FILED FOR RECORD
DATE 9-10-2026
AT 3:14 O'CLOCK P M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By

405 N REED AVE
BRYAN, TX 77803

00000010171098

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: December 01, 2026

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

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

2. **Terms of Sale**. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 20, 2009 and recorded in Document VOLUME 8976, PAGE 172 (DOCUMENT NO. 01021249); AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 13077, PAGE150 (DOCUMENT NO. 1250584) AND VOLUME 16191, PAGE 41 (DOCUMENT NO. 1398831) real property records of BRAZOS County, Texas, with GWENDOLYN ELAINE WELLS, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS'') AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by GWENDOLYN ELAINE WELLS, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of $79,558.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

405 N REED AVE
BRYAN, TX 77803

00000010171098

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09/10/2026 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: Bob Schubert

Date: 09/10/2026

EXHIBIT "A"

BEING A TRACT OF LAND CONTAINING 0.1200 ACRES, OUT OF BLOCK TWO HUNDRED THIRTY-FOUR (234), OF THE CITY OF BRYAN, COUNTY OF BRAZOS, STATE OF TEXAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME H, PAGE 721 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), BEING PART OF LOTS EIGHT (8), NINE (9) AND TEN (10), OF THE SAID BLOCK 234, ALSO BEING THE SAME TRACT OF LAND OWNED BY BRAZOS VALLEY AFFORDABLE HOUSING, AS RECORDED IN VOLUME 8374, PAGE 37 OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.), THE 0.1200 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, ALSO THE NORTHWEST CORNER OF THE TRACT OF LAND OWNED BY REGINAL LAWSON AS RECORDED IN VOLUME 8226, PAGE 278 OF THE B.C.O.R., ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH REED AVENUE, AN 80' RIGHT-OF-WAY;

THENCE ALONG THE SAID EAST RIGHT-OF -WAY LINE OF NORTH REED AVENUE, NORTH 00° 10' 13" WEST, A DISTANCE OF 41.80 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE SAID EAST RIGHT-OF-WAY OF NORTH REED AVENUE, ALSO BEING THE SOUTHWEST CORNER OF THE TOMMIE PERSON TRACT OF LAND AS RECORDED IN VOLUME 220, PAGE 141 AT THE B.C.D.R.;

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID PERSON TRACT, NORTH 89° 34' 46" EAST, A DISTANCE OF 125.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE SAID PERSON TRACT, ALSO BEING A POINT ALONG THE WEST BOUNDARY LINE OF THE DEBBIE JOHNSON TRACT OF LAND AS RECORDED IN VOLUME 6098, PAGE 202 OF THE B.C.O.R.;

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID JOHNSON TRACT, PASSING THE SAID JOHNSON TRACT AND CONTINUING ALONG THE COMMON LINE BETWEEN THIS TRACT AND ANTHONY AND STACIE FLOT TRACT OF LAND AS RECORDED IN VOLUME 793, PAGE 193 OF THE B.C.O.R., SOUTH 00° 06' 23" EAST, A DISTANCE OF 41.80 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE WEST BOUNDARY LINE OF THE SAID FLOT TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID FLOT TRACT, SOUTH 89° 34' 46" WEST, A DISTANCE OF 124.95 FEET TO THE PLACE OF BEGINNINNG CONTAINING 0.1200 ACRES.

THE BASIS OF BEARING OF THIS SURVEY IS THE SOUTH LINE OF THE PREVIOUS SURVEY AS RECORDED IN VOLUME 8374, PAGE 37 OF THE BRAZOS COUNTY OFFICIAL RECORDS, SAID BEARING BEING S 89° 34' 46" W.

26-02382
2009 CHIEF ST, BRYAN, TX 77807

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: December 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.

