

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: 3/4/2025	Earliest Time Sale Will Begin: 10:00 AM
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: 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 LYNNDALDE ACRES, AN ADDITION OT 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, 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, 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.

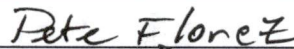
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 12/11/2024



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

Dated: 12-12-24



Printed Name:



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

MH File Number: TX-24-104630-POS
Loan Type: Conventional Residential

FILED
2024 DEC 12 P 3:54
PSC

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: 03/04/2025

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brazos County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 14, 2003 and recorded in the real property records of Brazos County, TX and is recorded under Clerk's Book 5123, Page 232, Document Number 00804353, with Charles Swist and Tanya Swist (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for BSM Financial, L.P. dba BankSource Mortgage mortgagee to which reference is herein made for all purposes.

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

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

FILED
2024 DEC 30 A 10:12
JPM

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

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

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. or AWEST or Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Sharon St. Pierre OR Zachary Florez, Orlando Rosas or Bobby Brown whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR 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, Dana Dennen, Cindy Dennen, Traci Yeaman, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, 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.

12/12/2024

Executed on

/s/Carson Emmons

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

12-30-24
Executed on

Pete Florez

SUBSTITUTE TRUSTEE

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

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-30-24 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 12-30-24

20-024791

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

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

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

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

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

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

Date of Sale: March 4, 2025	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800



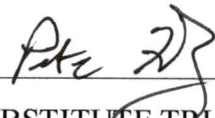
LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

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

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

FILED
2025 JAN -9 A 10:20
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FILED

2025 JAN 23 P 2:26

Notice of [Substitute] Trustee 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.

John Green

1. Date, Time and Place of Sale.

Date: 03/04/2025

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

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 2308 Wilkes St., Bryan, TX 77803-1063

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 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/14/2004 and recorded 06/18/2004 in Book OR VOL 6117 Page 60 Document 00859302, real property records of Brazos County, Texas, with **Marcus A. Rios and Jannise A. Rios, husband and wife** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 as Beneficiary.

4. 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 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Marcus A. Rios and Jannise A. Rios, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$59,500.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. **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.

7. **Property to be sold:** The property to be sold is described as follows:

LOT FIVE (5), BLOCK NINETEEN (19), SECOND SUBDIVISION ON LYNNDALE ACRES, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

8. **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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416

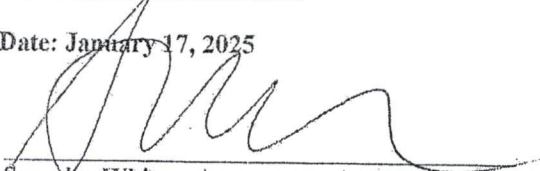
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

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: January 17, 2025


Sandra White – Attorney or Authorized Agent of
The Mortgage or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-12437-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: 3/4/2025
Time: **The earliest time the sale will begin is 11:00 AM**, or within three (3) hours after that time.
Place: Brazos County Courthouse, Texas, at the following location: 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

See Exhibit A

Commonly known as: 304 BROGDON ST BRYAN, TX 77803

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 8/18/2020 and recorded in the office of the County Clerk of Brazos County, Texas, recorded on 8/19/2020 under County Clerk's File No 1403019, in Book 16297 and Page 112 of the Real Property Records of Brazos County, Texas.

Grantor(s):	Alvaro Alejandro Turrubiarres, an unmarried man
Original Trustee:	CHRISTOPHER J. SULLIVAN
Substitute Trustee:	Auction.com, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Enrique Florez, Allan Johnston, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Henderson, George Hawthorne, Marlene Zografos, Karen Pollock, Jerry Merker, Carla Henderson, Jacob Nink, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Jeff Benton, Harriett Fletcher, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Financial Services, LLC, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2024-12437-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 \$127,645.00, executed by Alvaro Alejandro Turrubiarres, an unmarried man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Financial Services, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

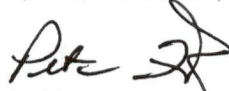
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2024-12437-TX

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

Dated: 1-23-25

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



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

Being all that certain tract or parcel of land lying and being situated in the S.F. AUSTIN SURVEY, Abstract No. 62 and the JOHN AUSTIN SURVEY, Abstract No. 2, in Bryan, Brazos County, Texas and a being part of Lots 3, 4 and 5, Block 85, and part of Alley as depicted on the plat of the BRYAN ORIGINAL TOWNSITE recorded in Volume "H", Page 721 of the Brazos County Deed Records (B.C.D.R.), and being all of the called 0.136 acre tract described in the deed from Ronald Collins and Jo Ann Collins to Sonny Ellen and Linda Godwin recorded in Volume 15217, Page 165 of the Official Records of Brazos County, Texas (O.R.B.C.), and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the northeast corner of the called 0.136 acre Ellen and Godwin tract and being the southeast corner of Lot 10, Block 85 of said BRYAN ORIGINAL TOWNSITE, said iron rod also being the northeast corner of 20-foot wide Alley as depicted on said plat and being in the west right-of-way line of Brogdon Street;

