

FILED

2025 JUN 18 A 9:02

Notice of [Substitute] Trustee Sale

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



1. Date, Time and Place of Sale.

Date: 09/02/2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Brazos County, Texas at the following location: **THE ATRIUM AREA ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 7295 PHILLIPS DRIVE, BRYAN, TX 77808

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/25/2021 and recorded 06/01/2021 in Book 17050 Page 84 Document 1433643, real property records of Brazos County, Texas, with **ALLISON DENISE HOLDER AND KATHARYN CHRISTINE POWELL, SPOUSES MARRIED TO EACH OTHER** grantor(s) and InterLinc Mortgage Services, LLC, a Limited Liability Company as Lender. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **ALLISON DENISE HOLDER AND KATHARYN CHRISTINE POWELL, SPOUSES MARRIED TO EACH OTHER**, securing the payment of the indebtedness in the original principal amount of **\$362,484.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2025-00481-TX
25-000305-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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

LOT TWENTY-FIVE (25), BLOCK ONE (1), TIMBERCREEK AT STEEP HOLLOW PHASE II, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2735, PAGE 311 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

TS No.: 2025-00481-TX
25-000305-673

Notice of [Substitute] Trustee Sale

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

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

Date: 06/11/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.hubzu.com or (855) 882-1314

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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

FILED

2025 JUL -3 A 9:56

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-15783-TX

JS 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: **9/2/2025**
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 43, Block 5, of PLEASANT HILL SECTION 2- PHASE 4, a subdivision in the City of Bryan, Brazos County, Texas, according to the map or plat thereof recorded in Document No. 1489549 of the Plat Records of Brazos County, Texas.

Commonly known as: 2137 CHIEF STREET BRYAN, TX 77807

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **2/2/2024** and recorded in the office of the County Clerk of Brazos County, Texas, recorded on **2/5/2024** under County Clerk's File No **1521146**, in Book **19037** and Page **104** of the Real Property Records of Brazos County, Texas.

Grantor(s):	BRETT CROCKETT, AN UNMARRIED MAN, AND BRITTANY HARRIS, AN UNMARRIED WOMAN
Original Trustee:	ANGELA R HERNANDEZ
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Enrique Florez, Allan Johnston, 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
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI MORTGAGE COMPANY, LTD., A LIMITED PARTNERSHIP, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation

T.S. #: 2025-15783-TX

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 \$262,993.00, executed by BRETT CROCKETT, AN UNMARRIED MAN, AND BRITTANY HARRIS, AN UNMARRIED WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI MORTGAGE COMPANY, LTD., A LIMITED PARTNERSHIP, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

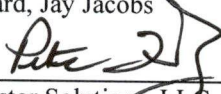
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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

T.S. #: 2025-15783-TX

Dated: 7-3-25

Nestor Solutions, LLC, Auction.com, LLC, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Enrique Florez, Allan Johnston, 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



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

2025 JUL 17 P 3:08
FILED
JUL 17 2025
BRYAN, TEXAS
CLERK OF DISTRICT COURT

Notice of Substitute Trustee Sale

T.S. #: 19-2306

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: **9/2/2025**
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Brazos County Courthouse in BRYAN, Texas, at the following location: 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

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

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT EIGHTEEN (18), BLOCK TWO (2), AUSTIN'S COLONY, PHASE THIRTEEN, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 11975, PAGE 70, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 2/9/2015 and is recorded in the office of the County Clerk of Brazos County, Texas, under County Clerk's File No 2015-1221831, recorded on 2/13/2015, in Book OR 12517, Page 284, of the Real Property Records of Brazos County, Texas.
Property Address: 3092 ARCHER CIRCLE BRYAN, TX 77808

Trustor(s):	HOWARD W VANN AND LINDA LOVE VANN	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
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Current Substituted Trustees:	Auction.com, Pete Florez, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC,
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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.