4887183

/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

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, 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 14th day of September, 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 9-14-2026
AT 11:42 O'CLOCK A M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/29/2023	**Grantor(s)/Mortgagor(s):** LANCE MACDONALD AND ALYSSA PRUIETT MACDONALD, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NEW FED MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** Planet Home Lending, LLC
Recorded in: **Volume:** 18949 **Page:** 253 **Instrument No:** 1516806	**Property County:** BRAZOS
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 321 Research Parkway, Meriden, CT 45342
Date of Sale: 12/1/2026	**Earliest Time Sale Will Begin:** 11:00 AM
Place of Sale of Property: 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT TWENTY-SEVEN (27), BLOCK TWO (2), RUDDER POINTE SUBDIVISION, PHASE 6, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 18403, PAGE 182, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 9/23/2026

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

Dated: 9-24-26

Pete Florez

Printed Name:

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

FILED FOR RECORD
DATE 9/24/26
AT 1:19 O'CLOCK P M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By

MH File Number: TX-26-129975-POS
Loan Type: FHA

4206 ARUNDEL COURT
COLLEGE STATION, TX 77845

00000010943306

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

   Date: December 01, 2026

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

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

2. **Terms of Sale**. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 21, 2009 and recorded in Document VOLUME 9114, PAGE 1; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 18354, PAGE 279 & VOLUME 19467, PAGE 68 real property records of BRAZOS County, Texas, with SHANNON N MADLOCK A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by SHANNON N MADLOCK A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of $156,120.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

FILED FOR RECORD
DATE 9/24/26
AT 2:27 O'CLOCK P M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By

NTSS00000010943306

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed SERVICELINK AGENCY SALES AND POSTING, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09/24/2026 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: Bob Schubert

Date: 09/24/2026

EXHIBIT "A"

LOT SEVENTY-TWO (72), BLOCK TWO (2), CASTLEGATE SUBDIVISION SECTION 10, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5349, PAGE 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

FILED

2026 OCT -1 P 4:01

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

TS No.: 2026-00958-TX-SPS
26-000784-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 12/01/2026

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

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

Property Address: 1811 Echols Avenue, BRYAN, TX 77801

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/28/1997 and recorded 05/29/1997 in Book 2845 Page 314 Document 630542 , real property records of Brazos County, Texas, with **Jose Robles and Gloria Robles, husband and wife** grantor(s) and ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION as Lender, The Bank of New York Mellon, as Trustee for the Bear Stearns Asset Backed Securities Trust 2003-3, Asset-Backed Certificates, Series 2003-3 as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Jose Robles and Gloria Robles, husband and wife,** securing the payment of the indebtedness in the original principal amount of **$48,600.00,** and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon, as Trustee for the Bear Stearns Asset Backed Securities Trust 2003-3, Asset-Backed Certificates, Series 2003-3** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Twelve (12), Block "B", Suber's Addition, an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 43, Page 530 of the Deed Records of Brazos County, Texas.

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

C/O Select Portfolio Servicing, Inc.

P.O. Box 65250
Salt Lake City, UT 84165

Phone: 888-818-6032

Notice of [Substitute] Trustee Sale

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

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

Date: September 28, 2026

Loundie Chery-Trustee Sale Assistant
C/O ~~Power~~ Default Services, Inc.
114 Mesa Park Drive, Suite 100
El Paso, TX 79912
Telephone: 877-695-0910
Fax: 877-671-5959

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

I am Pete Florez 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 10-1-26 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.

C&M No. 44-26-03856/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 19, 2022 and recorded under Vol. 18235, Page 226, or Clerk's File No. 1484160, in the real property records of BRAZOS County Texas, with Yolanda Patterson, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Yolanda Patterson, a single woman securing payment of the indebtedness in the original principal amount of $286,867.00 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 Yolanda Patterson. 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: One Fountain Plaza, Buffalo, NY 14203.

Legal Description:
LOT 5, BLOCK 23, OF MIDTOWN RESERVE SUBDIVISION, PHASE 201, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16137, PAGE 4, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 12/01/2026 **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, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, 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 10/05/2026.

/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. 44-26-03856

FILED
2026 OCT -8 P 4:12
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: _____ DEPUTY

C&M No. 44-26-03824/ FILE NOS

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 09, 2023 and recorded under Vol. 18505, Page 89, or Clerk's File No. 1496864, in the real property records of BRAZOS County Texas, with Kenton Lee Corry and Melissa Corry, husband and wife, as community property as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kenton Lee Corry and Melissa Corry, husband and wife, as community property securing payment of the indebtedness in the original principal amount of $635,523.00 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 Kenton Lee Corry and Melissa Corry. 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: One Fountain Plaza, Buffalo, NY 14203.