THENCE: S 08°30'00" W along the west right-of-way line of said Brogdon Street for a distance of 58.12 feet (Deed Call: 57.7') to a found 1/2-inch iron rod marking the southeast corner of this tract and the northeast corner of Lot 3R, Block 85, BRYAN ORIGINAL TOWNSITE according to the replat recorded in Volume 7190, Page 48 (O.R.B.C.), said iron rod being at or near the common line of the S.F. AUSTIN LEAGUE No. 9, A-62, and the JOHN AUSTIN LEAGUE, A-2;

THENCE: along the common line of this tract, the called 0.136 Ellen and Godwin tract and said BRYAN ORIGINAL TOWNSITE replat (7190/48) for the following two (2) calls:

1) N 75°55'49" W for a distance of 114.54 feet (Deed Call: 115.8") to a found 1/2-inch iron rod marking an interior ell corner of the called 0.136 acre Ellen and Godwin tract, and

2) N 08°30'00" E, at 27.27 feet, pass a found 1/2-inch iron rod marking the northeast corner of Lot 2R, Block 85 of said BRYAN ORIGINAL TOWNSITE replat (7190/48), continue into and through said 20-foot wide Alley for a total distance of 47.00 feet to a found 1/2-inch iron rod marking the common northwest corner of this tract and the called 0.136 acre Ellen and Godwin tract, said iron rod also being in the north line of the said 20-foot wide Alley and in the south line of Lot 8, Block 85 of the BRYAN ORIGINAL TOWNSITE replat (7190/48);

THENCE: S 81°30'00" E along the common line of this tract, the called 0.136 acre Ellen and Godwin tract, said Lot 8, Lot 9, Block 85 of said BRYAN ORIGINAL TOWNSITE replat and the said Lot 10, Block 85 for a distance of 114.00 feet to the POINT OF BEGINNING and containing 0.1375 acres of land.

FILED
2025 JAN 23 P 3:44
JAN 23 2025
JAN 23 2025



MILLER GEORGE & SUGGS

Texas Office
6080 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main: 972.532.0128
Fax: 214.291.5507
FLORIDA | TEXAS | GEORGIA

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on July 12, 2012, a certain Deed of Trust was executed by David Simpson and Deloise Simpson as mortgagor in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Genworth Financial Home Equity Access, Inc., its successors and assigns as beneficiary and Fielder F. Nelms as trustee, and was recorded on, August 3, 2012, as Instrument No. 2012-1128471 in the Office of the County Clerk, Brazos County, Texas; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary pursuant to an assignment dated December 18, 2018, and recorded on January 17, 2019, as Instrument No. 1350412 in the office of the County Clerk, Brazos County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that all borrowers ceased to occupy the property for longer than twelve consecutive months without prior written approval; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on December 4, 2024 as Instrument No. 1544530 notice is hereby given that on March 04, 2025 at 11:00 AM local time, or not later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

SEE EXHIBIT "A"

Commonly known as: 8801 Smith Ln, College Station, TX 77845

The sale will be held 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.

24TX941-0045



4833307

The Secretary of Housing and Urban Development will bid \$150,835.33.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$15,083.53 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$15,083.53 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

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 send of this notice immediately.

Date: January 21, 2025



By: Dustin George
Miller, George & Suggs, PLLC
Foreclosure Commissioner
6080 Tennyson Parkway, Suite 100
Plano, TX 75024
972-532-0128 Phone
214-291-5507 Fax

Exhibit "A"

Being a tract of land containing 0.4993 acres, out of the John H. Jones Survey, A-26, Brazos County, Texas, also being the same called 0.50 acres tract of land owned by David Simpson as recorded in Volume 1979, Page 2 of the Brazos County Official Records (B.C.O.R.), the 0.4993 acre tract being the same tract of land shown on the Plat of Survey, prepared by Carlomagno Surveying, having the file name 12088.dwg, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the east corner of this tract, also being a point along the southwest boundary line of the called 5.394 acres tract of land owned by John Giesenschlag as recorded in Volume 5877, Page 150 of the B.C.O.R., said called 5.394 acres tract being called Tract 1 in the said Volume 5877, Page 150 of the B.C.O.R., also being the north corner of the called 2.00 acres tract of land now or formerly owned by Jim and Rebecca Randolph as recorded in Volume 90, Page 451 of the Brazos County Deed Records (B.C.D.R.);

