



NOTICE OF SHERIFF'S SALE

2026 MAY 18 P 2:46

By virtue of a certain Writ of Execution issued by the Clerk of the District Court of Brazos County, Texas, on the 1st day of **May, 2026**, in a certain cause numbered **25-002741-CV-CCL2** wherein **Richard H. Lowe** as Plaintiff, **Dan Edward Simpton and Stampede Conversions, INC.**, as Defendant, in favor of said Plaintiff, for the sum of **\$136,235.14**, after credits, together with all costs of suit and interest, that being the judgment recovered by the said Plaintiff, on the 17th day of **February, 2026**.

I, Wayne Dicky, Sheriff of Brazos County, Texas on the 18th day of **May, 2026**, at or about **12:00 P.M.**, have levied upon, and will, on the 7th day of **July, 2026** at **10:00 A.M.**, at the Courthouse Door of Brazos County in the City of Bryan, Texas within legal hours, proceed to sell for cash to the highest bidder, all of the right, title and interest of the Defendant, **Dan Edward Simpton**, in and to the following described property, levied upon as the property of the Petitioner, to wit:

1. All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being **Brazos Central Appraisal District Property ID 107649**
Street Address: 751 Rock Bottom Rd (PVT) Navasota, TX 77868
Legal Description, As Listed in the Judgment: Rock Bottom Ranch, Block 1, Lot 2, Acres 6.09

The above sale to be made by me to satisfy the above-described judgment for **\$136,235.14** in favor of the Plaintiff, plus any publication fees, together with the costs of said suit, plus interest, and the proceeds applied to the satisfaction thereof.

WITNESS MY HAND this the 18th day of **May, 2026**.

Wayne Dicky, Sheriff
Brazos County, Texas
by Shane Moynihan, Deputy Sheriff

FILED

2026 APR 23 P 3:59

Notice of Substitute Trustee Sale

T.S. #: 19-2306

BRAZOS COUNTY CLERK
BRYAN, TEXAS
BY *S. Long*

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: 7/7/2026
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 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, LLC, Pete Florez, Sharon St. Pierre, Sheryl La Mont, David Sims, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Agency Sales and Posting LLC, Prestige Default Services, LLC, Prestige Posting and Publishing 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**

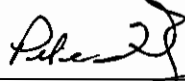
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

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

T.S. #: 19-2306

Dated: 4-23-26

Auction.com, LLC, Pete Florez, Sharon St. Pierre, Sheryl La Mont, David Sims, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Agency Sales and Posting LLC, Prestige Default Services, LLC, Prestige Posting and Publishing 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

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

TS#: 26-000566
LOAN TYPE: VA

NOTICE OF TRUSTEE'S FORECLOSURE SALE

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

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

LOT EIGHT (8), BLOCK THREE (3), AUSTIN'S COLONY PHASE ELEVEN C, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8892, PAGE 22, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded on 07/22/2024 as instrument 1534493, in Book 19335, Page 155, of the real property records of BRAZOS County, TX.

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

Dated: 07/07/2026

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place **Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803** or an area designated by the County Commissioners Court

The Deed of Trust permits the Mortgagee 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. The reposting or refileing may be after the date originally scheduled for this sale.

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. The sale shall not cover any part of the property that has been released of public record 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.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at: <https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>

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.

5. 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 the Deed of Trust executed by

ROBERT L. COLLINS, AN UNMARRIED MAN

FILED
2026 MAY -7 P 3:45
Klaus Heer

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of **\$389,900.00**, and payable to the order of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS) AS NOMINEE FOR MOVEMENT MORTGAGE, LLC**; (b) all renewals and extensions of the note, if applicable; (c) any and all present and future indebtednesses owed to **MOVEMENT MORTGAGE, LLC** who is the current owner and holder of the "Obligations" and is the current Mortgagee under the Deed of Trust.

Mortgage Servicing Information. ServiceMac, LLC, is acting as the Mortgage Servicer for **MOVEMENT MORTGAGE, LLC**, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ServiceMac, LLC, as Mortgage Servicer, is representing the Mortgagee whose address is: **MOVEMENT MORTGAGE, LLC C/O ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Indian Land, SC 29707.**

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 administer any resulting foreclosure of the property securing the above-reference loan.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the Mortgagee has requested me, as **Kirk Schwartz, Justin Ritchie, Carson Emmons, Jeffrey Kramer, America West Lender Services (AWEST), DeeAnn Gregory, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Auction.Com LLC** to conduct this sale. Notice is given that before the sale the Mortgagee may appoint another person substitute trustee to conduct the sale.