Legal Description:
LOT TWO (2), BLOCK EIGHTEEN (18), OAKMONT PHASE 2B, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17242, PAGE 149, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/01/2026 **Earliest Time Sale Will Begin: 11:00 AM**

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

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Agency Sales and Posting, 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 10/05/2026.

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

Posted and filed by: Pete Florez

Printed Name: Pete Florez

C&M No. 44-26-03824

FILED
2026 OCT 8 P 4:14
KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: _____ DEPUTY

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.

Brazos County Texas Home Equity Security Instrument

Date of Security Instrument:	March 23, 2007
Amount:	$39,155.66
Grantor(s):	ALBERTA BAZY, A SINGLE PERSON
Original Mortgagee:	CITIFINANCIAL, INC
Current Mortgagee:	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CIM Trust 2026-NR1
Original Trustee:	JASON PETROSKI
Mortgage Servicer and Address:	FAY SERVICING, LLC FAY SERVICING, LLC
Recording Information:	Recorded on 4/3/2007, as Instrument No. 00958445 in Book OR 7892 Page 78 Brazos County, Texas
Legal Description:	BEING THE WEST 98 BY 190 FEET OF LOT TWO (2), IN THE BONANO SUBDIVISION OF THE ARNOLD 10.8 ACRE TRACT IN THE S. F. AUSTIN LEAGUE NUMBER 10, ABSTRACT NUMBER 63, IN BRAZOS COUNTY, TEXAS, ACCORDING TO A PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 133, PAGE 181, DEED RECORDS OF BRAZOS COUNTY, TEXAS.
Date of Sale:	12/1/2026
Earliest Time Sale Will Begin:	11:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Brazos** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, a FINAL JUDGEMENT was entered on 3/18/2026, under Cause No. 24-000437-CV-472, in the 472nd Judicial District Court of Brazos County, Texas;

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 SERVICELINK AGENCY SALES AND POSTING, LLC, 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, California 92108, (713) 293-3618.

4889821

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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

EXECUTED in multiple originals on 10/2/2026.

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
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: _____, DEPUTY

FILED
2026 OCT -8 P 4:15

C&M No. 44-26-03291/ FILE NOS

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 December 16, 1999 and recorded under Vol. 03708, Page 00139, or Clerk's File No. 0706538, in the real property records of BRAZOS County Texas, with Pete DeLaGarza and wife Alice DeLaGarza and Melissa A. Aguilar (single) as Grantor(s) and Jim Walter Homes, Inc. as Original Mortgagee.

Deed of Trust executed by Pete DeLaGarza and wife Alice DeLaGarza and Melissa A. Aguilar (single) securing payment of the indebtedness in the original principal amount of $39,550.00 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 Pete De La Garza and Alice R. De La Garza. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:
A TRACT OR PARCEL OF LAND CONTAINING 9,000 SQUARE FEET BEING A PART OF LOTS 1 & 2 OF PARK HEIGHTS SUBDIVISION IN BRAZOS COUNTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 90, PAGE 456 OF THE BRAZOS COUNTY DEED RECORDS OUT OF THE STEPHEN F. AUSTIN LEAGUE NO.9, ABSTRACT NO. 62 IN THE CITY OF BRYAN IN BRAZOS COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT IN VOLUME 2650, PAGE 339 OF THE BRAZOS COUNTY DEED RECORDS AND ORIGINALLY DESCRIBED IN VOLUME 149, PAGE 112 OF THE BRAZOS COUNTY DEED RECORDS SAID 9,000 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 12/01/2026 **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, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, 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 10/06/2026.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Pete Florez

Printed Name: Pete Florez

C&M No. 44-26-03291

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: Kay DEPUTY

FILED
2026 OCT -8 P 4:16

EXHIBIT A

A TRACT OR PARCEL OF LAND CONTAINING 9,000 SQUARE FEET BEING A PART OF LOTS 1 & 2 OF PARK HEIGHTS SUBDIVISION IN BRAZOS COUNTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 90, PAGE 456 OF THE BRAZOS COUNTY DEED RECORDS OUT OF THE STEPHEN F. AUSTIN LEAGUE NO.9, ABSTRACT NO. 62 IN THE CITY OF BRYAN IN BRAZOS COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT IN VOLUME 2650, PAGE 339 OF THE BRAZOS COUNTY DEED RECORDS AND ORIGINALLY DESCRIBED IN VOLUME 149, PAGE 112 OF THE BRAZOS COUNTY DEED RECORDS SAID 9,000 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a point at the North corner of Lot 1 of said Park Heights Subdivision as delineated on map or plat recorded in Volume 90, Page 456 of the Brazos County Deed Records;

