

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/1/2019	Grantor(s)/Mortgagor(s): JESSICA L SOUSA, SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICA'S CHOICE HOME LOANS LP, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: 15239 Page: 1 Instrument No: 1356866	Property County: BRAZOS
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450
Date of Sale: 5/6/2025	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: LOT THIRTY-EIGHT (38), BLOCK FOUR (4), ALEXANDRIA SUBDIVISION PHASE 2-B, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3922, PAGE 284 OF THE OFFICIAL 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, 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.

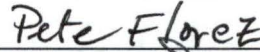
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 2/25/2025



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

Dated: 2-27-25



Printed Name:



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

FILED
2025 FEB 27 A 10:43


MH File Number: TX-25-107689-POS
Loan Type: FHA

Our Case No. 25-01041-FC

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

FILED
2025 FEB 28 P 4:18

THE STATE OF TEXAS
COUNTY OF BRAZOS

Deed of Trust Date:
June 27, 2022

Property address:
5243 MONTAGUE LOOP
BRYAN, TX 77807

J. Shaw

Grantor(s)/Mortgagor(s):
SHASTA HAYNES, AN UNMARRIED WOMAN

LEGAL DESCRIPTION: Lot 6, Block 2, of PLEASANT HILL PHASE 1, a subdivision in Brazos County, Texas, according to the map or plat thereof recorded in Volume 15860, Page 212 and Amended in Volume 17776, Page 6, of the Official Public Records of Brazos County, Texas.

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

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: MAY 6, 2025

Property County: BRAZOS

Original Trustee: ANGELA R. HERNANDEZ

Recorded on: June 28, 2022
As Clerk's File No.: 1475983
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown,
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, 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, MAY 6, 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, 2/27/25

MARINOSCI LAW GROUP, P.C.

By: *[Signature]*

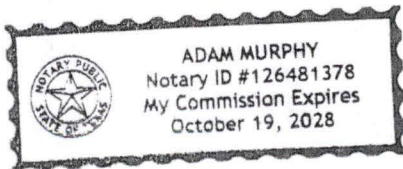
**SAMMY HOODA
MANAGING ATTORNEY**

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 27 day of FEB 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 25-01041

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

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.: 132990-TX

Date: February 27, 2025

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: JOSHUA MONTEMAYOR, SINGLE 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: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 2/25/2020, RECORDING INFORMATION: Recorded on 3/2/2020, as Instrument No.
1386613 in Book 15884 Page 92

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FOUR R (4R), BLOCK THREE (3),
NEEDHAM ESTATES, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN
VOLUME 8422, PAGE 225, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/6/2025**, 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.

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

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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, 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, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is 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

FILED
2025 MAR -6 P 3:14
MAR 13 2025
RECEIVED
CLERK OF COURT
SAN DIEGO COUNTY
BY: T. Lee

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/1/2020	Grantor(s)/Mortgagor(s): JOSHUA SEPULVEDA, A SINGLE MAN AND CHLOE PRENTICE, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: 16037 Page: 234 Instrument No: 1392742	Property County: BRAZOS
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 5/6/2025	Earliest Time Sale Will Begin: 11:00AM
Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

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

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

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

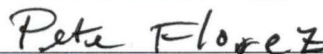
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A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

Dated: 2/28/2025

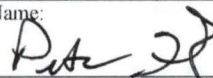


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for LoanCare, LLC

Dated: 3-6-25



Printed Name:



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

Exhibit A

LEGAL DESCRIPTION

Lot Eleven (11), Block Twenty-Three (23), SOUTHWOOD VALLEY, SECTION 7-B, City of College Station, according to the Plat thereof recorded in Volume 360, Page 625, Deed Records, Brazos County, Texas.

