

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

DATE: September 1, 2026

TIME: 11:00 AM

PLACE: 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 Commissioners Court

- 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 50.009 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.
- 3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 13, 2024 and recorded as Instrument Number 1521721, real property records of Brazos County, Texas.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by MONICA GARCIA AND CHARLES AUGUSTA LANGSTON, JR., securing the payment of the indebtedness in the original principal amount of \$292,503.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.
- 5. 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.
- 6. Property to be Sold.** The property to be sold is described as follows:
All that certain lot, tract or parcel of land lying and situated in Brazos County, Texas, being Lot One Hundred Forty-Eight (148), Block Fourteen (14), Edgewater Subdivision - Phase 5, City of Bryan, according to the plat recorded in Volume 17809, Page 249, Official Records of Brazos County, Texas.
- 7. 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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village



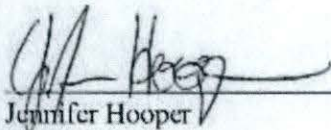
Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

8. **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 Jennifer Hooper, Agency Sales and Posting, LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
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: 6/3/2026


Jennifer Hooper

Certificate of Posting

I am Pete Florez whose address is 7500 Dallas Parkway. I declare under penalty of perjury that on 6-4-26 I filed this Notice of [Substitute] Trustees 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.


Declarant's Name: Pete Florez
Date: 6-4-26

FILED FOR RECORD
DATE 06/04/2026 Jshaw
AT 3:32 O'CLOCK P M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By Jshaw

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:
- Lot 18, Block 5, of PLEASANT HILL SECTION 2- PHASE 2, a subdivision in Brazos County, Texas, according to the map or plat thereof recorded in Document No. 2021-1450327 (Volume 17455, Pages 222-224) of the Official Public Records of Brazos County, Texas.
- Security Instrument:** Deed of Trust dated March 30, 2023 and recorded on March 31, 2023 at Instrument Number 1498615 in the real property records of BRAZOS County, Texas, which contains a power of sale.
- Sale Information:** September 1, 2026, at 10:00 AM, or not later than three hours thereafter, at the atrium on the first floor of the County Administration Building located at 200 South Texas Avenue, Bryan, Texas, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by WILLIAM CALDWELL AND LATOYA CALDWELL secures the repayment of a Note dated March 30, 2023 in the amount of \$271,326.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
Texas Bar No. 24145898
txsalesteam@decubaslewis.com
De Cubas & Lewis, P.C.

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Phone: (954) 453-0365
Fax: (469) 518-4972

Pete 28

Substitute Trustee(s): Kathleen Adkins, Reid Ruple,
Evan Press, Michael Kolak, Crystal Koza, Cary
Corenblum, Joshua Sanders, Amy Beaulieu, Amy
Oian, Matthew Hansen, Jami Grady, Aleena Litton,
Auction.com LLC||Pete Florez, Sheryl LaMont,
Harriett Fletcher, Sharon St. Pierre, Jabria Foy,
Heather Golden, Kara Riley, Catherine Geddie,
Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 11 day of
June, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of BRAZOS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED FOR RECORD
DATE 6/11/2026
AT 10:40 O'CLOCK A M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By Dubbie Baizer

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 TWENTY-FIVE (25), BLOCK ONE (1), SHIREWOOD ADDITION, PHASE V, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2805, PAGE 197 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/13/2018 and recorded in Book 14615 Page 109 Document 1326751 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: 09/01/2026

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 RUPERT HORKA AND PAMELA HORKA, provides that it secures the payment of the indebtedness in the original principal amount of \$130,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH ASSET SERVICES LLC is the current mortgagee of the note and deed of trust and ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH ASSET SERVICES LLC c/o ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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, L.L.C., 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, 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.

KAREN MOORE, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BR: 253-6496 DEPUTY

2026 JUL 15 P 2:42

FILED

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: April 26, 2006	Original Mortgagor/Grantor: SANTOS GODINEZ, JR AND MARY CAMARILLO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: 7323 Page: 133 Instrument No: 00926393	Property County: BRAZOS
Mortgage Servicer: U.S. Bank National Association	Mortgage Servicer's Address: 2800 Tamarack Rd, Owensboro, KY 42301

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

Secures: Note in the original principal amount of \$93,263.00, executed by SANTOS GODINEZ, JR and payable to the order of Lender.