THENCE South 45 degrees 00 minutes 00 seconds West a distance of 20.00 ft. to a point at the Westerly terminus of Bowser Street (40 ft. in width);

THENCE South 45 degrees 00 minutes 00 seconds East with the Southwesterly right-of-way line of said Bowser Street a distance of 200.00 ft. to a 1/2 inch iron rod found at the North corner and PLACE OF BEGINNING of the herein described 9,000 square feet tract;

THENCE South 45 degrees 00 minutes 00 seconds East with the Southwesterly right-of-way line of said Bowser Street a distance of 50.00 ft. to a 1/2 inch iron rod found at the East corner of the herein described 9,000 square feet tract marking the North corner of a tract conveyed to Samuel Hines, etux in instrument dated June 2, 1950 recorded in Volume 145, Page 52 of the Brazos County Deed Records;

THENCE South 45 degrees 00 minutes 00 seconds West with the Northwest boundary line of said Samuel Hines, etux tract a distance of 180.00 ft. to a 1/2 inch iron rod found at the West corner of said Hines Tract in the South corner of that tract described in instrument recorded in Volume 2650, Page 339 of the Brazos County Deed Records and the division line between Lots 2 & 3;

THENCE North 45 degrees 00 minutes 00 seconds West with the division lines between Lots 2 & 3 a distance of 50.00 ft. to a 3/8 inch iron rod set at the West corner of the herein described 9,000 square feet tract;

THENCE North 45 degrees 00 minutes 00 seconds East crossing over Lots 2 and 1 and with the Southeast boundary line of the remainder portion of Lots 1 and 2 previously conveyed a distance of 180.00 ft. to the PLACE OF BEGINNING and containing 9,000 square feet of land and being known as 1909 Bowser, Bryan, Texas Zip Code 77803.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date:	**November 26, 2024**
Grantor(s):	**REMA LARA, A SINGLE WOMAN**
Original Mortgagee:	**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR NEWREZ LLC DBA NEWREZ MORTGAGE, its successors and assigns**
Original Principal:	**$279,325.00**
Recording Information:	**Book 19553, Page 1**
Property County:	**Brazos**
Property:	**LOT 9, IN BLOCK 4, OF AUSTIN`S COLONY PHASE 21 C, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18827, PAGE 153, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.**
Property Address:	**2805 Spector Drive Bryan, TX 77808**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee:	**NewRez LLC**
Mortgage Servicer:	**Shellpoint Mortgage Servicing**
Mortgage Servicer Address:	**75 Beattie Place Greenville, SC 29601**

KAREN MCQUEEN COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: _____ DEPUTY

FILED
2026 OCT 16 P 3:01

SALE INFORMATION:

Date of Sale:	**December 1, 2026**
Time of Sale:	**10:00 AM or within three hours thereafter.**
Place of Sale:	**Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee:	**Auction.com, LLC, and Padgett Law Group, any to act**
Substitute Trustee Address:	**546 Silicon Dr., Suite 103, Southlake, TX 76092**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*
4. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of

the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group, LLC

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 10-16-26, I filed at the office of the Brazos County Clerk to be posted at the Brazos County courthouse this notice of sale.

Declarant's Name: Pete Florez

Date: 10-16-26

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

WITNESS MY HAND this 16th day of October, 2026.

26-424399

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: December 01, 2026	**Earliest time Sale will begin**: 10:00 AM

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

FILED
2026 OCT 22 A 11:53
KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: C. St. George DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 2/28/2025	**Grantor(s)/Mortgagor(s):** JOSE GUSTAVO PEREZ, AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SWIFT HOME LOANS, INC, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** US Bank Trust National Association, not in its individual capacity, but solely as Delaware trustee for GS Mortgage-Backed Securities Trust 2025-NQM4
Recorded in: **Volume:** 19740 **Page:** 60 **Instrument No:** 1552128	**Property County:** BRAZOS
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 75 Beattie Place, Greenville, SC 29601
Date of Sale: 12/1/2026	**Earliest Time Sale Will Begin:** 11:00 AM
Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 19 AND 20, BLOCK 1, HAMMOND ADDITION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDE IN VOLUME 96, PAGE 113, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 10/16/2026