T.S. #: 19-2306

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$267,500.00, executed by HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE to HOWARD W VANN AND LINDA LOVE VANN. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

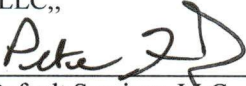
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 7-17-25

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



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 19-2306

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/17/2018	Grantor(s)/Mortgagor(s): LISA ESPINOZA A/K/A LISA ANN ESPINOZA, A SINGLE PERSON
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	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: 14877 Page: 198 Instrument No: 1338939	Property County: BRAZOS
Mortgage Servicer: Selene Finance, LP is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019
Date of Sale: 9/2/2025	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN BRAZOS COUNTY, TEXAS, BEING LOT SIXTY-NINE (69), BLOCK FIVE (5), ALEXANDRIA SUBDIVISION, PHASE FIVE, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5063, PAGE 140, 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, 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: 7/17/2025

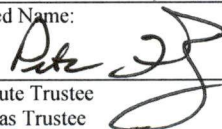


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Selene Finance, LP

Dated: 7-24-25

Pete Florez

Printed Name:



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

MH File Number: TX-24-103254-HE
Loan Type: Conventional Residential

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NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT NINE (9), BLOCK TWO (2), STEWART'S MEADOW, PHASE I, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 501, PAGE 569 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/30/2005 and recorded in Book 7050 Page 60 Document 00911130 real property records of Brazos County, Texas. Re-filed in Book 7063 Page 102 real property records of Brazos County, Texas. Re-filed in Document 00911858 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: 09/02/2025

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 TONYA LYNN BOUNDS AND EDWARD LEE BOUNDS, provides that it secures the payment of the indebtedness in the original principal amount of \$138,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-NC2, Mortgage Pass-Through Certificates. Series 2006-NC2 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 Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-NC2, Mortgage Pass-Through Certificates. Series 2006-NC2 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

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.



2025 JUL 24 P 2:03

FILED

NOTICE OF TRUSTEE'S SALE

FILED

2025 AUG -5 A 8:02

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" SEPTEMBER 8, 2023 , which was executed by **VICTOR MANUEL ARROYO PADILLA AND EDNA MAYELA MONTES DELGADO**, 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 FOR **JEROME P. CIOLINO**, 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:

(2905 MINNESOTA AVENUE, BRYAN, BRAZOS COUNTY, TEXAS 77803)

LOT THREE (3), BLOCK TWENTY-ONE (21), SECOND SUBDIVISION OF LYNNDAL ACRES, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated SEPTEMBER 8, 2023, in the original principal amount of \$170,000.00, which was executed by MORTGAGOR and payable to the order of JEROME P. CIOLINO, "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

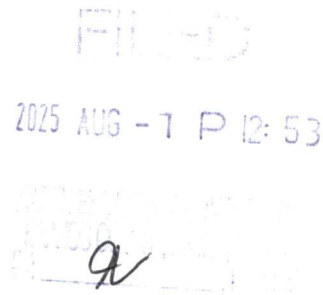
Commissioner's Court for the conducting of trustee sales, in the **CITY OF BRYAN, BRAZOS COUNTY, TEXAS**, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 3:00 o'clock p.m., on the first Tuesday in **SEPTEMBER 2025**, the same being the **2ND** day of **SEPTEMBER, 2025**.

EXECUTED in multiple originals on the 4/14 day of AUGUST, 2025.



J. FRED BAYLISS

2306 HARDWOOD DRIVE
BRYAN, TX 77803



00000010526580

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: September 02, 2025

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 25, 2024 and recorded in Document INSTRUMENT NO. 1539516 real property records of BRAZOS County, Texas, with MATTHEW WINGS WHITE, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MATTHEW WINGS WHITE, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$235,524.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CMG MORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



2306 HARDWOOD DRIVE
BRYAN, TX 77803

00000010526580

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

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



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 7, 2025 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: August 7, 2025

2306 HARDWOOD DRIVE
BRYAN, TX 77803

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BRAZOS

EXHIBIT "A"

LOT TWO (2), IN BLOCK ONE (1), OF BRYAN PLACE NORTH, PHASE TWO, CITY OF BRYAN, BRAZOS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3542, PAGE 177, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Dan Edward Simpton and Jami Lou Simpton	Deed of Trust Date	May 26, 2005
Original Mortgagee	The Bank of Navasota, N.A.	Original Principal	\$150,000.00
Recording Information	Instrument #: 00892186 Book #: 6693 Page #: 194 in Brazos County, Texas	Original Trustee	Michael E. Harris
Property Address	750 Rock Bottom Rd., Navasota, TX 77868	Property County	Brazos