Property Address/Mailing Address: 1000 SUNCREST STREET, BRYAN, TX 77803

Legal Description of Property to be Sold: LOT 52, BLOCK 15, SFA #9, TRACT 91, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED IN VOLUME 530, PAGE 114, DEED RECORDS, BRAZOS COUNTY, TEXAS.

Date of Sale: September 01, 2026	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

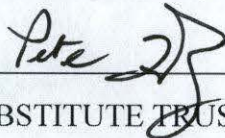


Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,
Trustee

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

KAREN MCLEEN, COUNTY CLERK
BRAZOS COUNTY, BRAZOS TEXAS
Brazos County Clerk

2026 JUL 16 P 2:21

FILED

26TX373-0024
303 CAPPS DRIVE, COLLEGE STATION, TX 77845

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT TWELVE (12), BLOCK FIFTEEN (15), THE BARRACKS II SUBDIVISION
PHASE 102, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 11646, PAGE 167, OFFICIAL RECORDS,
BRAZOS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 27, 2023 and recorded on June 28, 2023 as Instrument Number
1505754 in the real property records of BRAZOS County, Texas, which contains a
power of sale.

Sale Information: September 01, 2026, at 11:00 AM, or not later than three hours thereafter, at the atrium
on the first floor of the County Administration Building located at 200 South Texas
Avenue, Bryan, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code
section 51.009, the Property will be sold as is, without any expressed or implied
warranties, except as to warranties of title, and will be acquired by the purchaser at its
own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee
reserves the right to set additional, reasonable conditions for conducting the sale and will
announce the conditions before bidding is opened for the first sale of the day held by the
substitute trustee.

Obligation Secured: The Deed of Trust executed by BRIANA MARIETTA BENITEZ AND BARBARA
MARIETTA FERRAN secures the repayment of a Note dated June 27, 2023 in the
amount of \$338,318.00. FREEDOM MORTGAGE CORPORATION, whose address is
c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL
33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage
Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing
agreement and Texas Property Code section 51.0025, the mortgagee authorizes the
mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.

KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
By: *[Signature]*

2026 JUL 23 P 12:41

FILED

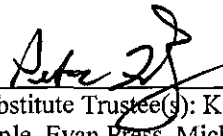
Substitute Trustee(s): Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Pete Florez, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Zachary Florez, Orlando Rosas, Bobby Brown, Florence Rosas, Enrique Florez, Xome Inc. and Tejas Corporate Services, LLC, NFPDS-TX LLC, Dustin George

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.

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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



Substitute Trustee(s): Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Pete Florez, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Zachary Florez, Orlando Rosas, Bobby Brown, Florence Rosas, Enrique Florez, Xome Inc. and Tejas Corporate Services, LLC, NFPDS-TX LLC, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 23rd day of July, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BRAZOS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

2026 JUL 29 P 2:32

P.S. George
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: _____, DEPUTY

T.S. #: 2026-22349-TX

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF 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.

The undersigned, in accordance with Texas Property Code §51.0076, as attorney-in-fact for the Mortgagee or Mortgage Servicer, hereby removes the original trustee and any and all successor substitute trustees, and appoints in their stead: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Enrique Florez, Pete Florez, Sharon St. Pierre, Sheryl La Mont, Heather Golden, or any one of them, c/o Nestor Solutions, LLC, 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, to hereafter exercise all powers and duties conferred upon the original trustee under the Deed of Trust, and further authorizes and directs the Substitute Trustee to conduct and execute the remedies provided to the beneficiary therein.

1. Date, Time, and Place of Sale.

Date: 9/1/2026

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.

2. Property To Be Sold. SEE EXHIBIT A

Commonly known as: 510 ASH ST BRYAN, TX 77803

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 7/28/2017 and recorded in the office of the County Clerk of Brazos County, Texas, recorded on 8/3/2017 under County Clerk's File No 2017-1305208, in Book 14189 and Page 8 along with Correction Instrument Affidavit recorded on 08/15/2017 in Instrument No. 2017-1306442. The subject Deed of Trust was modified by Loan Modification recorded as Book 17575 and Page 110 recorded as Instrument 1455321 and recorded on 12/13/2021. The subject Deed of Trust was modified by Loan Modification recorded as Book 19064 and Page 8 recorded as Instrument 1522358 and recorded on 02/22/2024. The subject Deed of Trust was modified by Loan Modification recorded as Book 20033 and Page 56 recorded as Instrument 1564422 and recorded on 08/08/2025 in the Real Property Records of Brazos County, Texas.