Date: 05/04/2026

Jeff Elliott (AWEST)

Kirk Schwartz, Justin Ritchie, Carson Emmons, Jeffrey Kramer, America West Lender Services (AWEST), DeeAnn Gregory, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Auction.Com LLC
C/O America West Lender Services
5404 Cypress Center Drive, Suite 300
Tampa, FL 33609
844-693-4761
Fax: 877-317-0475

Our Case No. 25-01041-FC-2

FILED

2026 MAY 15 P 12:52

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

WILLIAMSON COUNTY CLERK
BRAZOS COUNTY, BRAZOS, TEXAS
By P. St. George, DEPUTY

THE STATE OF TEXAS
COUNTY OF BRAZOS

Deed of Trust Date:
June 27, 2022

Property address:
5243 MONTAGUE LOOP
BRYAN, TX 77807

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

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

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

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JULY 7, 2026

Property County: BRAZOS

Original Trustee: ANGELA R. HERNANDEZ

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

Substitute Trustee:
Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC,
Heather Golden, Allan Johnston, David Sims, Enrique Florez,
Pete Florez, Robert La Mont, Sharon St. Pierre, Sheryl La
Mont, Marinosci Law Group PC, Resolve Trustee Services,
LLC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Heather Golden, Allan Johnston, David Sims, Enrique Florez, Pete Florez, Robert La Mont, Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the **THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS** as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 5-13-26

MARINOSCI LAW GROUP, P.C.

By: [Signature]

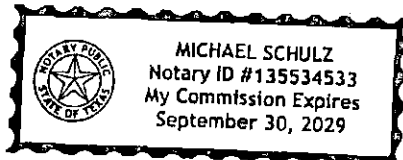
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 13 day of MAY 2026, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 9-30-29

Michael Schulz
Printed Name and Notary Public

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

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

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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 7, 2019, executed by **JOE PLEASANT A/K/A JOE ANTHONY PLEASANT AND CYNTHIA PLEASANT A/K/A CYNTHIA DENEASE PLEASANT, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 1377805, Official Public Records of Brazos County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Brazos County Courthouse at the place designated by the Commissioner's Court for such sales in Brazos County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2020 Champion Manufactured Home, Serial No. 110-000-M-A004033A.

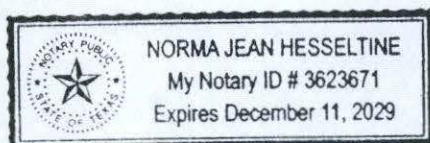
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 15 day of May, 2026.

FILED
MAY 18 A 9:38
THE STATE OF TEXAS §
COUNTY OF NEECES §

K. C. L. F. I. E. L. D.
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 15 day of May, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lots Three (3) and Four (4), MARY KEATTS SUBDIVISION, an addition in the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 118, page 245 of the Deed Records of Brazos County, Texas.

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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 OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 20, 2026

NOTE: Note described as follows:

Date: July 14, 2023
Maker: STEVEN BARBER, ALDEN GREEN
Payee: NewRez LLC d/b/a Shellpoint Mortgage Servicing, successor to original lender
Original Principal Amount: \$612,550.00

FILED
2026 MAY 21 A 10 46
Brazos County, Texas

DEED OF TRUST: Deed of Trust described as follows:

Date: July 13, 2023
Grantor: STEVEN BARBER, ALDEN GREEN
Trustee: ALLAN B. POLUNSKY
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing, successor to original beneficiary
Recorded: INSTRUMENT NO. 2023-1507036 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS.

LENDER: NewRez LLC d/b/a Shellpoint Mortgage Servicing

BORROWERS: STEVEN BARBER, ALDEN GREEN

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN BRAZOS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST

AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: Pete Florez, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Florence Rosas, Donna Caddenhead, David Garvin

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

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

JULY 7, 2026, the first Tuesday of the month, to commence at 11:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In BRAZOS County, Texas, at BRAZOS COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TX 77803 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS

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

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

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

Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: July 13, 2023
Grantor: STEVEN BARBER, ALDEN GREEN
Trustee: ALLAN B. POLUNSKY
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing, successor to original beneficiary
Recorded: INSTRUMENT NO. 2023-1507036 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN BRAZOS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: Pete Florez, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Florence Rosas, Donna Caddenhead, David Garvin

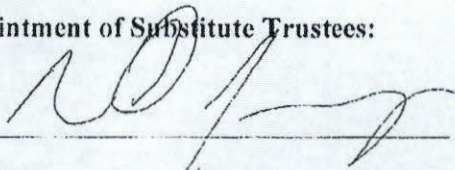
Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of May 20, 2026**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: _____



