

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

FILED

2025 AUG 14 P 3:04

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2025
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P 3:04
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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs**, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **11/4/2025 at 11:00 AM**, or no later than three (3) hours after such time, in **Brazos County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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

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

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

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

WITNESS, my hand this 8/13/2025

WITNESS, my hand this 8-14-25

Kavonnah Dobson

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

Pete Florez

By: Substitute Trustee(s)
Pete Florez, Zachary Florez, Orlando Rosas,
Bobby Brown, Brian Hooper, Mike Jansta, Mike
Hayward, or Jay Jacobs

C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-14900-TX

BRAZOS COUNTY, TEXAS
J. Shaw

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: **11/4/2025**
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:

LOT TWENTY SIX (26), BLOCK TWELVE (12), EDELWEISS ESTATES PHASE 16, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4145, PAGE 285, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

Commonly known as: 204 MARTA ST COLLEGE STATION, TX 77845

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 6/29/2021 and recorded in the office of the County Clerk of Brazos County, Texas, recorded on 7/1/2021 under County Clerk's File No 1437527, in Book 17143 and Page 229 along with Correction Instrument recorded as Instrument No. 1561897 on 7/10/2025, of the Real Property Records of Brazos County, Texas.

Grantor(s):	ADRIEL HERNANDEZ, UNMARRIED MAN
Original Trustee:	RUTH RUHL, P.C.
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Enrique Florez, Allan Johnston, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Hernderson, George Hawthorne, Marlene Zografos, Karen Pollock, Jerry Merker, Carla Henderson, Jacob Nink, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Jeff Benton, Harriett Fletcher, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Heather Golden
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ARC HOME LOANS LLC, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2025-14900-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 by not limited to (1) the promissory note in the original principal amount of \$319,014.00, executed by ADRIEL HERNANDEZ, UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ARC HOME LOANS 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:

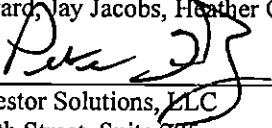
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-14900-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: 8-22-25

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Enrique Florez, Allan Johnston, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Hernderson, George Hawthorne, Marlene Zografos, Karen Pollock, Jerry Merker, Carla Henderson, Jacob Nink, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Jeff Benton, Harriett Fletcher, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Heather Golden



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

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

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

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: **August 31, 2018**
Grantor(s): **Philip L Harris, Unmarried and Lawrence C Harris, Married**
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage, Inc.**
Original Principal: **\$112,917.00**
Recording Information: **Book 14901, Page 164**
Property County: **Brazos**
Property: **All of Lot Fifteen (15), Block Six (6), MEMORIAL FOREST, REVISED FIRST INSTALLMENT, an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 271, Page 699 of the Deed Records of Brazos County, Texas.**
Property Address: **2502 Memorial Drive
Bryan, TX 77802**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **SERVBANK, N.A.**
Mortgage Servicer: **Servbank, N.A.**
Mortgage Servicer Address: **3138 E. Elwood Street
Phoenix, AZ 85034**

SALE INFORMATION:

Date of Sale: **November 4, 2025**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Auction.com, LLC or Padgett Law Group, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092**

FILED
Brazos County Clerk
2025 SEP - 5 P 4: 03

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APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Pete Flores, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 9-5-25, I filed at the office of the Brazos County Clerk to be posted at the Brazos County courthouse this notice of sale.

Declarant's Name: Pete Flores

Date: 9-5-25

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

WITNESS MY HAND this 5 day of September, 2025.