Grantor(s):	AGUSTIN ALEJANDRO RAMIREZ AND ALICIA RAQUEL MOTA, HUSBAND AND WIFE
Original Trustee:	Allan B. Polunsky
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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 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. Pursuant to §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. **Notice Regarding Federal Reporting Requirements.** Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchasers should be prepared to provide beneficial ownership information as may be required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after 3/1/2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/tre-faqs#D_5 or <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations described therein (collectively, the "Obligations"), including, but not limited to: (1) the promissory note in the original principal amount of \$137,464.00, executed by AGUSTIN ALEJANDRO RAMIREZ AND ALICIA RAQUEL MOTA, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the Trustor(s) to the current holder of the Obligations, secured by the Deed of Trust. Default has occurred in the payment of the indebtedness, and the same is now wholly due and payable. The owner and holder of the Obligations has requested that the Substitute Trustee sell the Property to satisfy the indebtedness.

7. **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 administer any resulting foreclosure of the lien securing the Property referenced above. Freedom Mortgage Corporation as Mortgage Servicer, represents the current mortgagee, whose address is:

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

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.

NESTOR SOLUTIONS, LLC, as attorney-in-fact for
FREEDOM MORTGAGE CORPORATION



By: _____

Christopher K. Baxter
Senior Vice President
Texas Bar No. 90001747
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115 Fax: (888) 345-5501

Dated: 7/24/2026

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

EXHIBIT A

Tract One: Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Six (6), Block Forty-Three (43), OAK GROVE PARK, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 38, page 398, Deed Records of Brazos County, Texas.

Tract Two: Being all that certain tract or parcel of land lying and being situated in the Oak Grove Park Subdivision, Bryan, Brazos County, Texas, and being called 0.0115 acres tract of land, also being out of the 20' Alley of Block 43 (Alley), of said Oak Grove Park Subdivision, as recorded in Volume 38, page 398 of the Brazos County Deed Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod found for the southwest corner of Lot 6, also being a point at the intersection of the north right-of-way line of Ash Street, a 50' right-of-way, and the east right-of-way line of Tidwell Avenue, a 50' right-of-way.

THENCE along the west boundary line of the said Lot 6 and the east right-of-way line of the said Tidwell Avenue, North 02°00'00" East, a distance of 115.00 feet to a 5/8" iron rod and with an orange plastic cap marked "Carlomagno RPLS 1562" found for the PLACE OF BEGINNING of this tract, also being the southwest corner of this tract, also being the southwest corner of the said Alley, also being the northwest corner of the said Lot 6, also being a point along the east right-of-way line of the said Tidwell Avenue;

THENCE along the common line of this tract and the east right-of-way line of said Tidwell Avenue, North 02°00'00" East a distance of 10.00 feet to a point for the northwest corner of this tract, also being a point along the east right-of-way of said Tidwell Avenue, also being a point along the west boundary line of the said Alley;

THENCE severing the said Alley, the following calls and distance:

South 88°00'00" East, a distance of 50.00 feet to a point for the northwest corner of this tract;

South 02°00'00" West, a distance of 10.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the southeast corner of this tract, also being the northwest corner of Lot 7, also being the northeast corner of said Lot 6;

THENCE along the common line of this tract and the north boundary line of the said Lot 6, North 88°00'00" West, a distance of 50.00 feet to the PLACE OF BEGINNING containing 0.0115 acres.

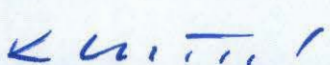
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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, September 1, 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.

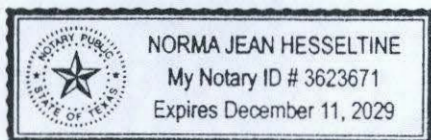
EXECUTED this 28 day of July, 2026.

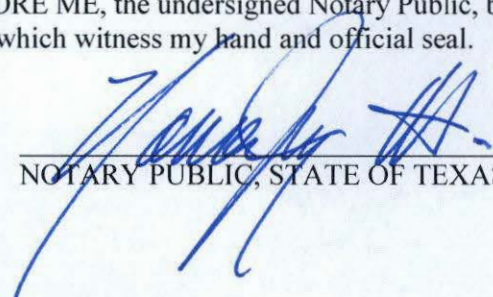


K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 28 day of July, 2026, to certify which witness my hand and official seal.





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.

