840

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: February 03, 2026

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 May 17, 2019 and recorded in Document INSTRUMENT NO. 1361279; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 1469520 real property records of BRAZOS County, Texas, with JOSHUA A LEE JOINED HEREIN PRO FORMA BY MY SPOUSE SHANNON LEE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSHUA A LEE JOINED HEREIN PRO FORMA BY MY SPOUSE SHANNON LEE, securing the payment of the indebtednesses in the original principal amount of \$171,957.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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.

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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 December 11, 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.

Bob Schubert

Declarants Name: Bob Schubert

Date: December 11, 2025

2709 BROTHERS BLVD
COLLEGE STATION, TX 77845

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EXHIBIT "A"

FILED
2025 DEC 11 A 9:56
BRAZOS

LOT SIXTEEN (16), BLOCK NINE (9), SOUTHWOOD VALLEY SECTION 5-B, CITY OF COLLEGE STATION, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 345, PAGE 709, DEED RECORDS, BRAZOS COUNTY, TEXAS

Agarica

FILED

NOTICE OF FORECLOSURE SALE

2025 DEC 18 P 4:09

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

RECORDED
INDEXED
P. St. George

Security Instrument:

Deed of Trust dated December 26, 2014 and recorded on December 31, 2014 as Instrument Number 2014-1218073 in the real property records of BRAZOS County, Texas, which contains a power of sale. Correction Instrument recorded March 13, 2024 as Instrument Number 1523884.

Sale Information:

February 03, 2026, at 11:00 AM, or not later than three hours thereafter, at the atrium on the first floor of the County Administration Building located at 200 South Texas Avenue, Bryan, Texas, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by SONIA DRABEK AND STEVEN DRABEK secures the repayment of a Note dated December 26, 2014 in the amount of \$284,250.00. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, whose address is c/o NewRez, LLC d/b/a Shellpoint Mortgage Servicing, PO Box 10826, Greenville, SC 29603, is the current mortgagee of the Deed of Trust and Note and NewRez, LLC d/b/a Shellpoint Mortgage Servicing is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Court Order:

A Home Equity Foreclosure Order was signed on April 23, 2025 in the 85th District Court of Brazos County under Cause No. 25-000300-CV-85.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4861089

Substitute Trustee(s): Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Pete Florez, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Zachary Florez, Orlando Rosas, Bobby Brown, Kara Riley, Florence Rosas, Enrique Florez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, ServiceLink Agency Sales and Posting, LLC, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Pete Florez, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Zachary Florez, Orlando Rosas, Bobby Brown, Kara Riley, Florence Rosas, Enrique Florez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 18th day of December, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BRAZOS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Exhibit A

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF NAVASOTA, COUNTY OF BRAZOS, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:

ALL THAT CERTAIN 11.201 ACRE LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, SITUATED IN THE ANDREW MILLICAN LEAGUE, ABSTRACT NO. 39, BEING THE SAME TRACT DESCRIBED IN A DEED TO DAVID ALAN SMITH AND SHANA LEWIS SMITH RECORDED IN VOLUME 3618, PAGE 172, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF THE SAID SMITH TRACT AT A FENCE CORNER, THE ADJOINING 137.8 ACRES DESCRIBED IN VOLUME 1779, PAGE 76 TO DOLORES GALE MARRS;

THENCE N 85° 13' 18" E ALONG THE NORTH LINE OF THE SMITH TRACT AND THE ADJOINING MARRS TRACT SOUTH LINE A DISTANCE OF 460.19 FEET TO A 1" IRON PIPE FOUND FOR CORNER AT THE NORTHEAST CORNER OF THE SMITH TRACT AND BEING ALSO THE NORTHWEST CORNER OF THE ADJOINING 17.75 ACRES TRACT OF JACK SCAMARDI (VOL. 683, PG. 769);

THENCE S 01° 02' 50" E WITH THE SMITH AND SCAMARDI LINE A DISTANCE OF 1372.92 FEET TO 1" IRON PIPE FOUND FOR CORNER AT A FENCE CORNER IN THE NORTHEAST MARGIN OF FARM ROAD NO. 2154;

