

Our Case No. 24-06771-FC

FILED

APPOINTMENT OF SUBSTITUTE TRUSTEE 2025 APR 11 P 3:02
and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF BRAZOS

MEMORIAL VILLAGE
BRYAN, TEXAS
L. R.

Deed of Trust Date:
August 21, 2013

Property address:
2303 DE LEE STREET
BRYAN, TX 77802

Grantor(s)/Mortgagor(s):
PRISCILLA DAWN HARRIS, JOINED HEREIN PRO
FORMA BY HER HUSBAND, PHILIP LAMAR HARRIS

LEGAL DESCRIPTION: All of Lot Number One (1), Block Number Three (3), A VACATING & RESUBDIVISION PLAT OF A PORTION OF BLOCK 1, MEMORIAL VILLAGE, an addition to the City of Bryan, Brazos County, Texas, according to the Plat thereof recorded in Volume 359, Page 665, Deed Records of Brazos County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
SWBC MORTGAGE CORPORATION, ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JULY 1, 2025

Property County: BRAZOS

Original Trustee: EDWARD KERSHNER

Recorded on: March 11, 2019
As Clerk's File No.: 1354879
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown,
Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Allan
Johnston, David Sims, Enrique 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 Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Allan Johnston, David Sims, Enrique 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, JULY 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell 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, 4/9/25

MARINOSCI LAW GROUP, P.C.

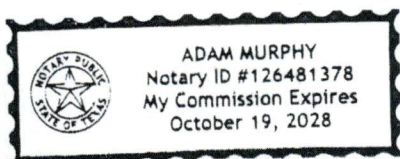
By: _____

SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 9 day of APRIL 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)



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. 24-06771

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

FILED

2025 MAY 15 A 9:13

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/18/2019	Grantor(s)/Mortgagor(s): KATHERINE GARZA A SINGLE WOMAN, AND FRANK G. MARTINEZ A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB
Recorded in: Volume: N/A Page: N/A Instrument No: 1367331	Property County: BRAZOS
Mortgage Servicer: Cornerstone Home Lending, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1177 West Loop South, Suite 700, Houston, TX 77027
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOTS ONE (1) AND TWO (2), BLOCK TEN (10), CULPEPPER MANOR, THIRD INSTALLMENT, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 205, PAGE 441, DEED RECORDS, BRAZOS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Kathleen Adkins, Reid Ruple, Evan Press, 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, 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: 5/13/2025

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cornerstone Home Lending, Inc.

Dated: 5-15-25

Pete Florez

Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-25-109789-POS
Loan Type: Conventional Residential

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT ONE (1), BLOCK TEN (10), CREEK MEADOWS, SECTION 1B, PHASE 3, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8028, PAGE 248, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/02/2018 and recorded in Book 14770 Page 242 Document 1334063 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: 07/01/2025

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 LAURA ELIZABETH BRAGDON, provides that it secures the payment of the indebtedness in the original principal amount of \$184,398.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 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

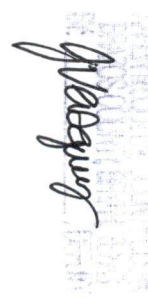
14160 Dallas Parkway

Dallas, TX 75254

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

Certificate of Posting

I am _____ 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 MAY 15 P 3:14

FILED

24-252792

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 LENDIN	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: 7323 Page: 133 Instrument No: 00926393	Property County: BRAZOS
Mortgage Servicer: U.S. 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 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 & LENGHT: 28X 48.