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank, a Texas banking association, successor-by merger with The Bank of Navasota, N.A.	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank, a Texas banking association, successor-by merger with The Bank of Navasota, N.A.	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	09/02/2025
Time of Sale	11:00 AM or no later than 3 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 is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.
Substitute Trustees	Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston, Ronnie Hubbard, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

BEING A 1.76 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE T.H. MAYS SURVEY, ABSTRACT NO. 160, BRAZOS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY BY METES AND BOUNDS BELOW:

FIELD NOTES OF A 1.76 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE T.H. MAYS SURVEY, ABSTRACT NO. 160, BRAZOS COUNTY, TEXAS, AND BEING PART OF THE CALLED 134.17 ACRE - TRACT 5 (EXHIBIT "D") DESCRIBED IN THE PARTITION DEED TO LOUIS JAMES ORLANDO AND MARTHA A. ORLANDO AS RECORDED IN VOLUME 885, PAGE 557, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID 1.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF THE BEFOREMENTIONED 134.17 ACRE TRACT IN THE EXISTING NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 6;

THENCE N 31 DEGREES 27' 15" E ALONG THE NORTHWEST LINE OF THE BEFOREMENTIONED 134.17 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF ROCK BOTTOM RANCH SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3909, PAGE 224, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 338.86 FEET TO A 5/8" IRON ROD FOUND WITH CAP AT THE INTERSECTION WITH THE NEW, EXPANDED NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 6;

THENCE N 31 DEGREES 17' 13" E ALONG THE NORTHWEST LINE OF THE BEFOREMENTIONED 134.17 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE BEFOREMENTIONED ROCK BOTTOM RANCH SUBDIVISION, AND SAME BEING THE SOUTHEAST LINE OF A 70' WIDE ACCESS EASEMENT (AS PLATTED ON ROCK BOTTOM RANCH SUBDIVISION) FOR A DISTANCE OF 2718.16 FEET TO A 1/2" IRON ROD SET AT THE PLACE OF BEGINNING OF THIS DESCRIPTION;

NOTICE OF TRUSTEE'S SALE

THENCE N 31 DEGREES 17' 13" E ALONG THE NORTHWEST LINE OF THE BEFOREMENTIONED 134.17 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE BEFOREMENTIONED ROCK BOTTOM RANCH SUBDIVISION, AT A DISTANCE OF 34.79 FEET, PASS A 5/8" IRON ROD FOUND (WITH CAP) MARKING THE EAST CORNER OF LOT 4 - ROCK BOTTOM RANCH SUBDIVISION, SAME BEING THE SOUTH CORNER OF LOT 3 - ROCK BOTTOM RANCH SUBDIVISION, CONTINUE ON FOR A TOTAL DISTANCE OF 320.00 FEET TO A 1/2" IRON ROD SET, FROM WHICH A 1/2" IRON ROD FOUND AT THE EAST CORNER OF LOT 3 BEARS N 31 DEGREES 17' 31" E - 302.94 FEET; THENCE THROUGH THE INTERIOR OF THE BEFOREMENTIONED 134.17 ACRE TRACT, AS FOLLOWS:
S 57 DEGREES 57' 49" E FOR A DISTANCE OF 309.94 FEET TO A 1/2" IRON ROD SET,
S 34 DEGREES 46' 09" W FOR A DISTANCE OF 186.64 FEET TO A 1/2" IRON ROD SET,
N 82 DEGREES 11' 08" W FOR A DISTANCE OF 325.51 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.76 ACRES OF LAND, MORE OR LESS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of 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 Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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. The reposting or refiled may be after the date originally scheduled for this sale.

NOTICE OF TRUSTEE'S SALE

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated July 31, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

2025 AUG -1 P 2:03
FBI
[Signature]

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: September 2, 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 2nd day of September, 2025.

EXECUTED this 7TH day of August, 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 7TH day of August, 2025, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners.