THENCE N 56° 25' 46" W WITH SAID ROAD A DISTANCE OF 100.27 FEET TO A CONCRETE R.O.W. MONUMENT FOUND FOR CORNER, BEING 50 FEET FROM THE CENTER OF SAID ROAD;

THENCE N 49° 56' 40" W WITH THE SAID ROAD IN R.O.W., WIDTH TRANSITION A DISTANCE OF 263.17 FEET TO ANOTHER CONCRETE MONUMENT FOUND FOR CORNER, BEING 70 FEET FROM THE CENTER OF SAID ROAD;

THENCE N 54° 21' 36" W WITH THE SAID ROAD A DISTANCE OF 90.18 FEET TO A POINT FOR CORNER, FROM WHICH A REFERENCE CORNER BEARS N 06° 46' 00" W 20.52 FEET;

THENCE N 06° 46' 00" W (BEARING BASIS) ALONG THE WEST FENCE OF THE SUBJECT TRACT AND THE EAST LINE OF MARRS A DISTANCE OF 1064.42 FEET TO THE PLACE OF BEGINNING, CONTAINING 11.201 ACRES, MORE OR LESS.

TRACT TWO:

ALL THAT CERTAIN 0.719 ACRE LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ANDREW MILLICAN LEAGUE, ABSTRACT NO. 39, BEING A PART OR PORTION OF A CALLED 137.38 ACRES TRACT DESCRIBED IN A DEED FROM NORA BYRD WAGNER, TRUSTEE UNDER THE WILL OF WINNIE E. CHAPMAN, DECEASED, TO DOLORES GALE MARRS, RECORDED IN VOLUME 1779, PAGE 76, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID PART OUT OF THE SOUTHEAST CORNER OF THE MARRS TRACT AND ADJOINING STEVE DRABEK 11.201 ACRES LAND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF STEVE DRABEK 11.201 ACRES (VOLUME 5646, PAGE 196), BEING THE ACCEPTED SOUTHEAST CORNER OF THE SAID MARRS TRACT, A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY OF FARM ROAD NO. 2154; THENCE N 53° 04' 47" W ALONG THE SOUTHWEST LINE OF SAID MARRS TRACT AND THE SAID R.O.W. OF SAID ROAD AS FENCED A DISTANCE OF 373.54 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N 88° 47' 13" E ACROSS THE MARRS TRACT A DISTANCE OF 271.39 FEET TO THE 1/2" IRON ROD SET FOR CORNER IN THE COMMON LINE BETWEEN MARRS AND DRABEK;

THENCE S 06° 46' 00" E WITH THE COMMON MARRS AND DRABEK LINE A DISTANCE OF 231.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.719 ACRE.

CAUSE NO. 25-000300-CV-85

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT OF
CONCERNING 24201 FM 2154 RD,	§	
NAVASOTA, TX 77868	§	
UNDER TEX. R. CIV. PROC. 736	§	
PETITIONER:	§	
	§	
US BANK TRUST NATIONAL	§	BRAZOS COUNTY, TEXAS
ASSOCIATION, NOT IN ITS INDIVIDUAL	§	
CAPACITY BUT SOLELY AS OWNER	§	
TRUSTEE FOR VRMTG ASSET TRUST	§	
RESPONDENT(S):	§	
	§	
SONIA DRABEK AND STEVEN DRABEK	§	85TH JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

STEVEN DRABEK 24201 FM 2154 RD NAVASOTA, TX 77868	SONIA DRABEK 24201 FM 2154 RD NAVASOTA, TX 77868
STEVEN DRABEK 400 N LA SALLE ST NAVASOTA, TX 77868	SONIA DRABEK 400 N LA SALLE ST NAVASOTA, TX 77868

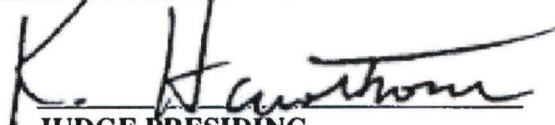
Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 24201 FM 2154 RD, NAVASOTA, TX 77868, with the following legal description:

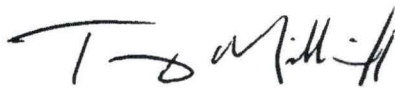
SEE EXHIBIT A

4. The lien sought to be foreclosed is indexed or recorded at Instrument Number 2014-1218073 and recorded in the real property records of BRAZOS County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this _____ day of _____ 4/23/2025, 20_____.