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

NOTICE OF TRUSTEE'S SALE

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

1. DATE, TIME, PLACE OF SALE:

Date: November 4, 2025

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

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

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

(1612 LUZA STREET, BRYAN, BRAZOS COUNTY, TEXAS 77802)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT SEVEN (7), BLOCK ONE (1), WOOD FOREST ADDITION, 1ST INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 339, PAGE 847, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

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

Date:	APRIL 15, 2025
Grantor/Mortgagor/Debtor:	Lovie Chavonne Creeks-Lott and Jessie L. Lott
Mortgagee/Beneficiary:	GZL INVESTMENTS LLC - SERIES P, A SERIES OF GZL INVESTMENTS, LLC
Trustee:	J. Fred Bayliss
Original Principal:	\$239,900.00
Recording Information:	Recorded on April 15, 2025, Volume 19834 Page 19, of the Real Records of Brazos County, Texas
Obligation Secured:	That certain Note date APRIL 15, 2025, in the Original

Principal amount as stated above, and all obligations contained therein; with a Final Maturity Date of May 1, 2025. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

5. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the Mortgagee/Beneficiary has directed the Trustees to enforce the power of sale under the Deed of Trust to sell the Property to satisfy said indebtedness.
6. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee/Beneficiary, the Trustees, or the Mortgagee's/Beneficiary's attorney.
7. NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notice as required by law, the undersigned Trustee, on any other Trustee, will sell to the highest bidder for cash, or to the Mortgagee/Beneficiary, or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the above described Property at public auction at the above described Place of Sell in Brazos County, on the **4th day of November, 2025**.

EXECUTED this 17 day of September, 2025.



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

Certificate of Posting

I am **J. Fred Bayliss**, a named Trustee for Mortgagee/Beneficiary, whose address 3000 Briarcrest Drive, Suite 211, Bryan, Texas 77802. I declare under penalty of perjury that on the 17TH day of September, 2025, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners.

DOCUMENT PREPARED BY:

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

Upon Filing Return to:

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

Notice of 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 22, 2013	Original Mortgagor/Grantor: SHELDON L. SIMANK AND JENNIFER J. SIMANK
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S CHOICE HOME LOANS LP	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Recorded in: Volume: 11729 Page: 73 Instrument No: 01177321	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 \$404,225.00, executed by JENNIFER SIMANK & SHELDON SIMANK and payable to the order of Lender.

Property Address/Mailing Address: 4018 GREEN VALLEY DRIVE, BRYAN, TX 77802

Legal Description of Property to be Sold: ALL OF LOTS NUMBER FIVE (5) AND SIX (6), BLOCK NUMBER THREE (3) WHEELER RIDGE, PHASE TWO, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 398, PAGE 857, DEED RECORDS OF BRAZOS COUNTY, TEXAS..

Date of Sale: November 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 CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST*, the owner and holder of the Note, has requested TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

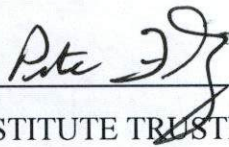


Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST* bid may be by credit against 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, TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

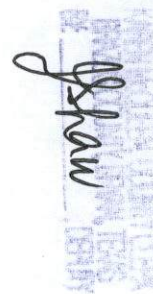
Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Tejas Corporate Services, LLC

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



2025 SEP 18 P 3:53

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 November 15, 2006 and recorded under Vol. 7689, Page 279, or Clerk's File No. 00946471, in the real property records of Brazos County Texas, with Eric W. Bazy as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Delta Funding Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Eric W. Bazy securing payment of the indebtedness in the original principal amount of \$87,300.00 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 Eric W. Bazy. U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 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. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:

A TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE OLD TOWNSITE ADDITION, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN THE DEED TO JOHNNY EARL COOK AND THOMAS D. COOK BY VIRGIL S. COOK RECORDED IN VOLUME 289, PAGE 436, DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 11/04/2025

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 Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Pete Florez, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, 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 September 15, 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: Pete Florez

Printed Name: Pete Florez

C&M No. 44-24-01977

EXHIBIT "A"

A tract or parcel of land lying and being situated in the OLD TOWNSITE ADDITION, City of Bryan, Brazos County, Texas, and being the same tract described in the Deed to Johnny Earl Cook and Thomas D. Cook by Virgil S. Cook recorded in Volume 289, page 436, Deed Records of Brazos County, Texas, being more particularly described as follows:

BEGINNING at an iron pipe in the Southeast corner of Lot 5, Block 190, Old Townsite Addition, City of Bryan, Brazos County, Texas; said corner being in the intersection of 30th Street and Logan Street;

THENCE S 8° 30' W along Logan Street West ROW Line for a distance of 63 feet to an iron rod for corner;

THENCE S 56° 04' W, continuing along said West ROW Line for a distance of 54 feet to an iron rod for corner;

THENCE 81° 30' W parallel to the South line of said Block 190, for a distance of 54 feet to an iron rod for corner;

THENCE N 39° 31' 55" W along the Northeast ROW line of 31st Street for a distance of 210.01 feet to an iron rod for corner at the Southwest corner of Lot 1, Block 190 lying in the East ROW line of Randolph Street;

THENCE N 8° 30' E along said East ROW Line for a distance of 74 feet to an iron rod for corner at the Northwest corner of Lot 1;

THENCE S 81° 30' E along Lot 1, 2 and 3 for a distance of 150 feet to an iron rod for corner at Lot 4;

THENCE S 8° 30' W along the common line of Lot 3 and 4 for a distance of 115 feet to an iron rod for corner;

THENCE S 81° 30' E along the South line of Lot 4 and 5 for a distance of 100 feet to the POINT OF BEGINNING containing 0.70 acres of land, more or less.

[Handwritten signature]

2025 SEP 18 P 3:56

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-17524-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: 11/4/2025
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:

Lot One (1), Block One (1), of FINAL PLAT ALAMOSA SPRINGS SUBDIVISION PHASE 1, to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 15531, Page 130, Official Public Records of Brazos County, Texas.

Commonly known as: 4700 NOPALITOS WAY BRYAN, TX 77807

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 5/2/2023 and recorded in the office of the County Clerk of Brazos County, Texas, recorded on 5/5/2023 under County Clerk's File No 1501492, in Book 18611 and Page 98 of the Real Property Records of Brazos County, Texas.

Grantor(s): DAVID JAMES MARABELLA, SINGLE MAN

Original Trustee: SANDLER LAW GROUP

Substitute Trustee: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Enrique Florez, Allan Johnston, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Hernderson, George Hawthorne, Marlene Zografos, Karen Pollock, Jerry Merker, Carla Henderson, Jacob Nink, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Jeff Benton, Harriett Fletcher, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Heather Golden

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, its successors and assigns

T.S. #: 2025-17524-TX

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

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 \$297,720.00, executed by DAVID JAMES MARABELLA, SINGLE MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, 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:

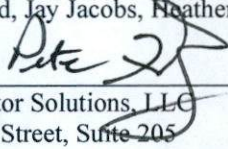
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-17524-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: 9-23-25

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Enrique Florez, Allan Johnston, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Hermderson, George Hawthorne, Marlene Zografos, Karen Pollock, Jerry Merker, Carla Henderson, Jacob Nink, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Jeff Benton, Harriett Fletcher, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Heather Golden


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

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

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

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


FILED
2025 SEP 23 P 3:19

FILED

2025 SEP 25 P 2: 24

RECORDING REQUESTED BY:

ARMANDO L. GARCIA, COUNTY CLERK
BRAZOS COUNTY, TEXAS
DEputy
Slag

WHEN RECORDED MAIL TO:

Auction.com, LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000127-25-1

APN 303517 | 650730-0513-0080

TO No 250453788-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 2, 2023, RANDI DUHON, AN UNMARRIED WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CHRIS PEIRSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FLAGSTAR BANK, N.A., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$255,375.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on June 5, 2023 as Document No. 1503724 in Book 18662, on Page 163 in Brazos County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 303517 | 650730-0513-0080

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Auction.com, LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

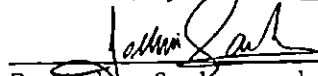
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 4, 2025 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Brazos County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803, or in the area designated by the Commissioner's Court.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand and this 19th day of September, 2025.