THENCE along the common line between this tract and the said called 2.00 acres Randolph tract, South 44° 58' 18" West, a distance of 180.43 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the south corner of this tract, also being the west corner of the said called 2.00 acres Randolph tract, also being a point along the northeast right-of-way line of Smith Lane, a variable width right-of-way, from which a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for reference bears North 45° 00' 00" East, a distance of 6.00 feet;

THENCE along the said northeast right-of-way of Smith Lane, North 45° 00' 00" West, a distance of 120.55 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the west corner of this tract, also being a point along the said northeast right-of-way of Smith Lane, also being the south corner of the remainder of the called 1.0 acres tract of land now or formerly owned by David and James Simpson as recorded in Volume 1931, Page 198 of the B.C.O.R., from which a 3/8" iron rod found for reference bears North 45° 00' 00" East, a distance of 6.00 feet;

THENCE along the common line between this tract and the said remainder of the called 1.0 acres Simpson tract, North 45° 00' 00" East, a distance of 180.56 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the north corner of this tract, also being the east corner of the said remainder of the called 1.0 acres Simpson tract, also being a point along the said southwest boundary line of the called 5.394 acres Giesenschlag Tract 1, from which a 5/8" iron rod found for reference bears South 47° 15' 01" East, a distance of 4.94 feet;

THENCE along the common line between this tract and the said called 5.394 acres Giesenschlag Tract 1, South 44° 56' 19" East, a distance of 120.46 feet to the **PLACE OF BEGINNING** containing 0.4993 acres.

FILED
2025 JAN 23 P 3:40
JAN 23 2025
JAN 23 2025

NOTICE OF FORECLOSURE SALE

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

FILED
2025 FEB 11 A 10:22
Kim Brun

Recitals:

- A. Shabeer Jaffar is the current owner and holder of the Promissory Note described below.
- B. The Promissory Note is secured by the Deed of Trust described below.
- C. The Borrower named below is in default under the Promissory Note and the Deed of Trust and the default has not been cured after receiving notice of default and opportunity to cure.

Notice of Foreclosure Sale:

Notice is given that the Property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Foreclosure Sale and the applicable laws of the State of Texas.

1. Date, Time, and Place of Sale:

Date: The sale shall be held on Tuesday, March 4, 2025.

Time: The sale will begin at 1:00 p.m., and will be conducted within three hours thereafter.

Place: THE SALE SHALL BE HELD AT THE BRAZOS COUNTY ADMINISTRATION BUILDING LOCATED AT 200 S. TEXAS AVENUE IN BRYAN, BRAZOS COUNTY, TEXAS 77803.

2. Terms of Sale:

Because of the default in performance of the obligations secured by the Deed of Trust, the Trustee will sell the property "As Is" by public auction to the highest bidder for cash.

3. Instrument to be Foreclosed:

The security instrument to be foreclosed is the Deed of Trust dated January 18, 2022, by MARICELA ACOSTA-RAMIREZ, as grantor, to CULLY LIPSEY, as Trustee, for the benefit of SHABEER JAFFAR, as beneficiary, and recorded under Instrument No. 1459599 in Volume 17677, Page 74, of the Official Records of Brazos County, Texas.

4. Name and Address of Trustee:

The name of the Trustee is: CULLY LIPSEY.

The address of the Trustee is: 1021 University Dr. E., College Station, TX 77840.

5. Obligations Secured:

The indebtedness is evidenced by the promissory note in the original principal amount of TWO HUNDRED SEVEN THOUSAND AND NO/100 DOLLARS (\$207,000.00), including all accrued and unpaid interest and all other amounts payable by the debtor as described in the promissory note, any other related documents, and all modifications, renewals, and extensions thereof. SHABEER JAFFAR is the current beneficiary of the Deed of Trust and the current owner and holder of the promissory note and is referred to herein as the "Beneficiary".

6. Property to Be Sold:

The property, together with all fixtures and improvements located thereon, to be sold is described as all of Lot Four (4), Block One (1), BREWER STREET SUBDIVISION, an addition to the City of Bryan, Brazos County, Texas, according to plat thereof recorded in Volume 17036, Page 98, Official Records, Brazos County, Texas (the "Property").