JUDGE PRESIDING

Approved:



Dustin C. George

Texas Bar No. 24065287

dgeorge@mgs-legal.com

Tracey Midkiff

Texas Bar No. 24076558

tmidkiff@mgs-legal.com

MILLER, GEORGE & SUGGS, PLLC

6080 Tennyson Parkway, Suite 100

Plano, TX 75024

Phone: 972-532-0128

Fax: 214-291-5507

Attorneys for Petitioner

Exhibit A

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF NAVASOTA, COUNTY OF BRAZOS, STATE OF TX, AND IS DESCRIBED AS FOLLOWS

TRACT ONE.

ALL THAT CERTAIN 11 201 ACRE LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, SITUATED IN THE ANDREW MILLICAN LEAGUE, ABSTRACT NO. 39, BEING THE SAME TRACT DESCRIBED IN A DEED TO DAVID ALAN SMITH AND SHANA LEWIS SMITH RECORDED IN VOLUME 3618, PAGE 172, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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THENCE N 54° 21' 36" W WITH THE SAID ROAD A DISTANCE OF 90.18 FEET TO A POINT FOR CORNER, FROM WHICH A REFERENCE CORNER BEARS N 06° 46' 00" W 20.52 FEET.

THENCE N 06° 46' 00" W (BEARING BASIS) ALONG THE WEST FENCE OF THE SUBJECT TRACT AND THE EAST LINE OF MARRS A DISTANCE OF 1064.42 FEET TO THE PLACE OF BEGINNING, CONTAINING 11 201 ACRES, MORE OR LESS.

TRACT TWO

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BEGINNING AT THE SOUTHWEST CORNER OF STEVE DRABEK 11 201 ACRES (VOLUME 5646, PAGE 196), BEING THE ACCEPTED SOUTHEAST CORNER OF THE SAID MARRS TRACT, A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY OF FARM ROAD NO. 2154; THENCE N 53° 04' 47" W ALONG THE SOUTHWEST LINE OF SAID MARRS TRACT AND THE SAID R.O.W. OF SAID ROAD AS FENCED A DISTANCE OF 373.54 FEET TO A 1/2" IRON ROD SET FOR CORNER.

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25-366038

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: December 29, 2021	Original Mortgagor/Grantor: ROBERT GRITTEN AND DANIELLE GRITTEN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GUARDIAN MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: 17628 Page: 76 Instrument No: 1457422	Property County: BRAZOS
Mortgage Servicer: LoanCare, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

* 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 \$171,830.00, executed by ROBERT GRITTEN and payable to the order of Lender.

Property Address/Mailing Address: 3024 KIM ST, BRYAN, TX 77803

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT FIFTEEN (15), BLOCK ONE (1), NORTH OAKS ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 300, PAGE 1, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: February 03, 2026	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested AUCTION.COM LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* 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, AUCTION.COM LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 AUCTION.COM LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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

AUCTION.COM LLC, OR TEJAS CORPORATE
SERVICES, LLC, Trustee

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

2015 DEC 18 P 4:13
P. St. George

2015 DEC 18 P 4:13

FILED

PNC BANK, N.A. (NCM)
CLARK, CHRISTOPHER
4402 ODELL LANE, COLLEGE STATION, TX 77845

CONVENTIONAL
Firm File Number: 25-043801

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 4, 2015, CHRISTOPHER DUANE CLARK, JR., A MARRIED MAN AND HALEY MARIE CLARK, SIGNING PRO FORMA TO PERFECT LIEN ONLY, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OPEN MORTGAGE, LLC 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 2015-1242822, 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, February 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 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:

ALL OF LOT TWO (2), BLOCK THIRTY-ONE (31), CASTLEGATE II SUBDIVISION, SECTION 205, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12241, PAGE 68 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address:	4402 ODELL LANE COLLEGE STATION, TX 77845
Mortgage Servicer:	PNC BANK, N.A.
Mortgagee:	PNC BANK, NATIONAL ASSOCIATION 3232 NEWMARK DRIVE MIAMISBURG, OH 45342-5433

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
Auction.com LLC
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day December 16, 2025.