By: Joshua Sanders on behalf of Auction.com, LLC
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000127-25-1

APN 303517 | 650730-0513-0080

TO No 250453788-TX-RWI

EXHIBIT "A"

LOT EIGHT (8), BLOCK THIRTEEN (13), WESTFIELD VILLAGE PHASE FIVE, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7165, PAGE 73, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

All the real property described in the below described recorded Deed of Trust, including but not necessarily limited to:

A FIELD NOTES DESCRIPTION OF 15.00 ACRES IN THE JAMES CURTIS JR. LEAGUE SURVEY, ABSTRACT 12, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1991.39 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE BOARD OF DIRECTORS OF THE AGRICULTURAL AND MECHANICAL COLLEGE OF TEXAS, RECORDED IN VOLUME 219, PAGE 201 OF THE DEED RECORDS FOF BRAZOS COUNTY, TEXAS (DRBCT); SAID 15.00 ACRES BEING MORE PARTICULARLY DESCRIBED BE METES AND BOUND AS FOLLOWS:

COMMENCING, at a 4" by 4" concrete Type 1 TxDOT highway monument being the south corner of a called 1.56 acre right of way of a parcel (referred to and "parcel 3" in Brazos County highway project CSJ 01166-04-073) acquired by the State of Texas, acting through the State Highway and Public Transportation Commission recorded in Volume 1157, Page 889 Official Record of Brazos County, Texas (ORBCT), from which the northeast corner of said 1991.339 acre tract bears, N 42° 34' 19" E, for a distance of 509.20 feet;

THENCE, continuing with the common line of the current State Highway 21 right of way per said TxDOT plans and the occupied northwest line of said 1991.39 acre remainder N 79° 38' 38" E, for a distance of 304.65 feet to a 4" by 4" concrete Type 1 TxDOT highway monument and N 75° 48' 43" E, for a distance of 1549.55 feet to a ½ inch iron rod with a plastic cap stamped "GE55NER" found on the southeast line of said State Highway 21, being the northeast corner of a called 11.499 acre Substation Ground Lease Site described un Volume 17297, Page 42 (Official Public Records of Brazos County, Texas) and on the occupied northwest line of said 1991.39 acres, for the west corner and POINT OF BEGINNING hereof;

THENCE, continuing with the common line of said current State Highway 21 right of way and said occupied northwest line of said 1991.39 acre remainder, N 75° 48' 43" E, for distance of 775.30 feet to a ½ inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the north corner hereof, from which a ½ inch iron rods with a plastic cap stamped "GE55NER" found bears N 75° 48' 43" E a distance of 777.55 feet;

THENCE, departing from the said State Highway 21 and through said 1991.39 acres for the following two (2) courses and distances:

1. S 13°31'09" E, for a distance of 641.64 feet to a ½ inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set; and
2. With a curve to the left, having radius of 1,128.21 feet, an arc distance of 603.78 feet, a delta angle of 30°39'46", and a chord which bears S 35°14'03" W, a distance of 596.60 feet to a ½ inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the east corner of said 11.499 acre lease site and the south corner hereof;

THENCE, with the east lines of said 11.499 acre lease site for the following two (2) courses and distances:

1. N 65°55'48" W, for a distance of 412.26 feet to a ½ inch iron rod with a plastic cup stamped "GESSNER" found; and
2. N 13°31'09" W, for a distance of 774.45 feet to the POINT OF BEGINNING hereof and containing 15.00 acres, more or less.

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

Date: November 4, 2025

Time: The sale shall begin no earlier than 11 A.M. or no later than three hours thereafter.
The sale shall be completed by no later than 2:00 P.M.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS 77803 or as designated by the County Commissioner's Office.