FILED

2026 JUL 29 P 3:31

KAREN MCCOY, COUNTY CLERK
BRAZOS COUNTY, TEXAS
By: Agencia, DEPUTY

FILED

Notice of Foreclosure Sale

2026 AUG -1 A 11: 31

August 7, 2026

Texas Home Equity Security Instrument ("Deed of Trust"):

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: P. A. George DEPUTY

Dated: April 28, 2023

Grantor: Warren Brayton Davis, III, aka Warren Brayton Davis and Aimee Lynn Davis

Trustee: H. Brad Parker, P.C.

Lender: BRAZOS VALLEY SCHOOLS CREDIT UNION

Recorded in: Clerk's File No. 1501371 of the real property records of Brazos County, Texas

Legal Description: LOT EIGHT (8), BLOCK TWO (2), 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.

Secures: Texas Home Equity Note ("Note") in the original principal amount of \$325,000.00, executed by Warren Brayton Davis, III, aka Warren Brayton Davis and Aimee Lynn Davis ("Borrower") and payable to the order of Lender

Trustee: H. Brad Parker, P.C.

Trustee's Address: 700 Louisiana Street, Suite 3950, Houston, TX, 77002-2859

Foreclosure Sale:

Date: Tuesday, September 1, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: The atrium on the first floor of the Brazos County Administration Building, located at 200 South Texas Avenue, Bryan, Texas 77803, or as designated by the County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that BRAZOS VALLEY SCHOOLS CREDIT UNION's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, BRAZOS VALLEY SCHOOLS CREDIT UNION, the owner and holder of the Note, has requested Trustee to sell the Property.

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

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

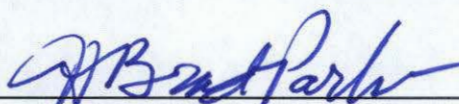
If BRAZOS VALLEY SCHOOLS CREDIT UNION passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



H. Brad Parker, TBN 15487100
agent for H. Brad Parker, P.C., Trustee
700 Louisiana Street, Suite 3950
Houston, TX 77002-2859
bparker@parkerlawpc.com
Telephone (713) 892.5588
Telecopier (713) 892.5598

CERTIFICATE OF POSTING

My name is Jennifer Harrell, and my address is 16945 Northchase, Suite 1400, Houston, Texas 77060. I declare under the penalty of perjury that on August 7, 2026, I filed at the office of the Brazos County Clerk and caused to be posted on the public bulletin board at the Brazos County Courthouse, located at 300 East 26th Street, Bryan, Texas 77803 (or other designated place) this notice of sale.

Signed: Jennifer Harrell

Declarant's Printed Name: Jennifer Harrell

Date: Aug 7, 2026

26-000959-CV-472

**IN RE:
ORDER FOR FORECLOSURE
CONCERNING**

IN THE DISTRICT COURT OF

§

§

**WARREN BRAYTON DAVIS, III,
AKA WARREN BRAYTON DAVIS
AIMEE LYNN DAVIS**

§

BRAZOS COUNTY, TEXAS

7315 PLANTERS LOOP

§

BRYAN, TEXAS 77808

§

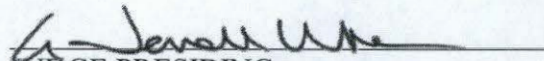
472nd JUDICIAL DISTRICT

**DEFAULT ORDER TO PROCEED WITH FORECLOSURE
OF A LIEN UNDER TEXAS RULE OF CIVIL PROCEDURE 736**

1. On this day, the Court considered the Motion for Default Order Granting Application for an Expedited Order Under Rule 736 filed by Petitioner, BRAZOS VALLEY SCHOOLS CREDIT UNION (the "Motion.")
2. After considering the pleadings and official records on file in this cause and the evidence, the Court is of the opinion that the Motion should be granted.
3. Petitioner's Application complies with the requirements of Tex. R. Civ. P. 736.1.
4. The name and last known address of each Respondent subject to this order is: WARREN BRAYTON DAVIS, III, AKA WARREN BRAYTON DAVIS, 7315 PLANTERS LOOP, BRYAN, TEXAS 77808 and AIMEE LYNN DAVIS, 7315 PLANTERS LOOP, BRYAN, TEXAS 77808. Both Respondents were properly served with the citation, but did not file a response within the time required by law. The return of service for both Respondents has been on file with the Court for at least ten (10) days.
5. The property that is the subject of this foreclosure proceeding is commonly known as having

the **mailing address** of 7315 Planters Loop, Bryan, Texas 77808 (the "Property,") and having a **legal description** more particularly described in the attached Exhibit "A," incorporated herein for all purposes.