By: _____
Grant Tabor
Texas Bar No. 24027905
Kathryn Dahlin

Texas Bar No. 24053165
gtabor@logs.com
kdahlin@LOGS.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for PNC Bank, National Association

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.

FILED

2025 DEC 18 P 4: 13

2025 DEC 18 P 4: 13
Pst George

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/24/1998	Grantor(s)/Mortgagor(s): MARIO ARELLANO AND WIFE, ROSA E. ARELLANO
Original Beneficiary/Mortgagee: ACCUBANC MORTGAGE CORPORATION	Current Beneficiary/Mortgagee: Deutsche Bank National Trust Company as Trustee for the SACO I Inc., Mortgage Pass-through Certificates, Series 2000-1
Recorded in: Volume: 03176 Page: 00129 Instrument No: 0659827	Property County: BRAZOS
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: 2/3/2026	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT SIX (6), BLOCK TWENTY-FOUR (24), SECOND SUBDIVISION OF LYNNDAL ACRES, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

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

Dated: 12/17/2025

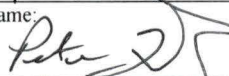


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Select Portfolio Servicing, Inc.

Dated: 12-18-25



Printed Name:



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

FILED
2025 DEC 18 P 11:13
P. St George

MH File Number: TX-25-125194-POS
Loan Type: Conventional Residential

FILED

2026 JAN -2 P 12: 16

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

V. Elliott

T.S. #: 2025-20017-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: **2/3/2026**
Time: **The earliest time the sale will begin is 11:00 AM**, or within three (3) hours after that time.
Place: Brazos County Courthouse, Texas, at the following location: 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

All that certain lot, tract or parcel of land lying and situated in Brazos County, Texas, being Lot Eight (8), Block Fourteen (14), Westfield Village Phase Six, a subdivision to the City of College Station, Brazos County, Texas, according to the plat recorded in Volume 5948, Page 15, Official Records of Brazos County, Texas.

Commonly known as: 3812 SNOWDANCE CT COLLEGE STATION, TX 77845

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **4/7/2022** and recorded in the office of the County Clerk of Brazos County, Texas, recorded on **4/8/2022** under County Clerk's File No **1467401**, in Book **17858** and Page **220** of the Real Property Records of Brazos County, Texas.

Grantor(s):	JOSHUA BARRINGTON, SINGLE MAN
Original Trustee:	SCOTT R. VALBY
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Allan Johnston, David Sims, Enrique Florez, Pete Florez, Robert La Mont, Sharon St. Pierre, Sheryl La Mont, Heather Golden
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United
Current Mortgagee:	Home Loans, its successors and assigns
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2025-20017-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 \$324,291.00, executed by JOSHUA BARRINGTON, SINGLE MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, 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:

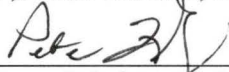
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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.

T.S. #: 2025-20017-TX

Dated: 1-2-26

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



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

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

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

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED

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.

2025 JAN 27 11:18
V. Elliott

1. **Date, Time, and Place of Sale.**

DATE: February 3, 2026

TIME: 11:00 AM

PLACE: The atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

2. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 50.009 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.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 29, 2024 and recorded as Instrument Number 1523020, real property records of Brazos County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE NUNEZ, securing the payment of the indebtedness in the original principal amount of \$245,471.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.
5. **Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
6. **Property to be Sold.** The property to be sold is described as follows:
Being all those certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lot Thirteen (13), Block One (1), CHATHAM NORTHVIEWSUBDIVISION, a subdivision in the City of Bryan, Texas, according to Plat recorded in Volume 144, Page 613, Deed Records of Brazos County, Texas.
7. **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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village



Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Agency Sales and Posting, LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: 12/29/2025


Jennifer Hooper

Certificate of Posting

I am Pete Flores whose address is 2460 Paso Verde Parkway. I declare under penalty of perjury that on 1-2-26 I filed this Notice of [Substitute] Trustees 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.

Declarant's Name: Pete Flores
Date: 1-2-26

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: FEBRUARY 3, 2026.