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

3. Appointment of Substitute Trustee. The sale will be conducted by any of one of the following Substitute Trustees:

D. Wade Hayden, Michael W. Bitter,
Donald T. Brennan or David L. Cunningham
7750 Broadway
San Antonio, Bexar County, Texas 78209

James L. Hollerbach, Pete Florez, Zachary Florez,
Orlando Rosas or Bobby Brown
6700 N. New Braunfels Avenue
San Antonio, Bexar County, Texas 78209

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

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

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed Of Trust, Security Agreement, Assignment of Rents and Leases and Financing Statement (as to Leasehold Interest) ("Deed of Trust"), dated October 31, 2023, executed by RELLIS CAMPUS DATA AND RESEARCH CENTER LLC, a Texas limited liability company and recorded in the office of the County Clerk of Brazos County, Texas, on November 21, 2023, under Clerk's File No. 1516288. The sale is "As Is", and pursuant to the Texas Property Code § 51.009.

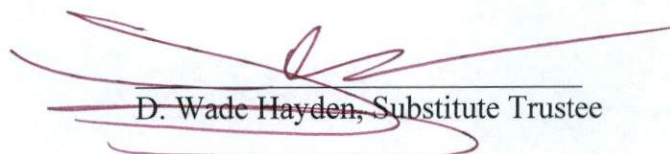
6. Obligations Secured. The deeds of trust provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$15,560,000.00, executed by RELLIS CAMPUS DATA AND RESEARCH CENTER LLC, a Texas limited liability company and payable to the order of VANTAGE BANK and all other sums of indebtedness permitted by the deed of trust. VANTAGE BANK is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

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

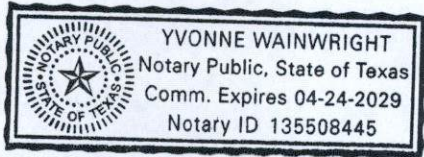
DATED: October 7, 2025


D. Wade Hayden, Substitute Trustee

STATE OF TEXAS §

COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared D. Wade Hayden, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hayden & Cunningham, PLLC
Attn: D. Wade Hayden
7750 Broadway
San Antonio, Texas 78209

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

COUNTY OF BRAZOS

Notice is hereby given of a public non-judicial foreclosure sale.

FILED
2025 OCT -2 P 1:24

JAMES CHADWELL

1. Property to be Sold. The property to be sold is described as follows:

Lots Seven (7) and Eight (8), Block Eight (8), W.R. Cavitt's Subdivision of Phillips Addition, City of Bryan, according tot he plat thereof recorded in Volume 23, Page 550, Deed Records, Brazos County, Texas.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover the property that has been released from the liens of the Deed of Trust.

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

Date: November 4, 2025

Time: Between the hours of 1:00 p.m. and 4:00 p.m. The sale shall commence at a time no earlier than 1:00 p.m. or within three (3) hours thereafter.

Place: In the commons area of the Brazos County Administration Building in Bryan, Texas.

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

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Pamela Gay Evans. The Deed of Trust is dated August 9, 2022, and is recorded in Volume 18158, page 1, Official Records, Brazos County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively called "Obligations") including but not limited to (a) the promissory note in the original principal sum of \$212,800.00 executed by Jeremy P. Ikeogu, Manager of JPS Leases BCS, LLC and payable to the order of Pamela Gay Evans; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of JPS Leases BCS, LLC to Pamela Gay Evans. Pamela Gay Evans is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".

As of October 2, 2025, there was owed \$212,800.00, on the Note, being principal and interest in the following amounts: \$212,800.00 of principal and \$32.51 of interest. The note is bearing interest at the rate of \$32.51 per day thereafter.