Date of Sale: July1, 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, Bobby Brown, Enrique Florez, Trustee

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

FILED
2025 MAY 22 P 2:42



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of July, 2025
Time: 11am or not later than three hours after that time
Place: AT THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: April 13, 2007
Grantor(s): MARK W. PRICE AND MELISSA M. PRICE, AS COMMUNITY PROPERTY
Original Mortgagee: Bank of America, N.A.
Original Principal: \$118,000.00
Recording Information: Deed Inst.# 00959845
Current Mortgagee/Beneficiary: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Secures: The Promissory Note (the "Note") in the original principal amount of \$118,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Brazos
Property Description: (See Attached Exhibit "A")
Property Address: 4316 Meadowbrook Drive, Bryan, TX 77802
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

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

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown

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

DOCUMENT PREPARED BY:

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

Certificate of Posting

I am Pete Florez whose address is 1320 Greenway Drive. I declare
under penalty perjury that 5-29-25 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.

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

EXHIBIT "A"

LOT SEVENTEEN (17), BLOCK NINE (9), WHEELER RIDGE, PHASE FOUR, CITY OF BRYAN, ACCORDING TO PLAT
THEREOF RECORDED IN VOLUME 474, PAGE 767 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

FILED
2025 MAY 29 P 3:14
Shagun

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 135922-TX

Date: May 22, 2025

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: J FELIPE LOPEZ CAMPOS, A MARRIED MAN AND MARIA PAULA
TELLEZ DE LOPEZ, HIS SPOUSE AND SAMUEL TELLEZ, A
MARRIED MAN AND ESTELLA ALVARADO, HIS WIFE

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

CURRENT MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 3/12/2024, RECORDING INFORMATION: Recorded on 3/13/2024, as Instrument No.
1523879 in Book 19097 Page 61

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FOUR (4), STANDING ROCK RANCH,
BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6962, PAGE 162, OF
THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/1/2025**, the foreclosure sale will be conducted in **Brazos** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906



Matter No.: 135922-TX

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE KATHLEEN ADKINS, REID RUPLE, EVAN PRESS, MICHAEL KOLAK, CRYSTAL KOZA, CARY CORENBLUM, JOSHUA SANDERS, AMY BEAULIEU, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, ALEENA LITTON, AUCTION.COM LLC, PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

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

plae
2025 MAY 29 P 3:11
FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 132860-TX

Date: May 22, 2025

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: ANTHONY FRANCISCO BORREL, UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER,
LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS
AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 2/1/2024, RECORDING INFORMATION: Recorded on 2/2/2024, as Instrument No.
1520994 in Book 19034 Page 195

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 1, BUILDING "A" OF EAGLE
TOWNHOMES, TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT
RECORDED IN VOLUME 394, PAGE 565 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/1/2025**, the foreclosure sale will be conducted in **Brazos** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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

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

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

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

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

Sheryl
2025 MAY 29 P 3:19
FILED

NOTICE OF TRUSTEE'S SALE

FILED

2025 JUN -4 A 8:30

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the ~~DEED OF TRUST~~ ^{Lehan} "DEED OF TRUST" FEBRUARY 17, 2021, which was executed by **MARIA EUNICE HERNANDEZ-VITE**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **BRAZOS COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under Volume 16749, Page 269, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

(1413 BROADMOOR DRIVE, BRYAN, BRAZOS COUNTY, TEXAS 77802)

BEING TWENTY-EIGHT AND FIVE TENTHS (28.5) FEET OF LOT NINE (9) AND THIRTY-ONE (31) FEET OF LOT EIGHT (8), BLOCK ONE (1), SCASTA PLACE, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT OF SAID ADDITION RECORDED IN VOLUME 277, PAGE 773, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated FEBRUARY 17, 2021, in the original principal amount of \$136,000.00, which was executed by MORTGAGOR and payable to the order of **TANZANITE HOMES, LP**, "BENEFICIARY".

WHEREAS, Mortgager has failed to cure the default of failing to pay taxes as required by the Note and Deed of Trust.