SAVE AND EXCEPT:

Therefrom all that certain tract or parcel of land, being the same tract conveyed to W. J. Wronka and wife, Betty L. Wronka by David F. Justus and Carol J. Justus by Quitclaim Deed dated September 1, 1984, recorded in Volume 722, Page 527, Official Records of Brazos County, Texas, and being more particularly described as follows:

BEING all that certain 431 square foot tract or parcel of land lying and being situated in SOUTHWOOD VALLEY, SECTION 7-B, an Addition to the City of College Station, Texas, according to a Plat recorded in Volume 360, Page 625, of the Deed Records of Brazos County, Texas; said tract also being a portion of Lot 11, Block 23 of the said SOUTHWOOD VALLEY, SECTION 7-B, as conveyed to David F. Justus, Et UX, by Deed recorded in Volume 382, Page 697, of the Deed Records of Brazos County, Texas; said 431 square foot tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found marking the most Easterly common corner of Lot 11 and Lot 12 of the said SOUTHWOOD VALLEY, SECTION 7-B;

THENCE S 86 Degrees 13' 12" W with the common line of said Lot 11 and Lot 12 for a distance of 156.80 feet to a tack set in a wooden expansion joint, said tack also lying on the Northeast right-of-way line of Normand Drive;

THENCE N 03 Degrees 46' 48" W with the said Northeast right-of-way line for a distance of 5.50 feet to a 5/8-inch iron rod set for corner;

THENCE N 88 Degrees 13' 44" E across the said Lot 11 for a distance of 156.90 feet to the PLACE OF BEGINNING containing 431 square feet of land, more or less.

NOTE: The Company does not represent the above referenced acreage or square footage calculations are correct.

RECORDED
Brazos County, Texas
Vol. 360, Page 625
1984

2025 MAR -6 P 3:21

FILED

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 03, 2019 and recorded under Clerk's File No. 1366275, in the real property records of BRAZOS County Texas, with Samuel C Beard, a married man. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Laraby Financial Group, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Samuel C Beard, a married man. securing payment of the indebtedness in the original principal amount of \$160,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Samuel C Beard. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT TWENTY-ONE (21), BLOCK TWENTY (20), EDELWEISS ESTATES PHASE 8, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2900, PAGE 119, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/06/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: BRAZOS County Courthouse, Texas at the following location: The atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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.

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, Robert LaMont, Sharon St. Pierre, 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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on March 7, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-00779

FILED
2025 MAR 10 P 3:49
gshaw

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: ALL OF THAT CERTAIN PARCEL OF LAND BEING LOT 3, AND A PORTION OF LOT 2, BRIARCREST VALLEY, PHASE 6, CITY OF BRYAN, BRAZOS COUNTY, TEXAS. ACCORDING TO THE PLAT RECORDED IN VOLUME 474, PAGE 791, DEED RECORDS OF SAID COUNTY AND BEING THAT SAME MICAJAH W. NEWMAN AND WIFE, NANCY P. NEWMAN 0.40 ACRE PARCEL, RECORDED IN VOLUME 2158, PAGE 320, OFFICIAL RECORDS OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH REBAR FOR THE MOST NORTHERLY COMMON CORNER OF LOT 3 AND 4, MARKING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 60 FEET WIDE EAST BRIARGATE DRIVE;

THENCE ALONG SAID EAST BRIARGATE DRIVE THE FOLLOWING CALLS:

SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 530 FEET PER SAID PLAT, CHORD BEARS SOUTH 48 DEGREES 45 MINUTES 22 SECONDS EAST, A DISTANCE OF 19.23 FEET TO A FOUND 1/2 INCH REBAR;

SOUTH 50 DEGREES 05 MINUTES 02 SECONDS EAST, A DISTANCE OF 26.20 FEET TO A FOUND 1/2 INCH REBAR;

SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 470 FEET PER SAID PLAT, CHORD BEARS SOUTH 46 DEGREES 41 MINUTES 48 SECONDS EAST, A DISTANCE OF 52.93 FEET TO A FOUND 1/2 INCH REBAR FROM WHICH THE MOST NORTHERLY COMMON CORNER OF LOTS 2 AND 3 BEARS NORTHWESTERLY ALONG SAID CURVE, AN ARE DISTANCE OF 18.44 FEET;

THENCE SOUTH 49 DEGREES 47 MINUTES 45 SECONDS WEST, ACROSS LOT 2, A DISTANCE OF 217.61 FEET TO A FOUND 1/2 INCH REBAR, FROM WHICH THE MOST SOUTHERLY COMMON CORNER OF LOTS 2 AND 3 BEARS NORTHERLY ALONG THE COMMON LINE OF LOTS 2 AND 24, A DISTANCE OF 8.70 FEET;