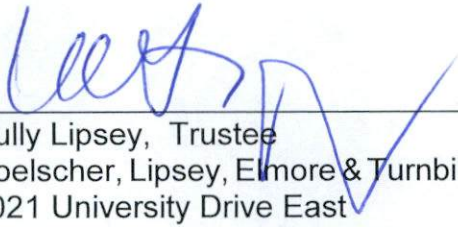
An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

Cully Lipsey, Trustee

Attention: Cully Lipsey

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED October 2, 2025.


Cully Lipsey, Trustee
Hoelscher, Lipsey, Elmore & Turnbull, P.C.
1021 University Drive East
College Station, TX 77840-2120
(979) 846-4726

REVISED 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 November 15, 2006 and recorded under Vol. 7689, Page 279, or Clerk's File No. 00946471, in the real property records of BRAZOS County Texas, with Eric W. Bazy as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Delta Funding Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Eric W. Bazy securing payment of the indebtedness in the original principal amount of \$87,300.00 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 Eric W. Bazy. U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 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. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Coppell, TX 75019.

Legal Description:

A TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE OLD TOWNSITE ADDITION, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN THE DEED TO JOHNNY EARL COOK AND THOMAS D. COOK BY VIRGIL S. COOK RECORDED IN VOLUME 289, PAGE 436, DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 11/04/2025

Earliest Time Sale Will Begin: 11:00 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, Sharon St. Pierre, Jabria Foy, Heather Golden, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Agency Sales and Posting LLC, 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 October 8, 2025.

/s/ Danya F. Gladney SBOT No. 24059786, 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. 44-24-01977



2025 OCT -9 P 2:46

FILED

EXHIBIT "A"

A tract or parcel of land lying and being situated in the OLD TOWNSITE ADDITION, City of Bryan, Brazos County, Texas, and being the same tract described in the Deed to Johnny Earl Cook and Thomas D. Cook by Virgil S. Cook recorded in Volume 289, page 436, Deed Records of Brazos County, Texas, being more particularly described as follows:

BEGINNING at an iron pipe in the Southeast corner of Lot 5, Block 190, Old Townsite Addition, City of Bryan, Brazos County, Texas; said corner being in the intersection of 30th Street and Logan Street;

THENCE S 8° 30' W along Logan Street West ROW Line for a distance of 63 feet to an iron rod for corner;

THENCE S 56° 04' W, continuing along said West ROW Line for a distance of 54 feet to an iron rod for corner;

THENCE 81° 30' W parallel to the South line of said Block 190, for a distance of 54 feet to an iron rod for corner;

THENCE N 39° 31' 55" W along the Northeast ROW line of 31st Street for a distance of 210.01 feet to an iron rod for corner at the Southwest corner of Lot 1, Block 190 lying in the East ROW line of Randolph Street;

THENCE N 8° 30' E along said East ROW Line for a distance of 74 feet to an iron rod for corner at the Northwest corner of Lot 1;

THENCE S 81° 30' E along Lot 1, 2 and 3 for a distance of 150 feet to an iron rod for corner at Lot 4;

THENCE S 8° 30' W along the common line of Lot 3 and 4 for a distance of 115 feet to an iron rod for corner;

THENCE S 81° 30' E along the South line of Lot 4 and 5 for a distance of 100 feet to the POINT OF BEGINNING containing 0.70 acres of land, more or less.

FILED

2025 OCT -9 P 4: 04

NOTICE OF TRUSTEE'S SALE

DATE: October 9, 2025

NOTE: Promissory Note described as follows:

Date: December 21, 2020
Maker: Elizabeth Ojeda Quintero, Jose Mario Quintero, and Abel Maldonado
Payee: Alice Rogers
Original Principal Amount: \$150,047.00

DEED OF TRUST: Deed of Trust described as follows:

Date: December 21, 2020
Grantor: Elizabeth Ojeda Quintero, Jose Mario Quintero, and Abel Maldonado
Beneficiary: Alice Rogers
Recorded: Volume 16869, Page 47 in the Real Property Recordings of Brazos County, Texas

LENDER: Alice Rogers

BORROWER: Elizabeth Ojeda Quintero, Jose Mario Quintero, and Abel Maldonado

PROPERTY: The real property described as follows:

Being Lot FOUR (4), Block One (1), ADA ESTATES, according to the Plat recorded in Volume 14349, Page 198, Official Public Records of Brazos County, Texas and includes a 2010 CMH Manufacturing, Inc. home serial numbers, CSS010752TXA, CSS010752TXB.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OF THE BENEFICIARY.