6. The lien to be foreclosed is indexed or recorded under Clerk's File Number 1501371, in the Official Real Property Records of Brazos County, Texas.
7. The material facts establishing Respondents's default are alleged in Petitioner's Application and supporting Affidavit. Those facts are adopted by the Court and incorporated by reference in this Order.
8. Based on the Affidavit of Petitioner, no Respondents subject to this Order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, et seq.
9. Therefore, the Court grants Petitioner's Motion for Default Order Granting Application for an Expedited Order Under Rule 736.7 and 739.8. Petitioner may proceed with foreclosure of the Property described above in accordance with applicable law and the lien sought to be foreclosed.
10. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with the Texas Rules of Civil Procedure 736.11.
11. This is Final Judgment disposing of all claims between all Parties.
12. SIGNED July 15, 2026.


JUDGE PRESIDING

APPROVED FOR FORM:

/s/ H. Brad Parker

H. Brad Parker, TBN 15487100

H. Brad Parker, P.C.

700 Louisiana Street, Suite 3950

Houston, TX 77002-2859

Telephone: (832) 390.2690

Alt. Telephone: (713) 892.5588

bparker@parkerlawpc.com

Attorney for BRAZOS VALLEY SCHOOLS CREDIT UNION

EXHIBIT A - Description of the Property

LOT EIGHT (8), BLOCK TWO (2), 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.

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

H. Parker on behalf of H. Brad Parker

Bar No. 15487100

bparker@parkerlawpc.com

Envelope ID: 117352540

Filing Code Description: Motion (No Fee)

Filing Description: for Default Order Granting Application for An Expedited Order Under Rule 736

Status as of 7/15/2026 8:18 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
H. BradParker		bparker@parkerlawpc.com	7/15/2026 3:20:48 AM	SENT

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 1, 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:

(908 HENDERSON STREET, BRYAN, BRAZOS COUNTY, TEXAS 77803)

LOT TWELVE (12), MARY KEATTS SUBDIVISION, AN ADDITION IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 118, PAGE 245 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 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 18, 2019
Grantor/Mortgagor/Debtor:	Happy Houses, LLC
Mortgagee/Beneficiary:	First Bank of Bedias
Original Trustee:	Jason Gooch
Substitute Trustee:	J. Fred Bayliss
Original Principal:	\$135,000.00
Recording Information:	Recorded on March 18, 2019, Instrument #1355488, Volume 15211 Page 244, Official Public Records of Brazos County, Texas

Obligation Secured:

That certain Note date March 18, 2019, in the Original Principal amount as stated above, and all obligations contained therein; with a Final Maturity Date of March 18, 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. **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 August 10, 2026, Volume 20732, Page 246, 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 **1st day of September, 2026.**

EXECUTED this 5th day of August, 2026.



J. Fred Bayliss
Substitute Trustee
J. Fred Bayliss, PC
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 10th day of August, 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

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 1, 2019.

Time: 1:00 P.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:

(4117 MUNCASTER, COLLEGE STATION, BRAZOS COUNTY, TEXAS 77845)

ALL OF LOT NUMBER NINE (9), BLOCK NUMBER FIFTEEN (15), CASTLEGATE II SUBDIVISION, SECTION 101, COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT RECORDED THEREOF IN VOLUME 11731, PAGE 266 OF THE OFFICIAL PUBLIC 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:	SEPTEMBER 26, 2019
Grantor/Mortgagor/Debtor:	ALICE CHRISTOPHERR MOYA
Mortgagee/Beneficiary:	M109 INVESTMENTS, LLC
Trustee:	J. Fred Bayliss
Original Principal:	\$230,000.00
Recording Information:	Recorded on SEPTEMBER 26, 2019, Volume 15600, Page 296, Official Public Records of Brazos County, Texas
Obligation Secured:	That certain Note date SEPTEMBER 26, 2019, in the

Original Principal amount as stated above, and all obligations contained therein; with a Final Maturity Date of OCTOBER 1, 2049. 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 **1st day of SEPTEMBER, 2026.**

EXECUTED this 10th day of August, 2026.