THENCE NORTH 17 DEGREES 09 MINUTES 56 SECONDS WEST, A DISTANCE OF 88.70 FEET TO A SET 1/2 INCH REBAR FOR THE MOST SOUTHERLY COMMON CORNER OF LOT 3 AND 4;

THENCE NORTH 44 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 170.29 FEET TO THE POINT OF BEGINNING, FOR THE BASIS OF BEARINGS OF THIS SURVEY AS CITED PER SAID PLAT AND CONTAINING 0.398 OF AN ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/17/2017 and recorded in Document 2017-1310891 real property records of Brazos County, Texas. Re-filed in Book 14625 Page 72 real property records of Brazos County, Texas. Re-filed in Document 1327193 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: 05/06/2025

Time: 10:00 AM

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

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

5. Obligations Secured. The Deed of Trust executed by ROBERT ARMISTEAD AND VANESSA PAGLINAWAN ARMISTEAD, provides that it secures the payment of the indebtedness in the original principal amount of \$326,223.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 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: www.auction.com or (800) 280-2832

Certificate of Posting

FILED
2025 MAR 14 P 12:15
P. St George

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

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: October 25, 2016	Original Mortgagor/Grantor: DUSTIN J. GIBSON AND NIKKI M. GIBSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PHH MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: 13691 Page: 180 Instrument No: 2016-1280589	Property County: BRAZOS
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

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

Secures: Note in the original principal amount of \$178,250.00, executed by DUSTIN J. GIBSON and NIKKI M. GIBSON and payable to the order of Lender.

Property Address/Mailing Address: 3816 STONY CREEK LN, COLLEGE STATION, TX 77845

Legal Description of Property to be Sold: LOT EIGHT (8), BLOCK TWENTY-THREE (23), SHENANDOAH PHASE FOUR, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2807, PAGE 151 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: May 6, 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, *LAKEVIEW LOAN SERVICING, LLC*, 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 *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Kathleen Adkins, Reid Ruple, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez whose address is 1 MAUCHLY IRVINE, CA 92618 OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Kathleen Adkins, Reid Ruple, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez whose address is 1 MAUCHLY IRVINE, CA 92618 OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Kathleen Adkins, Reid Ruple, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Trustee

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

FILED
2025 MAR 20 P 2:50


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.: 133308-TX

Date: March 18, 2025

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: GAYLA L WISNIESKI, A SINGLE PERSON

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

CURRENT MORTGAGEE: FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE
FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST,
SERIES 2022-1

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 9/21/2012, RECORDING INFORMATION: Recorded on 9/27/2012, as Instrument No.
01133689 in Book 10927 Page 174

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT SEVENTEEN (17), BLOCK EIGHT (8),
SPRINGBROOK-CYPRESS MEADOW, PHASE II, CITY OF COLLEGE STATION, ACCORDING TO
PLAT THEREOF RECORDED IN VOLUME 2354, PAGE 261 OF THE OFFICIAL RECORDS OF
BRAZOS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/6/2025**, 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.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED
CREDIT RISK TRANSFER TRUST, SERIES 2022-1
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743



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

FILED
2025 MAR 20 P 2:53
SRLay

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 MAR 28 P 12:44

**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.**

Kim Green

Matter No.: 126943-TX

Date: March 21, 2025

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: JAMES ROBERT MCKUIN, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 10/31/2022, RECORDING INFORMATION: Recorded on 11/3/2022, as Instrument
No. 1487892 in Book 18316 Page 126

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 12, BLOCK 9, OF MIDTOWN RESERVE
SUBDIVISION, PHASE 105, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 16507, PAGE 277 OF THE OFFICIAL PUBLIC
RECORDS OF BRAZOS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/6/2025**, 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.

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 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, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is 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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 06, 2016 and recorded under Vol. 13603, Page 138, or Clerk's File No. 01276259, in the real property records of BRAZOS County Texas, with Dawn R. Newton and Joshua S. Newton wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cornerstone Home Lending, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dawn R. Newton and Joshua S. Newton wife and husband securing payment of the indebtedness in the original principal amount of \$288,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Dawn R. Newton and Joshua S. Newton. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

Legal Description:

LOT TWELVE (12), BLOCK THREE (3), LAKESIDE VILLAGE SUBDIVISION PHASE 2, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8188, PAGE 101, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/06/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: BRAZOS County Courthouse, Texas at the following location: The atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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.