7. Additional Provisions:

Default has occurred in the payment of the promissory note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary has requested Trustee to sell the Property.

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

Notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for

under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Trustee.

This Notice of Foreclosure Sale is executed this 10th day of February 2025.



CULLY LIPSEY, Trustee
Hoelscher, Lipsey, Elmore, & Turnbill, P.C.
1021 University Drive East
College Station, Texas 77840

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF BRAZOS

§

§

Date: February 10, 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

[Handwritten signature]

2025 FEB 11 P 12:02

FILED

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, March 4, 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]

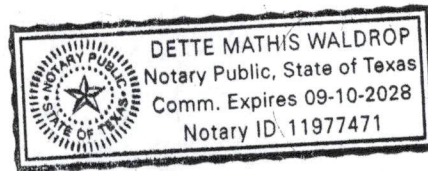
Pete Flores
Pete Flores, Affiant

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Subscribed and sworn to before me, the undersigned authority, on this 11 day of February 2025, personally appeared Pete Flores, the Affiant.

[Signature]
Notary Public, State of Texas

My Commission expires:
09.10.2028



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.

FILED

2025 FEB 11 P 12:01

Notice of Substitute Trustee Sale

T.S. #: 25-13433

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: 3/4/2025
Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **2:00 PM**
Place: **Brazos County Courthouse in Bryan, Texas, at the following location: 300 E. 26th. Street, Bryan, TX 77803 - or in the area designated by the commissioners court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 10/26/2010 and is recorded in the office of the County Clerk of Brazos County, Texas, under County Clerk's File No 01075794, recorded on 11/2/2010, in Book OR, Page 272, of the Real Property Records of Brazos County, Texas.
Property Address: 1610 LEONA DR COLLEGE STATION TX 77840

Trustor(s): **DOROTHY M. KURTZMAN** Original Beneficiary: **WELLS FARGO BANK, N.A.**

Current Beneficiary: **GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1** Loan Servicer: **GITSIT Solutions, LLC**

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

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section

T.S. #: 25-13433

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DOROTHY M. KURTZMAN, A SINGLE PERSON. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$108,000.00, executed by DOROTHY M. KURTZMAN, A SINGLE PERSON, and payable to the order of WELLS FARGO BANK, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DOROTHY M. KURTZMAN, A SINGLE PERSON to DOROTHY M. KURTZMAN. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

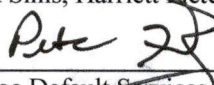
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1
c/o GITSIT Solutions, LLC
333 S. Anita Drive, Suite 400
Orange, CA 92868
888) 566-3287

Dated: 2-11-25

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



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

T.S. #: 25-13433

EXHIBIT "A"

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PART OF LOT 6 BLOCK 5 OF WEST KNOLL SECTION TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 285 PAGE 373, DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS:

BEGINNING; AT A 1/2 INCH IRON ROD FOUND AT THE MOST NORTHERLY COMMON CORNER OF LOTS 5 AND 6 BLOCK 5 OF SAID SUBDIVISION; SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF LEONA DRIVE;

THENCE; SOUTH 57 DEGREES 44 MINUTES 06 SECONDS WEST - 112.00 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 5 AND 6 TO A CONCRETE NAIL SET FOR THE SOUTH CORNER OF THIS TRACT; SAME BEING IN THE NORTHEAST LINE OF THE WELCH BOULEVARD HOMEOWNERS ASSOC. (899/415);

THENCE; NORTH 32 DEGREES 22 MINUTES 01 SECONDS WEST - 24.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID HOMEOWNERS ASSOC. TRACT TO A CONCRETE NAIL FOUND FOR THE MOST SOUTHERLY CORNER OF THIS TRACT AND THE AHMAD KASSEM KHALIL TRACT (2124/329);

THENCE; NORTH 57 DEGREES 46 MINUTES 11 SECONDS EAST - 112.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID KHALIL TRACT TO A 1/2 INCH IRON ROD FOUND AT SAID TRACTS MOST NORTHERLY COMMON CORNER; SAME BEING IN SAID LEONA DRIVE LINE;

THENCE; SOUTH 32 DEGREES 22 MINUTES 30 SECONDS EAST - 23.93 FEET ALONG SAID LEONA DRIVE LINE TO THE PLACE OF BEGINNING; AND CONTAINING 0.062 ACRES OF LAND, MORE OR LESS.

NOTE: THE ABOVE SUBJECTED DEED OF TRUST LEGAL IN-COMPLETE WE CONSIDERED FROM DEED RECORDED IN BOOK 2438, PAGE 288.