Name: William Jennings, Attorney for
NewRez LLC d/b/a Shellpoint Mortgage
Servicing

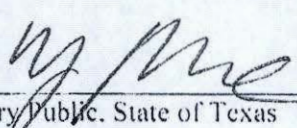
THE STATE OF TEXAS

§
§
§

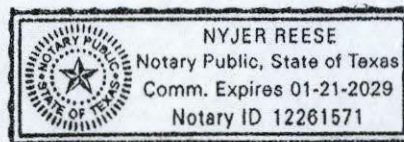
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared William Jennings, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

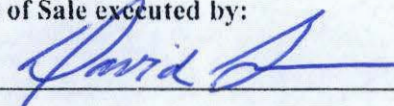
GIVEN UNDER MY HAND AND SEAL OF OFFICE on May 20, 2026



Notary Public, State of Texas



Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

EXHIBIT A

LOT TWENTY (20), BLOCK ONE (1), NORTH COUNTRY ESTATES PHASE TWO,
BRAZOS COUNTY, ACCORDING TO THE PLAT THEREOF IN VOLUME 4291, PAGE
62, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 147287-TX

Date: May 26, 2026

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: DANIEL S. DEAN, A SINGLE PERSON

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

CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC

MORTGAGE SERVICER: ROCKET MORTGAGE, LLC

DEED OF TRUST DATED 2/22/2013, RECORDING INFORMATION: Recorded on 2/26/2013, as Instrument No. 01147192 in Book 11179 Page 246 and later modified by a loan modification agreement recorded as Instrument No. 1360739 on 05/15/2019

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT SEVENTEEN (17), BLOCK FIVE (5), REVISED SOUTHWOOD SECTION FIVE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 284, PAGE 516 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/7/2026, the foreclosure sale will be conducted in Brazos County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

ROCKET MORTGAGE, LLC
8950 Cypress Waters Blvd.
Coppell, TX 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.



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, KARA RILEY, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

RECEIVED
SANDIEGO COUNTY CLERK
MAY 21 2020
P. St. George

2020 MAY 21 P 1:40

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 March 24, 2020 and recorded under Vol. 15937, Page 275, or Clerk's File No. 1388813, in the real property records of BRAZOS County Texas, with Timothy A Newton, an Unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Timothy A Newton, an Unmarried man securing payment of the indebtedness in the original principal amount of \$181,550.00 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 Timothy A Newton. Lakeview Loan Servicing, LLC 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT THREE (3), BLOCK TWENTY-FIVE (25), SOUTHWOOD VALLEY SECTION 7-C, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 382, PAGE 717 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/07/2026

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.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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, Kara Riley, Auction.com, LLC, or Codilis & Moody, P.C., 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 06/01/2026.

/s/ Isaac Lewis SBOT No. 24144831, 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. 44-26-01849

FILED FOR RECORD
DATE 6/1/2026
AT 3:30 O'CLOCK P M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By Debbie Bruce

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

NOTICE OF TRUSTEE'S SALE

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

1. DATE, TIME, PLACE OF SALE:

Date: July 7, 2026.

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:

(1512 VINCENT STREET, BRYAN, BRAZOS COUNTY, TEXAS 77803)

LOT FIFTEEN-CR2 (15-CR2), BLOCK FIVE (5), HANUS ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO REPLAT RECORDED ON AUGUST 11, 1992, UNDER CLERK'S FILE NUMBER 497730, OFFICIAL 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 3, 2024

Grantor/Mortgagor/Debtor: IRMA SANCHEZ AND LAURA SANCHEZ

Mortgagee/Beneficiary: ELAINE E. VILLARREAL

Trustee: J. Fred Bayliss

Original Principal: \$110,000.00

Recording Information: Recorded on APRIL 3, 2024, Volume 19194, Page 218, Official Public Records of Brazos County, Texas

Obligation Secured: That certain Note date APRIL 3, 2024, in the Original Principal amount as stated above, and all obligations

contained therein; with a Final Maturity Date of APRIL 3, 2029. 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 7TH day of July, 2026.**

EXECUTED this 12th day of June, 2026.



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 13th day of June, 2026, 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 FOR RECORD
DATE 6/15/26
AT 8:35 O'CLOCK A M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By [Signature]

NO.

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: July 7, 2026.