WHEREAS, the BENEFICIARY has directed the said TRUSTEE to enforce the power of sale under the DEED OF TRUST for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days' notice and the recording of a Notice in the **BRAZOS COUNTY CLERK'S OFFICE** giving the time, place, and terms of said sale, and a description of the PROPERTY to be sold, pursuant to the DEED OF TRUST and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **J. FRED BAYLISS**, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at

the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder or bidders for cash at the area in the **BRAZOS COUNTY COURTHOUSE** which has been designated by the Commissioner's Court for the conducting of trustee sales, in the **CITY OF BRYAN, BRAZOS COUNTY, TEXAS**, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 3:00 o'clock p.m., on the first Tuesday in **JULY 2025**, the same being the **1st** day of **JULY, 2025**.

EXECUTED in multiple originals on the 3rd day of JUNE, 2025.



J. FRED BAYLISS

LCRU Pgc 10861
Luka Pgc 4
6/5/25

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:

June 3, 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, July 1, 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:

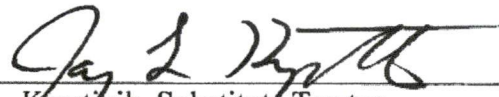
The sale will take place in the atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas 77803, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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.

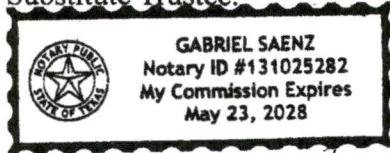
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the ____ day of June 2025.


Jay L. Krystnik, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 3rd day of June 2025, by Jay L. Krystinik, as Substitute Trustee.

[SEAL]



My Commission Expires:

May 23rd, 2028

A handwritten signature in dark ink, appearing to read "Gabriel Saenz", written over a horizontal line.

Notary Public, State of Texas

Gabriel Saenz

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: 1558380
Volume : 19891

ERecordings - Real Property

Recorded On: June 03, 2025 01:33 PM

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: 1558380
Receipt Number: 20250603000096
Recorded Date/Time: June 03, 2025 01:33 PM
User: Thao C
Station: CCLERK01

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

1901 MANNING WAY
BRYAN, TX 77803

FILED
2025 JUN -5 P 2:11
00000009252677

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Michele Oliveira

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: July 01, 2025

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

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

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 12, 2005 and recorded in Document VOLUME 6478, PAGE 264 real property records of BRAZOS County, Texas, with BERTHA M MATHIS, grantor(s) and BENEFICIAL TEXAS INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BERTHA M MATHIS, securing the payment of the indebtednesses in the original principal amount of \$61,519.95, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
5426 BAY CENTER DR
SUITE 300
TAMPA, FL 33609



1901 MANNING WAY
BRYAN, TX 77803

00000009252677

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

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



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on June 5, 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: June 5, 2025

1901 MANNING WAY
BRYAN, TX 77803

00000009252677

00000009252677

BRAZOS

EXHIBIT "A"

LOT 'A' BEING A PART OF LOT ONE (1), BLOCK TWO (2), EAST PARK ADDITION, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 273, PAGE 329, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

NOTICE OF 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: July 1, 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:

(CEDAR OAKS, BRYAN, BRAZOS COUNTY, TEXAS 77808)

TRACT NINETEEN (19), REVISED FOREST CREEK ESTATES, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 318, PAGE 571, 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:	December 19, 2023
Grantor/Mortgagor/Debtor:	Imer N. Cabrera Lopez and Marlen D. Urbina Lara
Mortgagee/Beneficiary:	Rockwater Investments, LP
Trustee:	J. Fred Bayliss
Original Principal:	\$250,000.00
Recording Information:	Recorded on December 20, 2023, Volume 18978, Page 225, Official Public Records of Brazos County, Texas
Obligation Secured:	That certain Note date December 19, 2023, in the Original Principal amount as stated above, and all obligations contained therein; with a Final Maturity Date of January

1, 2044. 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 1st day of July, 2025.

EXECUTED this 9TH day of June, 2025.