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, Robert LaMont, Sharon St. Pierre, 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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on March 25, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-01922

Kim Shear

2025 MAR 28 P 12:45

FILED

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

2025 APR -9 P 1: 11 PM
FBI
JAN 11 2025

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" July 5, 2023, but recorded July 27, 2023, which was executed by **JASON MASINO**, 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 18758, Page 62, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

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

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

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 Wraparound Promissory Note dated JUNE 28, 2023, in the original principal amount of \$505,000.00, which was executed by MORTGAGOR and payable to the order of **DOERS LLC**, "BENEFICIARY".

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 **MAY 2025**, the same being the **6th** day of **MAY, 2025**.

EXECUTED in multiple originals on the 7th day of APRIL, 2025.

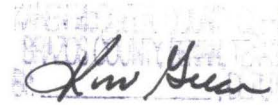


J. FRED BAYLISS

2025 APR 11 P 12: 2

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §



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

Notice is hereby given that:

WHEREAS, BEITLER TEXAS ENTERPRISES LLC, a Texas limited liability company and WESTCLIFF INVESTORS, LLC, a California limited liability company (collectively “Grantor”), executed and delivered that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (as has or may have been assigned, amended, renewed, extended, and/or modified, the “Deed of Trust”), dated effective September 15, 2023, to Dale Parsons, Trustee, for the benefit of JASPER LAKE VENTURES TWO LLC, a Delaware limited liability (“Lender”), and duly recorded as Document Number 1512006 on September 15, 2023, in Volume 18846, Page 90, in the Real Property Records of Brazos County, Texas, which Deed of Trust created liens on, among other property, the real property (“Land”) situated in the County of Brazos and State of Texas described in Exhibit “A” attached hereto and made a part hereof (the Land together with all rights, hereditaments and appurtenances in anywise appertaining or belonging thereto, but subject to the permitted encumbrances, if any, described in the Deed of Trust, is hereinafter collectively referred to as the “Mortgaged Property”); and

WHEREAS, the liens and security interests granted under the Deed of Trust are to secure in part the payment of the indebtedness evidenced by (i) that certain Promissory Note, dated September 15, 2023, in the original stated principal sum of Six Million Four Hundred Thousand and No/100 Dollars (\$6,400,000.00), executed by Grantor and payable to the Lender (as has or

may have been assigned, amended, renewed, extended, and/or modified, the “Note”), and (ii) that certain Guaranty of Payment and Performance (as has or may have been assigned, amended, renewed, extended and/or modified, the “Guaranty”) executed by Logan A. Beitler, an individual and in his capacity as Trustee of the Beitler Family Living Trust Dated September 19, 2008, dated September 15, 2023 (such Note, Guaranty, Deed of Trust, as well as any and all other documents securing or evidencing the indebtedness covered under the Note, and any renewals, extensions, modifications or amendments thereof, are herein collectively, the “Security Documents”); and

WHEREAS, pursuant to that certain Removal of Trustee, Appointment of Substitute Trustee, Request to Substitute Trustee, dated April 7, 2025, and recorded on April 10, 2025, as Document Number 1553919, in the Real Property Records of Brazos County, Texas, Lender has appointed Royce Egeolu or Christopher I. Clark as Substitute Trustee pursuant to the terms and conditions of the Deed of Trust and other Security Documents; and

WHEREAS, default has occurred in performance of the Grantor's obligations under the Deed of Trust and other Security Documents as a result of Grantor's failure to pay when due any and all sums secured thereby and otherwise due and owing under the Note, Guaranty, Deed of Trust and other Security Documents, and Lender, by reason of said default, have requested that the undersigned Substitute Trustee sell the Mortgaged Property as provided in the Deed of Trust to satisfy all or a portion of the indebtedness evidenced by the Note and Guaranty and secured by the Deed of Trust and other Security Documents.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that either Royce Egeolu or Christopher I. Clark, as Substitute Trustee as aforesaid, will accordingly, after due service and publication and filing of this notice as required by the Deed of Trust and the laws of the State of Texas, sell the Mortgaged Property at public vendue to the highest bidder, for cash, between the hours of 10:00 a.m. and 4:00 p.m. (the hour of 10:00 a.m. being the earliest time at which the sale will occur for the property located in Brazos County, Texas, and such sale shall occur no later than three (3) hours thereafter), at the first (1st) floor of the courthouse adjacent to the county clerk's office located in the Brazos County Administration Building, located at 200 S. Texas Avenue, Bryan, Texas 77803, or at such other area as may be currently designated by the Commissioners Court of Brazos County for the conducting of such sales in Brazos County, Texas, the county in