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:

(7468 CATALINA HILL COURT, BRYAN, BRAZOS COUNTY, TEXAS 77808)

LOT THIRTY-THREE (33), BLOCK ONE (1), CATALINA HILL SUBDIVISION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17881, PAGE 104, OFFICIAL 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 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:

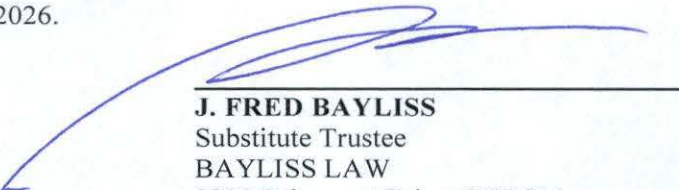
Date:	MARCH 24, 2023
Grantor/Mortgagor/Debtor:	ARNULFO JIMENEZ CUELLO
Mortgagee/Beneficiary:	MACEY DEVELOPMENT GROUP LLC
Original Trustee:	Heath C. Poole
Substitute Trustees:	J. Fred Bayliss
Original Principal:	\$59,900.00
Recording Information:	Recorded on March, 28,2023, Volume 18535, Page 200, Official Public Records of BRAZOS County, Texas

Obligation Secured:

That certain Note date June 28, 2023, in the Original Principal amount as stated above, and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

5. **Appointment of Substitute Trustees:** The Mortgagee/Beneficiary has duly appointed J. FRED BAYLISS, located at 3000 BRIARCREST DRIVE, STE 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 June 12, 2026, Instrument No. 1588903, 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 July, 2026.

EXECUTED this 15 day of JUNE, 2026.



J. FRED BAYLISS

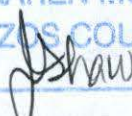
Substitute Trustee
BAYLISS LAW
3000 Briarcrest Drive, STE 211
Bryan, Texas 77802

Certificate of Posting

I am **J. Fred Bayliss**, a named Substitute Trustee for Mortgagee/Beneficiary, whose address is 3000 BRIARCREST DRIVE, STE 211, BRYAN, TEXAS 77802. I declare under penalty of perjury that on the 15 day of June, 2026, 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
3000 Briarcrest Drive, STE 211
Bryan, Texas 77802

Upon Filing Return to: J. FRED BAYLISS, 3000 BRIARCREST DRIVE, STE 211, BRYAN, TEXAS 77802

FILED FOR RECORD
DATE 6/15/2026
AT 8:35 O'CLOCK A M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By 

Notice of Foreclosure Sale

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

1. *Properties to Be Sold.* The properties to be sold are described as follows:

TRACT ONE:

LOTS THIRTEEN (13) THROUGH EIGHTEEN (18), IN BLOCK TWO (2), OF PECAN TREE ESTATES, PHASE TWO (2), CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 390, PAGE 287 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

TRACT TWO:

0.794 ACRE RESERVE TRACT, PECAN TREE ESTATES, PHASE TWO (2), CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 390, PAGE 287 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the Warranty Deed with Vendor's Lien ("WDVL") recorded on March 25, 2021, under Document No. 1425612, in the Real Property Records of Brazos County, Texas and Deed of Trust ("DOT") recorded on March 25, 2021, under Document No. 1425613 in the Real Property Records of Brazos County, Texas, and Note ("Note") dated March 25, 2021 (collectively, the "Documents").

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

Date: July 7, 2026

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Brazos County Administrative Building in Bryan, Texas, at the following location: 200 S Texas Avenue, Bryan, Texas 77803.

The Documents permits the beneficiaries to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Documents 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.

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 Documents permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Documents at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Documents, 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 Documents. The sale shall not cover any part of the property that has been released of public record from the lien of the Documents. 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 Documents, the beneficiaries have 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 Documents. 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.

5. *Type of Sale.* The sale is a nonjudicial lien foreclosure sale being conducted pursuant to the power of sale granted by the Documents executed by Watasha Investments, LLC.

The real property and personal property encumbered by the Documents will be sold at the sale in accordance with the provisions of the Documents and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Documents provide that they secure the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the original principal amount of \$2,870,000; (b) the promissory note in the balloon payment amount of \$2,616,232.22, executed by Watasha Investments, LLC, and originally payable to the order of Duff21, LLC and Fitch Holdings, LLC; and (c) all renewals and extensions of the note; and include: (c) any and all present and future indebtednesses of Watasha Investments, LLC to Duff21, LLC and Fitch Holdings, LLC. Duff21, LLC and Fitch Holdings, LLC are the current owners and holders of the Obligations and is the beneficiary under the Documents duly recorded in the Real Property Records of Brazos County.

As of March 25, 2026, there was owed \$2,616,232.22 on the Note, being the balloon

payment due. The Note is bearing interest at the rate of 4.5%.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Documents, and the beneficiary has requested me, as agent of the Trustee, Johnson, Christopher, Javore, and Cochrane, Inc., to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

Dated June 15, 2026



Taylor R. Beaver
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& COCHRAN, INC.
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