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 9TH day of June, 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:

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 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: July 1, 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:

(809 HENDERSON STREET, BRYAN, BRAZOS COUNTY, TEXAS 77803)

LOT SEVEN (7), BLOCK ONE 1), WYLIE D. HIGGS DIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 38, PAGE 555, 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: June 26, 2018

Grantor/Mortgagor/Debtor: Angel David Mar Rivera and Marijose Herrera Velazco

Mortgagee/Beneficiary: Rockwater Investments, LP

Trustee: J. Fred Bayliss

Original Principal: \$137,500.00

Recording Information: Recorded on June 27, 2018, Volume 14758, Page 272, Official Public Records of Brazos County, Texas

Obligation Secured: That certain Note date June 26, 2018, in the Original Principal amount as stated above, and all obligations

contained therein; with a Final Maturity Date of July 1, 2048. 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 1st day of July, 2025.

EXECUTED this 9TH day of June, 2025.



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 9TH day of June, 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:
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 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: July 1, 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:

(2200 LIVE OAK CIRCLE, BRYAN, BRAZOS COUNTY, TEXAS 77807)

LOTS TWO HUNDRED FIFTY-ONE (251) AND TWO HUNDRED FIFTY-TWO (252), BENCHLEY OAKS, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 48, PAGE 671, 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:	NOVEMBER 17, 2020
Grantor/Mortgagor/Debtor:	Francisco Gonzalez Martinez and Maricela Martinez Saucedo
Mortgagee/Beneficiary:	Upward Soaring Properties, LLC
Trustee:	J. Fred Bayliss
Original Principal:	\$240,000.00
Recording Information:	Recorded on December 20, 2023, Volume 16554, Page 1, Official Public Records of Brazos County, Texas
Obligation Secured:	That certain Note date NOVEMBER 17, 2020, in the Original Principal amount as stated above, and all

obligations contained therein; with a Final Maturity Date of January 17, 2026. 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 1st day of July, 2025.

EXECUTED this 9th day of June, 2025.



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 9th day of June, 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:
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

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

FILED
2025 JUN -9 P 4:12

Debbie Baker

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, CHAD A. MCMULLEN, JOINED HEREIN PRO FORMA BY HIS SPOUSE, JENNIFER R. MCMULLEN delivered that one certain Deed of Trust dated JULY 7, 2023, which is recorded in INSTRUMENT NO. 1506554 of the real property records of BRAZOS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$383,800.00 payable to the order of SECURITYNATIONAL MORTGAGE COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, VETERANS LAND BOARD OF THE STATE OF TEXAS, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

THEREFORE, NOTICE IS HEREBY GIVEN that on JULY 1, 2025, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT TWENTY-FOUR (24), BLOCK TWO (2), SOUTHERN POINTE SECTION 100, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 15287, PAGE 51, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of BRAZOS County, Texas, for such sales (OR AT THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is VETERANS LAND BOARD OF THE STATE OF TEXAS, 1700 N. CONGRESS, AUSTIN, TEXAS 78701-1496. The name and address of the Mortgage Servicer is GATEWAY MORTGAGE, P.O. BOX 1560, JENKS, OK 74037. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: JUNE 9, 2025.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR PETE FLOREZ OR
SHERYL LAMONT OR HARRIETT FLETCHER OR
SHARON ST. PIERRE

FILE NO.: GMG-3315
PROPERTY: 6346 SPARTAN DRIVE
COLLEGE STATION, TEXAS 77845

CHAD A. MCMULLEN

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



4845173

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

Debbie Baker

STATE OF TEXAS

§

COUNTY OF BRAZOS

§

§

Date: June 9, 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

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, July 1, 2025

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

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

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

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

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

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

[signature on following page]

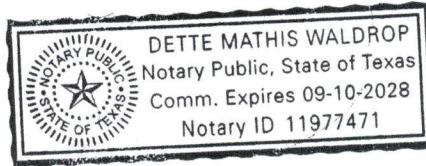
Pete Florez
Pete Florez, Affiant

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Subscribed and sworn to before me, the undersigned authority, on this 9th day of June 2025, personally appeared Pete Florez, the Affiant.

Dette Mathis Waldrop
Notary Public, State of Texas

My Commission expires:
9-10-2028



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.