DOCUMENT PREPARED BY:

J. Fred Bayliss, P. C.

3000 Briarcrest Drive, Suite 211

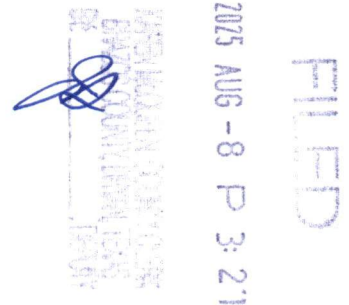
Bryan, Texas 77802

Upon Filing Return to:

J. Fred Bayliss, P. C.

3000 Briarcrest Drive, Suite 211

Bryan, Texas 77802



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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

1. DATE, TIME, PLACE OF SALE:

Date: September 2, 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:

A FIELD NOTES DESCRIPTION OF 0.122 ACRES IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING CALLED THE WEST ONE-HALF OF LOT 5, BLOCK 23, W. C. BOYETT ESTATE PARTITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 100, PAGE 440 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 0.122 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 Substitute Trustees to sell and convey all or only part of the Property. If such sale(s) do not result in full satisfaction of all of the indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein. Pursuant to TEXAS PROPERTY CODE Section 51.009, the Property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Any conveyance of the Property is subject to all matters of record affecting the Property.

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

Date:	JUNE 1, 2022
Grantor/Mortgagor/Debtor:	FP LAND A & M LLC
Mortgagee/Beneficiary:	CS LAND LOAN HOLDINGS, LLC
Original Trustee:	W.CLAY JONES
Substitute Trustee:	J. FRED BAYLISS
Recording Information:	Recorded on June 1, 2022, Volume 17999, Page 23, of the Official Records of Brazos County, Texas.
Obligation Secured:	That certain Note date June 1, 2022, in the Original Principal amount as stated above, and all obligations contained therein; with a Final Maturity Date of September

27, 2024. 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. Said Note and Lien was transferred to **CS LAND LOAN HOLDINGS, LLC** pursuant to Transfer of Note and Lien dated October 18, 2023 and recorded in Volume 18910, Page 10, Official Records of Brazos County, Texas. Said Note and Lien were subsequently Modified in **MODIFICATION AGREEMENT** dated November 6, 2023, and recorded in Instrument #1515844, in the Official Public Records of Brazos County, Texas.

5. **Appointment of Substitute Trustees:** The Mortgagee/Beneficiary has duly appointed J. Fred Bayliss, located at 3000 Briarcrest Drive #211, Bryan, Texas 77802, as Substitute Trustees to act under and by virtue of said Deed of Trust, said Appointment of Substitute Trustee filed on August 8, 2025, Volume 20030 Page 187, Official Public Records of Brazos County, Texas.
6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the Mortgagee/Beneficiary has directed the Substitute Trustees to enforce the power of sale under the Deed of Trust to sell the Property to satisfy said indebtedness.
7. **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 Substitute Trustees, or the Mortgagee's/Beneficiary's attorney.
8. 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 Substitute Trustee, on any other Substitute 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 2nd day of September, 2025.

EXECUTED this 5th day of August, 2025.



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

2025 AUG -8 P 3: 28

FILED

Certificate of Posting

I am **J. FRED NAYLISS**, a named Substitute Trustee for Mortgagee/Beneficiary, whose address is 3000 Briarcrest Drive #211, Bryan, Texas 77802. I declare under penalty of perjury that on the 8th day of August, 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

EXHIBIT A

A FIELD NOTES DESCRIPTION OF 0.122 ACRES IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING CALLED THE WEST ONE-HALF OF LOT 5, BLOCK 23, W. C. BOYETT ESTATE PARTITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 100, PAGE 440 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 0.122 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap stamped "KERR 4502" set on the northeast line of College Main (60' R.O.W. per 86/314) at the south corner of Lot 6, Block 23, and the west corner of this herein described tract; for reference a 5/8 inch iron rod with cap stamped "KERR 4502" found on the northeast line of College Main bears N 43° 36' 25" W, a distance of 50.28 feet from which a square bolt found bears N 43° 36' 25" W, a distance of 174.98 feet;