which the above-described Mortgaged Property is located (or if no such area is designated at the time of this sale, at the courthouse door of the courthouse), on the first Tuesday in May, that being May 6, 2025.

Notwithstanding anything to the contrary contained herein, the “Mortgaged Property” as defined herein shall not include that certain real property located in Dallas County, Texas, and described as “Tract B” in the Deed of Trust or any rights, hereditaments, and appurtenances in anywise appertaining or belonging thereto (collectively, the “Dallas County Mortgaged Property”), as the Dallas County Mortgaged Property was previously foreclosed upon and purchased by Lender, as evidenced by that certain Trustee’s Deed, dated March 4, 2025, recorded on March 4, 2025, as Document No. 202500043448 in the Official Public Records of Dallas County, Texas.

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WITNESS my hand this 11th day of April, 2025.



Royce Egeolu, Substitute Trustee



Christopher I. Clark, Substitute Trustee

THE STATE OF TEXAS

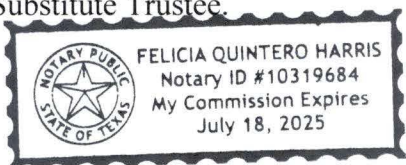
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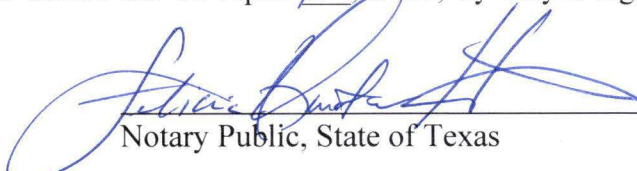
COUNTY OF DALLAS

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This instrument was acknowledged before me on April 11th, 2025, by Royce Egeolu, Substitute Trustee.





Notary Public, State of Texas

THE STATE OF TEXAS

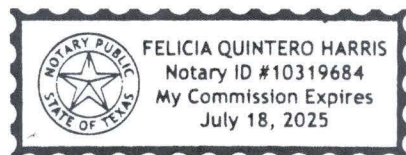
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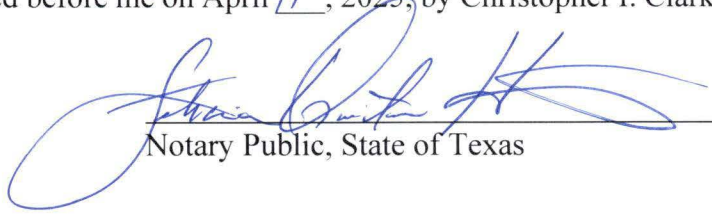
COUNTY OF DALLAS

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This instrument was acknowledged before me on April 11th, 2025, by Christopher I. Clark, Substitute Trustee.





Notary Public, State of Texas

SUBSTITUTE TRUSTEE'S ADDRESS:

Fox Rothschild LLP
Saint Ann Court
2501 N. Harwood Street, Suite 1800
Dallas, TX 75201

AFTER RECORDING RETURN TO:

Fox Rothschild LLP
Saint Ann Court
2501 N. Harwood Street, Suite 1800
Dallas, TX 75201
Attn: Royce Egeolu, Esq.