FILED
2026 AUG 10 P 12:42
KAREN MACQUEEN COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: *[Signature]*



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 10th day of August, 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

NOTICE OF TRUSTEE'S SALE

FILED

2026 AUG 10 P 12:40

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *Gasquez* DEPUTY

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" MARCH 21, 2022, which was executed by **CRAIG MORGAN AND MARSHA MORGAN**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **BRAZOS COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded UNDER Volume 17813, Page 252, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

(1044 ROSE CIRCLE, COLLEGE STATION, BRAZOS COUNTY, TEXAS 77845)

LOT ONE (1), BLOCK ONE (1), SWEET BRIAR ADDITION, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED INVOLUME 286, PAGE 359, DEED RECORDS, 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 MARCH 21, 2022, in the original principal amount of \$470,000.00, which was executed by MORTGAGOR and payable to the order of **MANU PATEL**, "BENEFICIARY". Thereafter a Modification and Extension Agreement was executed by Craig Morgan and Marsha Morgan in favor of Manu Patel on May 15, 2024, in the amount of \$635,683.08 and recorded under Volume 19406, Page 10 of the Official Records of Brazos County, Texas, and recorded under Clerk's File No. 2025-2506033, Official Records of Freestone County, Texas.

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**, the same being the **1st** day of **SEPTEMBER, 2026**.

EXECUTED in multiple originals on the 10th day of AUGUST 2026.



J. FRED BAYLISS



NOTICE OF SHERIFF'S SALE

FILED

By virtue of a certain Writ of Execution issued by the Clerk of the District Court of Brazos County, Texas, on the 10th day of **August, 2026**, in a certain cause numbered **17-002320-CV-361** wherein **Vicki R. Searcy Manuel** as Plaintiff, **James Watson, Trustee of The Cornelius Searcy Living Trust, and James Watson, Individually**, as Defendant, in favor of said Plaintiff, for the sum of **\$63,349.32**, after credits, together with all costs of suit and interest; that being the judgment recovered by the said Plaintiff, on the 16th day of **October, 2025**.

I, Wayne Dicky, Sheriff of Brazos County, Texas on the 10th day of **August, 2026**, at or about **14:30 P.M.**, have levied upon, and will, on the 1st day of **September, 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, **James R. Watson**, 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 31259**
Street Address: 603 Lincoln Ave, College Station, TX 77840
Legal Description: Lauterstein, Lot 1 & 50' of 4

The above sale to be made by me to satisfy the above-described judgment for **\$63,349.32** 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 10th day of **August 2026**.

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

NOTICE OF FORECLOSURE SALE

FILED

Deed Of Trust ("Deed of Trust"):

2026 AUG 11 A 10: 22

Dated: September 14, 2021, but effective as of September 17, 2021

Grantors: Michael Anthony Cordova and spouse, Danielle Cordova

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Document #1446828, of the Official Public Records of Brazos County, Texas.

Legal Description: **Being a 10.4 acre tract of land in the Abner Lee Jr. League, Abstract 31, Brazos County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto.**

Secures: Promissory Note ("Note") in the original principal amount of \$130,800.00, executed by Michael Anthony Cordova, a married person ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

KAREN McQUEEN, COUNTY CLERK
Brazos County, Texas
BY: *slay* DEPUTY

Foreclosure Sale:

Date: Tuesday, September 1, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Brazos County Administration Building
200 South Texas Avenue
Bryan, Texas 77803

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

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

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

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the 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.



Aaron K. Flencher
155 8th Street, Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLERSON)

This instrument was acknowledged before me on the 10 day of Aug., 2026 by Aaron K. Flencher.

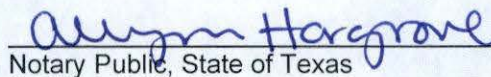
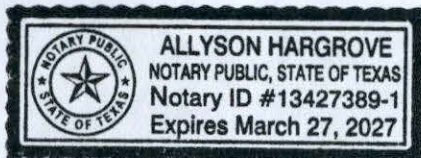

Notary Public, State of Texas

EXHIBIT "A"

A FIELD NOTES DESCRIPTION OF 10.4 ACRES IN THE ABNER LEE JR. LEAGUE, ABSTRACT 31, BRAZOS COUNTY, TEXAS, BEING OUT OF A CALLED 22.933 ACRE TRACT CONVEYED TO VELMA LEE POLK ALLEN IN VOLUME 930, PAGE 655 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 10.4 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 12 inch treated fence post found on the southeast line of OSR (100' R.O.W. per TXDOT plans) marking the common north corner of said 22.933 acre tract and a called 17.85 acre tract named Tract One conveyed to Circle X Land and Cattle Co., Ltd. In Volume 13318, Page 260 of the Official Public Records of Brazos County, Texas (OPRBCT);