THENCE, with the common line of said Lot 5 and said Lot 6, N 42° 07' 34" E, a distance of 104.56 feet to a 3/8 inch iron rod found at the north corner of this herein described tract;

THENCE, through said Lot 5, S 47° 23' 50" E, a distance of 50.00 feet to a 1/2 inch iron rod with cap stamped "KERR4502" set at the common corner of Lot 2 and Lot 3, Block 23, for the east corner of this herein described tract, for reference a 60D nail with pink flagging found on the southeast line of said Lot 5 bears N 42° 07' 34" E, a distance of 120.15 feet and a 1/2 inch iron rod with cap stamped "KERR 4502" found at the east corner of said Lot 2 bears S 47° 23' 50" E, a distance of 143.43 feet;

THENCE, along the common line of said Lot 5 and said Lot 2, S 42° 07' 34" W, a distance of 107.87 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" set on the northeast line of College Main marking the west corner of Lot 1, Block 23, and the east corner of this herein described tract;

THENCE, along the northeast line of College Main, N 43° 36' 25" W, a distance of 50.14 feet to the POINT OF BEGINNING hereof, and containing 0.122 acres, more or less.

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 SUBSTITUTE TRUSTEE'S SALE

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

1. DATE, TIME, PLACE OF SALE:

Date: September 2, 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:

TRACT ONE:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING PART OF LOT FOUR (4), BLOCK TWENTY-THREE (23), W.C. BOYETT ESTATE PARTITION, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 100, PAGE 440, DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAVE AND EXCEPT THAT 316 SQUARE FOOT PORTION AS DESCRIBED IN DEED TO THE CITY OF COLLEGE STATION, TEXAS, RECORDED IN VOLUME 4160, PAGE 131, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

TRACT TWO:

ALL THOSE CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOTS ONE (1) AND TWO (2), BLOCK TWENTY-THREE (23), W.C. BOYETT ESTATE PARTITION, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 100, PAGE 440, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

TRACT THREE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J.E. SCOTT LEAGUE, ABSTRACT NO. 50, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A 0.35 ACRE TRACT OF LAND AS DESCRIBED AS ALL OF THE LOT THREE (3) AND THE NORTHWEST ONE HALF (1/2) OF LOT FIVE (5), BLOCK TWENTY-THREE (23), W.C. BOYETT ESTATE PARTITION, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 100, PAGE 440, DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING PART OF THE SAME PROPERTY CALLED "PARCEL FOUR" DESCRIBED IN DEED TO ALFRED A. MARTIN, RECORDED IN VOLUME 1220, PAGE 471 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 Substitute Trustees to sell and convey all or only part of the Property. If such sale(s) do not result in full satisfaction of all of the indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein. Pursuant to TEXAS PROPERTY CODE Section 51.009, the Property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Any conveyance of the Property is subject to all matters of record affecting the Property.

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

Date: JUNE 1, 2022
Grantor/Mortgagor/Debtor: FP LAND A & M LLC
Mortgagee/Beneficiary: CS LAND LOAN HOLDINGS, LLC
Original Trustee: W. CLAY JONES
Substitute Trustee: J. FRED BAYLISS
Recording Information: Recorded on June 1, 2022, Volume 17809, Page 53, of the Official Records of Brazos County, Texas.
Obligation Secured: That certain Note date June 1, 2022, in the Original Principal amount as stated above, and all obligations contained therein; with a Final Maturity Date of September 22, 2024. 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. Said Note and Lien was transferred to **CS LAND LOAN HOLDINGS, LLC** pursuant to Transfer of Note and Lien dated October 18, 2023 and recorded in Volume 18910, Page 4, Official Records of Brazos County, Texas. Said Note and Lien were subsequently Modified in **MODIFICATION AGREEMENT** dated November 6, 2023, and recorded in Instrument #1515843, in the Official Public Records of Brazos County, Texas.