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT A:

LOTS 8, 9 AND 10, BLOCK "B" OF THE REPLAT OF PARCEL IV, BLOCK B, CULPEPPER PLAZA ADDITION, CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 2855, PAGE 149, OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED Page 1

2025 APR 14 A 10:03

THE STATE OF TEXAS §
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COUNTY OF BRAZOS §

CLERK OF DISTRICT COURT
Brazos County, Texas
J. Adam McCarty

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

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WHEREAS, the liens and security interests granted under the Deed of Trust are to secure in part the payment of the indebtedness evidenced by (i) that certain Promissory Note, dated September 15, 2023, in the original stated principal sum of Six Million Four Hundred Thousand and No/100 Dollars (\$6,400,000.00), executed by Grantor and payable to the Lender (as has or

may have been assigned, amended, renewed, extended, and/or modified, the “Note”), and (ii) that certain Guaranty of Payment and Performance (as has or may have been assigned, amended, renewed, extended and/or modified, the “Guaranty”) executed by Logan A. Beitler, an individual and in his capacity as Trustee of the Beitler Family Living Trust Dated September 19, 2008, dated September 15, 2023 (such Note, Guaranty, Deed of Trust, as well as any and all other documents securing or evidencing the indebtedness covered under the Note, and any renewals, extensions, modifications or amendments thereof, are herein collectively, the “Security Documents”); and

WHEREAS, pursuant to that certain Removal of Trustee, Appointment of Substitute Trustee, Request to Substitute Trustee, dated April 7, 2025, and recorded on April 10, 2025, as Document Number 1553919, in the Real Property Records of Brazos County, Texas, Lender has appointed Royce Egeolu or Christopher I. Clark as Substitute Trustee pursuant to the terms and conditions of the Deed of Trust and other Security Documents; and

WHEREAS, default has occurred in performance of the Grantor's obligations under the Deed of Trust and other Security Documents as a result of Grantor's failure to pay when due any and all sums secured thereby and otherwise due and owing under the Note, Guaranty, Deed of Trust and other Security Documents, and Lender, by reason of said default, have requested that the undersigned Substitute Trustee sell the Mortgaged Property as provided in the Deed of Trust to satisfy all or a portion of the indebtedness evidenced by the Note and Guaranty and secured by the Deed of Trust and other Security Documents.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that either Royce Egeolu or Christopher I. Clark, as Substitute Trustee as aforesaid, will accordingly, after due service and publication and filing of this notice as required by the Deed of Trust and the laws of the State of Texas, sell the Mortgaged Property at public vendue to the highest bidder, for cash, between the hours of 10:00 a.m. and 4:00 p.m. (the hour of 10:00 a.m. being the earliest time at which the sale will occur for the property located in Brazos County, Texas, and such sale shall occur no later than three (3) hours thereafter), at the first (1st) floor of the courthouse adjacent to the county clerk's office located in the Brazos County Administration Building, located at 200 S. Texas Avenue, Bryan, Texas 77803, or at such other area as may be currently designated by the Commissioners Court of Brazos County for the conducting of such sales in Brazos County, Texas, the county in

which the above-described Mortgaged Property is located (or if no such area is designated at the time of this sale, at the courthouse door of the courthouse), on the first Tuesday in May, that being May 6, 2025.

Notwithstanding anything to the contrary contained herein, the “Mortgaged Property” as defined herein shall not include that certain real property located in Dallas County, Texas, and described as “Tract B” in the Deed of Trust or any rights, hereditaments, and appurtenances in anywise appertaining or belonging thereto (collectively, the “Dallas County Mortgaged Property”), as the Dallas County Mortgaged Property was previously foreclosed upon and purchased by Lender, as evidenced by that certain Trustee’s Deed, dated March 4, 2025, recorded on March 4, 2025, as Document No. 202500043448 in the Official Public Records of Dallas County, Texas.

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WITNESS my hand this 11th day of April, 2025.



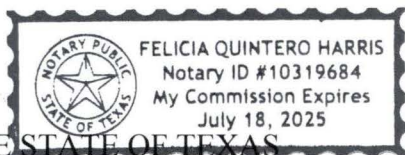
Royce Egeolu, Substitute Trustee



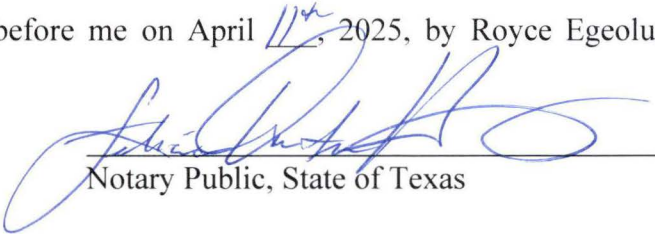
Christopher I. Clark, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 11th, 2025, by Royce Egeolu, Substitute Trustee.