THENCE, along the southeast line of OSR, N 31° 23' 05" E, a distance of 50.10 feet to a mag nail with shiner set marking the northwest corner of this herein described tract, for reference a 1/2 inch iron rod found on the southeast line of OSR marking the north corner of said 22.933 acre tract and the west corner of a called 42 acre tract conveyed to Circle X Land and Cattle Co., Ltd. In Volume 14155, Page 16 (OPRBCT) bears N 31° 23' 05" E a distance of 807.15 feet;

THENCE, through said 22.933 acre tract for the following four (4) courses and distances:

- 1) S 62° 15' 30" E, a distance of 525.00 feet to a 1/2 inch iron rod with cap stamped "KERR SURVEYING" set;
- 2) N 31° 22' 20" E, a distance of 322.42 feet to a 1/2 inch iron rod with cap stamped "KERR SURVEYING" set;
- 3) S 57° 57' 40" E, a distance of 471.18 feet to a 1/2 inch iron rod with cap stamped "KERR SURVEYING" set;
- 4) N 41° 29' 52" E, a distance of 273.07 feet to a 1/2 inch iron rod with cap stamped "KERR SURVEYING" set on the common boundary of said 22.933 acre tract and said 42 acre tract for the north corner of this herein described tract, for reference said 1/2 inch iron rod found on the southeast line of OSR marking the north corner of said 22.933 acre tract bears N 48° 24' 03" W, a distance of 1059.76 feet;

THENCE, with the common boundary of said 22.933 acre tract and said 42 acre tract, S 48° 24' 03" E, a distance of 481.84 feet to a 1/2 inch iron rod found marking the common east corner of said 22.933 acre tract and a called 15 acre tract conveyed to Walter F. Hoke and wife, Beverly Jean Hoke in Volume 379, Page 540 of the Deed Records of Brazos County, Texas (DRBCT) and further being the east corner of this herein described tract;

THENCE, with the common boundary of said 22.933 acre tract and said 15 acre tract, S 41° 29' 52" W, a distance of 500.66 feet to a 1/2 inch iron rod found marking the south corner of said 22.933 acre tract and the east corner of said 17.85 acre tract;

THENCE, with the common boundary of said 22.933 acre tract and said 17.85 acre tract, N 62° 15' 30" W a distance of 1432.15 feet to the POINT OF BEGINNING hereof, and containing 10.4 acres, more or less.

NOTICE OF FORECLOSURE SALE

State of Texas §

County of Brazos §

2026 AUG 11 P 3:36

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *Garza* DEPUTY

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

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

LOT SIX (6) BLOCK TWO (2) OF SWEET BRIAR ADDITION, AN ADDITION TO THE CITY OF COLLEGE STATION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 286, PAGE 359 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

Date: **September 1, 2026**

Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.

Place: **Brazos County Courthouse in Bryan, Texas**, at the following location: the area designated by the Commissioners Court of **Bryan, Brazos County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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 refiling may be after the date originally scheduled for this sale.

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.

3. 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 of Record 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 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 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.

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

attorney.

4. 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 sale granted by the Deed of Trust executed by Patricia Thomas and Michael Thomas, wife and husband.
5. Obligations Secured. The Deed of Trust is dated March 25, 2022, and is recorded in the office of the County Clerk of Brazos County, Texas, in/under 1466165, Book 17829, Page 25, Official Public Records of Brazos County, Texas. 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 the promissory note in the original principal amount of \$484,000.00, executed by Patricia Thomas, Michael Thomas, and payable to the order of Gateway Mortgage, a division of Gateway First Bank.

Original Mortgagee: Gateway Mortgage, a division of Gateway First Bank.

Current Mortgagee of Record: Gateway, Mortgage Group, A Division of Gateway First Bank
whose address is 244 South Gateway Place, Jenks, OK 74037.

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

Sent by: Clare V. Coughlin
Robertson Anschutz Vettters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED August 10, 2026.


Pete Florez, Florence Rosas, Donna Caddenhead, David
Garvin, Substitute Trustee
c/o Robertson Anschutz Vettters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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.

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