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:

(5329 CAROLINE DRIVE, BRYAN, BRAZOS COUNTY, TEXAS 77807)

LOT TWO (2), BLOCK THREE (3), SMETANA FOREST SUBDIVISION, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 294, PAGE 1, OF THE 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 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:

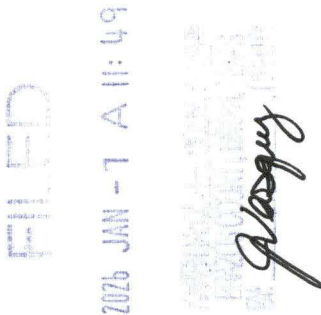
Date:	JULY 19, 2023
Grantor/Mortgagor/Debtor:	ANGELA GOMEZ
Mortgagee/Beneficiary:	M109 INVESTMENTS, LLC
Trustee:	J. Fred Bayliss
Original Principal:	\$265,000.00
Recording Information:	Recorded on JULY 19, 2023, Volume 18744 Page 68, Official Public Records of Brazos County, Texas together with Modification and Extension Agreement dated EFFECTIVE AUGUST 1, 2024 , recorded in Volume 19365 , Page 57 , official records of Brazos County, Texas

Obligation Secured:

That certain Note date JULY 19, 2023, in the Original Principal amount as stated above, executed by ANGELA GOMEZ and all obligations contained therein; with a Final Maturity Date of August 1, 2028. 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 Trustees 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 Trustees, 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 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 3RD day of FEBRUARY, 2026.

EXECUTED this 7th day of JANUARY, 2026.





J. Fred Bayliss
Trustee
J. Fred Bayliss, P. C.
3000 Briarcrest Drive, Suite 211
Bryan, Texas 77802

Certificate of Posting

I am **J. Fred Bayliss**, a named Trustee for Mortgagee/Beneficiary, whose address 3000 Briarcrest Drive, Suite 211, Bryan, Texas 77802. I declare under penalty of perjury that on the 7th day of January, 2026, 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:
J. Fred Bayliss, P. C.
3000 Briarcrest Drive, Suite 211
Bryan, Texas 77802

Upon Filing Return to: J. Fred Bayliss, P. C., 3000 Briarcrest Drive, Suite 211, Bryan, Texas 77802

NOTICE OF FORECLOSURE SALE

FILED

Notice is hereby given of a public nonjudicial foreclosure sale.

2026 JAN -7 A 10:41

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: June 30, 2023

Grantors: Guillermo Rivera Sanchez and Maria G. Cortez

Beneficiary: VeraBank, National Association

Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust recorded in Volume 18718, Page 282, of the Official Public Records of Brazos County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

Being all that certain land, parcel or tract of land lying and being situated in Brazos County, Texas, and being Lot Seven (7), Block Four (4), BROADWAY ADDITION, City of Bryan, according to the plat thereof recorded in Volume 121, Page 275, Deed 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: **Tuesday, February 3, 2026**

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Brazos County Administration Building in Bryan, Texas, at the following location:

In the area of such Courthouse designated by the Brazos County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, the atrium area on the first floor of the Brazos County Administration Building at 200 S. Texas Avenue, Bryan, Texas 77803.

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

A purchaser at the sale of the Property “acquires the Property ‘AS IS’ without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

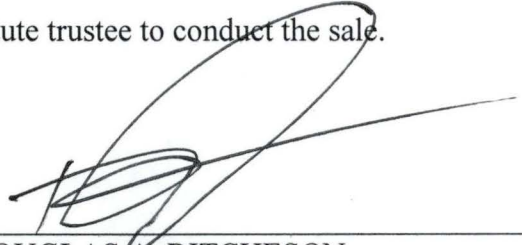
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Guillermo Rivera Sanchez and Maria G. Cortez. The deed of trust is dated June 30, 2023, and is recorded in the office of the County Clerk of Brazos County, Texas, in Volume 18718, Page 282 of the Official Public Records of Brazos County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the June 30, 2023 promissory note in the original principal amount of \$233,770.00, executed by Guillermo Rivera Sanchez, and payable to the order of VeraBank, National Association; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). VeraBank, National Association is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, VeraBank, National Association, Attention: Scott Andrews, telephone (903) 834-6158, ext. 6204.

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

DATED: January 6, 2026.



DOUGLAS A. RITCHESON,
Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.