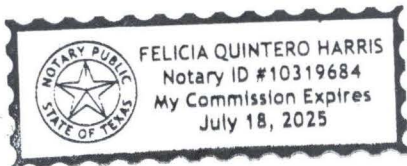


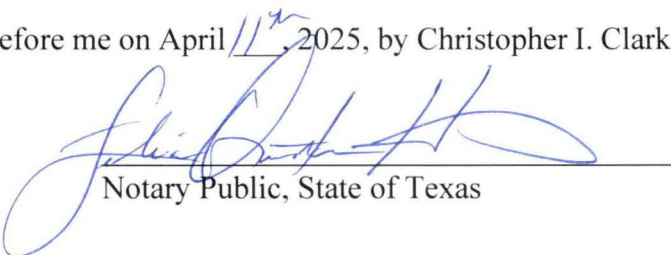
THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §



Notary Public, State of Texas

This instrument was acknowledged before me on April 11th, 2025, by Christopher I. Clark, Substitute Trustee.





Notary Public, State of Texas

SUBSTITUTE TRUSTEE'S ADDRESS:

Fox Rothschild LLP
Saint Ann Court
2501 N. Harwood Street, Suite 1800
Dallas, TX 75201

AFTER RECORDING RETURN TO:

Fox Rothschild LLP
Saint Ann Court
2501 N. Harwood Street, Suite 1800
Dallas, TX 75201
Attn: Royce Egeolu, Esq.

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT A:

LOTS 8, 9 AND 10, BLOCK "B" OF THE REPLAT OF PARCEL IV, BLOCK B, CULPEPPER PLAZA ADDITION, CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 2855, PAGE 149, OFFICIAL PUBLIC RECORDS, 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.

P 3: 25

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: APRIL 11, 2025

NOTE: Note (Single Adjustment), as renewed, modified, or extended, described as follows:

Date: March 11, 2005
Maker: Rosie L. Reed
Payee: First American Bank, SSB
Original Principal Amount: \$108,200.00

DEED OF TRUST: Deed of Trust, described as follows:

Date: March 11, 2005
Grantor: Rosie L. Reed
Trustee: Robert K. Nordhaus
Beneficiary: First American Bank, SSB
Recorded: Document No. 00884873 Real Property Records, BRAZOS County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A

BORROWER: Rosie L. Reed

PROPERTY: The real property described as follows:

Commonly known as: 2901 JENNA COURT, BRYAN, TEXAS 77802

Legally described as: LOT SIX (6), BLOCK SIX (6), ALLEN PARK SUBDIVISION PHASE THREE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4907, PAGE 58 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN***

RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.

SUBSTITUTE TRUSTEE: PETE FLOREZ, FLORENCE ROSAS, SHARON ST. PIERRE, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

MAY 6, 2025, the first Tuesday of the month, to commence at 11:00 AM or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In BRAZOS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

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

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

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE

92328.589.00

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.

EXECUTED effective as of APRIL 11, 2025

SUBSTITUTE TRUSTEE

Sign: Art 2D

Print: Art Florez

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

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COUNTY OF BRAZOS

FILED
2025 APR 14 P 3:26
JPM

Date: April 11, 2025

Borrower: KCAP CANYON VILLAGE, LLC

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

Holder: AXONIC B2A TRUST

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

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

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

-and-

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

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

Date: May 9, 2022

Grantor: KCAP CANYON VILLAGE, LLC

Original Lender: X-CALIBER FUNDING LLC

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, May 6, 2025

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

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

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

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

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

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

[signature on following page]

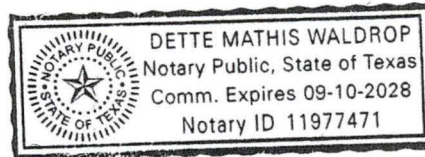
Pete Florez
Pete Florez, Affiant

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

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

Dette Mathis Waldrop
Notary Public, State of Texas

My Commission expires:
9-10-28



After recording return to:

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

EXHIBIT "A"

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