5. **Appointment of Substitute Trustees:** The Mortgagee/Beneficiary has duly appointed J. Fred Bayliss, located at 3000 Briarcrest Drive #211, Bryan, Texas 77802, as Substitute Trustees to act under and by virtue of said Deed of Trust, said Appointment of Substitute Trustee filed on August 8, 2025, Volume 20030, Page 191, Official Public Records of Brazos County, Texas.
6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the Mortgagee/Beneficiary has directed the Substitute Trustees to enforce the power of sale under the Deed of Trust to sell the Property to satisfy said indebtedness.
7. **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 Substitute Trustees, or the Mortgagee's/Beneficiary's attorney.
8. 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 Substitute Trustee, on any other Substitute 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 2nd day of September, 2025.

EXECUTED this 8th day of August, 2025.



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

Certificate of Posting

I am **J. FRED NAYLISS**, a named Substitute Trustee for Mortgagee/Beneficiary, whose address is 3000 Briarcrest Drive #211, Bryan, Texas 77802. I declare under penalty of perjury that on the 8th day of August, 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

FILED
2025 AUG -8 P 3:27


EXHIBIT "A"

Tract One:

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being part of Lot Four (4), Block Twenty-three (23), W.C. Boyett Estate Partition, an addition to the City of College Station, Texas, according to plat recorded in Volume 100, page 440, Deed Records of Brazos County, Texas, **SAVE AND EXCEPT** that 316 square foot portion as described in Deed to the City of College Station, Texas, recorded in Volume 4160, page 131, Official Records of Brazos County, Texas.

Tract Two:

All those certain lots, tracts or parcels of land lying and being situated in Brazos County, Texas, and being Lots One (1) and Two (2), Block Twenty-three (23), W.C. BOYETT ESTATE PARTITION, an addition to the City of College Station, Texas, according to the Plat recorded in Volume 100, page 440, Deed Records of Brazos County, Texas.

Tract Three:

All that certain tract or parcel of land lying and being situated in the J.E. SCOTT LEAGUE, ABSTRACT NO. 50, College Station, Brazos County, Texas. Said tract being the remainder of a 0.35 acre tract of land as described as all of Lot Three (3) and the Northeast one-half (1/2) of Lot Five (5), Block Twenty-three (23), W.C. BOYETT ESTATE PARTITION, an addition to the City of College Station, Brazos County, Texas, according to plat recorded in Volume 100, Page 440, Deed Records of Brazos County, Texas, and being part of the same property called "Parcel Four" described in Deed to Alfred A. Martin, recorded in Volume 1220, Page 471 of the Official Public Records of Brazos County, Texas.

Said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found marking the North corner of said Lot 5 and the East corner of Lot 6, Block 23 of said W.C. Boyett Estate Partition;

THENCE: S 48° 15' 28" E along the Northeast line of said Lot 5 for a distance of 50.12 feet to a 3/8 inch iron rod found marking the East corner of said Lot 5 and the North corner of Lot 4 of said Block 23;

THENCE: S 42° 05' 47" W along the common line of said Lots 4 and 5 for a distance of 59.75 feet to a 1/2 inch iron rod set marking the West corner of said Lot 4 and the North corner of said Lot 3;

THENCE: S 47° 25' 08" E along the common line of said Lots 3 and 4 for a distance of 133.66 feet to a 1/2 inch iron rod set on the Northwest line of Cherry Street (R.O.W. varies);

THENCE: S 33° 01' 09" W along the Northwest line of Cherry Street for a distance of 61.45 feet to a 1/2 inch iron rod set on the common line of said Lot 3 and Lot 2 of said Block 23;

THENCE: N 47° 20' 42" W along the common line of said Lots 2 and 3 and through said Lot 5 for a distance of 193.32 feet to a 3/8 inch iron rod found on the Southeast line of said Lot 6 marking the West corner of this herein described tract;

THENCE: N 42° 01' 10" E along the common line of said Lots 5 and 6 for a distance of 119.37 feet to the POINT OF BEGINNING containing 0.33 of an acre of land (14374 sq. ft.), more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 AUG 11 P 3:23

DATE: August 11, 2025

PROMISSORY NOTE: Secured Promissory Note, described as follows:

Anna Chidwell

Original Date: February 16, 2024

Maker: Holly Ann Bohmfalk

Payee: TCT Financial V, LLC, a Texas limited liability company

Amount: \$20,600.00

DEED OF TRUST: Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement

Original Date: February 16, 2024

Grantor: Holly Ann Bohmfalk

Original Trustee: Lauren Allen

Beneficiary: TCT Financial V, LLC, a Texas limited liability company

Recorded in: Document Number 1522262 of the Official Public Records of Brazos County, Texas.