The undersigned, as attorney for the Beneficiary pursuant to the Deed of Trust, hereby appoints the following as Trustee who shall hereafter exercise all powers and duties set aside to the trustee under the Deed of Trust; and further does hereby request, authorize, and instruct said Trustee to conduct and direct the execution of remedies set aside to the Beneficiary therein.

TRUSTEE: Ryan Becker, Austin Sanchez, Joe Patranella, or Blake Sawyer

TRUSTEE'S MAILING ADDRESS:

3740 Copperfield Drive, Suite 200
Bryan, Brazos County, Texas 77802

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

November 4, 2025, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Brazos County Courthouse in the area designated by the Commissioner's Court of Brazos County, Texas.

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.

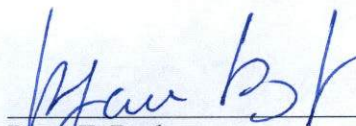
RECITALS

Default has occurred in the payment of the Note and 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 Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, 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. 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.

EXECUTED as of October 9, 2025.



Ryan T. Becker,
Attorney for Beneficiary

AFTER RECORDING, PLEASE RETURN ORIGINAL TO:
BRUCHEZ & GOSS, P.C.
3740 Copperfield Drive, Suite 200
Bryan, Texas 77802 File Number: 25-6234 RTB/vem

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

All the real property described in the below described recorded Deed of Trust, including but not necessarily limited to:

A FIELD NOTES DESCRIPTION OF 15.00 ACRES IN THE JAMES CURTIS JR. LEAGUE SURVEY, ABSTRACT 12, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1991.39 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE BOARD OF DIRECTORS OF THE AGRICULTURAL AND MECHANICAL COLLEGE OF TEXAS, RECORDED IN VOLUME 219, PAGE 201 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 15.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

COMMENCING, at a 4" by 4" concrete Type 1 TxDOT highway monument being the south corner of a called 1.56 acre right of way of a parcel (referred to and "parcel 3" in Brazos County highway project CSJ 01166-04-073) acquired by the State of Texas, acting through the State Highway and Public Transportation Commission recorded in Volume 1157, Page 889 Official Record of Brazos County, Texas (ORBCT), from which the northeast corner of said 1991.339 acre tract bears, N 42° 34' 19" E, for a distance of 509.20 feet;

THENCE, continuing with the common line of the current State Highway 21 right of way per said TxDOT plans and the occupied northwest line of said 1991.39 acre remainder N 79° 38' 38" E, for a distance of 304.65 feet to a 4" by 4" concrete Type 1 TxDOT highway monument and N 75° 48' 43" E, for a distance of 1549.55 feet to a ½ inch iron rod with a plastic cap stamped "GE55NER" found on the southeast line of said State Highway 21, being the northeast corner of a called 11.499 acre Substation Ground Lease Site described in Volume 17297, Page 42 (Official Public Records of Brazos County, Texas) and on the occupied northwest line of said 1991.39 acres, for the west corner and POINT OF BEGINNING hereof;

THENCE, continuing with the common line of said current State Highway 21 right of way and said occupied northwest line of said 1991.39 acre remainder, N 75° 48' 43" E, for distance of 775.30 feet to a ½ inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the north corner hereof, from which a ½ inch iron rods with a plastic cap stamped "GE55NER" found bears N 75° 48' 43" E a distance of 777.55 feet;

THENCE, departing from the said State Highway 21 and through said 1991.39 acres for the following two (2) courses and distances:

1. S 13°31'09" E, for a distance of 641.64 feet to a ½ inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set; and
2. With a curve to the left, having radius of 1,128.21 feet, an arc distance of 603.78 feet, a delta angle of 30°39'46", and a chord which bears S 35°14'03" W, a distance of 596.60 feet to a ½ inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the east corner of said 11.499 acre lease site and the south corner hereof;

THENCE, with the east lines of said 11.499 acre lease site for the following two (2) courses and distances:

1. N 65°55'48" W, for a distance of 412.26 feet to a ½ inch iron rod with a plastic cup stamped "GESSNER" found; and

2. N 13°31'09" W, for a distance of 774.45 feet to the POINT OF BEGINNING hereof and containing 15.00 acres, more or less.

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

Date: November 4, 2025

Time: The sale shall begin no earlier than 11 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 2:00 P.M.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS 77803 or as designated by the County Commissioner's Office.

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

3. Appointment of Substitute Trustee. The sale will be conducted by any of one of the following Substitute Trustees:

D. Wade Hayden, Michael W. Bitter,
Donald T. Brennan or David L. Cunningham
7750 Broadway
San Antonio, Bexar County, Texas 78209

James L. Hollerbach, Pete Florez, Zachary Florez,
Orlando Rosas or Bobby Brown
6700 N. New Braunfels Avenue
San Antonio, Bexar County, Texas 78209

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

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

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed Of Trust, Security Agreement, Assignment of Rents and Leases and Financing Statement (as to Leasehold Interest) ("Deed of Trust"), dated October 31, 2023, executed by RELLIS CAMPUS DATA AND RESEARCH CENTER LLC, a Texas limited liability company and recorded in the office of the County Clerk of Brazos County, Texas, on November 21, 2023, under Clerk's File No. 1516288. The sale is "As Is", and pursuant to the Texas Property Code § 51.009.

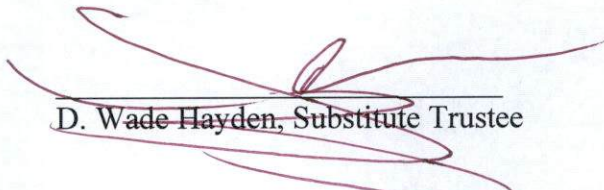
6. Obligations Secured. The deeds of trust provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$16,560,000.00, executed by RELLIS CAMPUS DATA AND RESEARCH CENTER LLC, a Texas limited liability company and payable to the order of VANTAGE BANK and all other sums of indebtedness permitted by the deed of trust. VANTAGE BANK is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

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

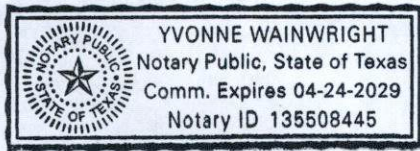
DATED: October 9, 2025


D. Wade Hayden, Substitute Trustee

STATE OF TEXAS §
COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared D. Wade Hayden, Substitute Trustee, known to me to be the person whose name is subscribed to the

foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.



Yvonne Wainwright

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hayden & Cunningham, PLLC
Attn: D. Wade Hayden
7750 Broadway
San Antonio, Texas 78209

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 09/20/2019
Grantor(s): ROBERTO SALINAS AND KIMBERLY IPINA VALTIERRA, HUSBAND AND WIFE, AND ROSA VALTIERRA, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$157,102.00
Recording Information: Book 15596 Instrument 1373596
Property County: Brazos
Property: (See Attached Exhibit "A")
Reported Address: 811 DANSBY STREET, BRYAN, TX 77803

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of November, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Brazos County Commissioner's Court, at the area most recently designated by the Brazos County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 9-25-25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

By: 

Exhibit "A"

ALL OF LOT SEVEN (7), BLOCK TWO (2), HIGGS ADDITION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38, PAGE 555 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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