LENDER: TCT Financial V, LLC, a Texas limited liability company

BORROWER: Holly Ann Bohmfalk

PROPERTY: The "Mortgaged Property" as described in the Deed of Trust and as described on **Exhibit A** attached hereto.

SUBSTITUTE TRUSTEE: Pete Florez, Florence Rosas, Shannon St. Pierre, or David Garvin.

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Munsch Hardt Kopf & Harr, PC
1717 W. 6th Street, Suite 250
Austin, Texas 78703
Attn: Michael B. Franklin

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

September 2, 2025, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The Atrium on the 1st Floor of the County Administration Building, 200 South Texas Avenue, Bryan, Brazos County, Texas, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Brazos County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Brazos County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

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, Substitute Trustee or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning 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 includes only Borrower's right, title, and interest in and to oil, gas and other minerals interests (including royalty interests) and is sold and conveyed "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 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 State, please send written notice of the active duty military service to the sender of this notice immediately.

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: 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 MORTGAGEE SERVICER.

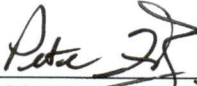

Printed Name: Pete Florez
Title: Substitute Trustee

EXHIBIT "A"
Mortgaged Property

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").
2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.
3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.
4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

EXHIBIT "A-1"

Lands

BRAZOS COUNTY, TEXAS:

<u>Lease Name</u>	<u>Abstract</u>	<u>Survey</u>
BARNES	20	HENDERSON, F
BISON	20	HENDERSON, F
BLACK BEAR	199	QUOTA, F
BRUIN-KODIAK	10	COLEMAN, G H
BRUIN-KODIAK B	10	COLEMAN, G H
BRUIN-KODIAK D	10	COLEMAN, G H
BRUIN-KODIAK E	10	COLEMAN, G H
BRYAN (AUSTIN CHALK) POOLED UNIT	45	PHILLIPS, Z
BRYAN (AUSTIN CHALK) POOLED UNIT	2	AUSTIN, J
KODIAK UNIT	10	COLEMAN, G H
KODIAK-CUB C	10	COLEMAN, G H
KODIAK-CUB UNIT	10	COLEMAN, G H
KODIAK-CUB UNIT B	10	COLEMAN, G H
MAGNOLIA	10	COLEMAN, G H
PATE UNIT	63	AUSTIN, S
REDBUD UNIT	10	COLEMAN, G H
WOLVERINE	51	SINGLETON, G W

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Brazos County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

Tract 1:

762.714 acres of land, more or less, out the Francis Henderson league, A-20 and the G. H. Coleman League, A-10, Brazos County, Texas, and being more fully described in seven tracts on Exhibit "A" which is attached hereto and made a part hereof for all purposes.

Tract 2:

258.0 acres of land, more or less, out of the F. Henderson Survey, A-20, and the G. H. Coleman League, A-10, Brazos County, Texas, and formerly known as that certain 258 acre proration unit for the Kim No. 5H Well, and as more particularly described in Royalty Deed dated April 1, 2004 from Pauline Barnes to Laneill Bloom et al, as recorded in Volume 6020, Page 70 of the Official Records of Brazos County, Texas; and being the same 258.0 acres SAVED AND EXCEPTED in Exhibit "A" to Oil, Gas and Mineral Lease dated July 3, 2008 from Ann Barnes Kenney et al to Sequoia Resources, LP, as recorded in Volume 8834, Page 223 of the Official Records of Brazos County, Texas.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

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

THEREFORE, NOTICE IS HEREBY GIVEN that on SEPTEMBER 2, 2025, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

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

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

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

Dated: AUGUST 11, 2025.



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

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

CHAD A. MCMULLEN

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



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