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 10-22-26

Pete Florez

Printed Name:

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

FILED
2026 OCT 22 A 11:53
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: P.St.George DEPUTY

MH File Number: TX-26-133444-POS
Loan Type: Business Purpose Loan

T.S. #: 2026-21099-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: **12/1/2026**

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.** LOT 3, BLOCK 1, 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.
Commonly known as: 2038 ROCK RIDGE AVENUE BRYAN, TX 77807

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated **2/16/2024** and recorded in the office of the County Clerk of Brazos County, Texas, recorded on **2/20/2024** under County Clerk's File No **1522171**, in Book **19060** and Page **1** in the Real Property Records of Brazos County, Texas.

Grantor(s):	**GERARDO RODRIGUEZ JR AND TIFFANIE RODRIGUEZ, HUSBAND AND WIFE**
Original Trustee:	Angela R Hernandez
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

FILED
2026 OCT 26 P 3:51
KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY

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/rre-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 $385,000.00, executed by GERARDO RODRIGUEZ JR, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd, 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: _____

Dated: 10/21/2026

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

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

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, December 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 October, 2026.

FILED
2026 OCT 29 A 11:1
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: P. St George DEPUTY

K. Littlefield

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 October, 2026, to certify which witness my hand and official seal.

NORMA JEAN HESSELTINE
My Notary ID # 3623671
Expires December 11, 2029

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.

CENLAR FSB (CEN)
WALTON, JOHNNYE
3305 OAK HOLLOW DRIVE, BRYAN, TX 77802

CONVENTIONAL
Firm File Number: 25-043730

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 18, 2025, JOHNNYE WALTON, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BRAZOS** COUNTY, TX and is recorded under Clerk's File/Instrument Number 00897949 Volume 6806, Page 204, to which reference is herein made for all purposes.

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;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, December 1, 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 said Real Estate at the County Courthouse in **BRAZOS** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

LOT FIFTEEN (15), BLOCK EIGHT (8), WINDOVER EAST FOURTH INSTALLMENT, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 597, PAGE 855 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address:	3305 OAK HOLLOW DRIVE BRYAN, TX 77802
Mortgage Servicer:	CENLAR FSB
Mortgagee:	CITIMORTGAGE, INC. 425 PHILLIPS BOULEVARD EWING, NJ 08618

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.

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

SUBSTITUTE TRUSTEE
Tejas Corporate Services, LLC
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day October 21, 2026.

By: _____
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
14150 Huffmeister Road, Suite 106
Cypress, TX 77429
Mailing Address
8520 Cliff Cameron Drive, Suite 330
Charlotte, NC 28269

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: _____ DEPUTY

2026 OCT 29 P 3:14

FILED

Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for CitiMortgage, Inc.

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

4701 NOPALITOS WAY, BRYAN, TX, 77807

FILED
2026 OCT 30 P 3:43
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: _____, DEPUTY

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

APPOINTMENT OF SUBSTITUTE TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, XOME INC., and Tejas Corporate Services LLC, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE TRUSTEE'S ADDRESS: c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

NOTICE OF SUBSTITUTE TRUSTEE SALE: WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 01, 2026 between the hours of 11am-2pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE: The place of the sale shall be: 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 in BRAZOS County, Texas or as designated by the County Commissioners.

INSTRUMENT TO BE FORECLOSED: Deed of Trust or Contract Lien dated 07/15/2020 and recorded under Volume, Page or Clerk's File No. DOC# 2020-1399494 in the real property records of Brazos County Texas, with GREGORY ALLAN GORDON AND DANIELLE MINOR, BOTH UNMARRIED as Grantor(s) and FIRST CHOICE LENDING GROUP, LP as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by GREGORY ALLAN GORDON AND DANIELLE MINOR, BOTH UNMARRIED securing the payment of the indebtedness in the original principal amount of $257,796.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by GREGORY ALLAN GORDON. CARRINGTON MORTGAGE SERVICES, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC is acting as the Mortgage Servicer for CARRINGTON MORTGAGE SERVICES, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CARRINGTON MORTGAGE SERVICES, LLC
c/o CARRINGTON MORTGAGE SERVICES, LLC
500 N State College Blvd Suites 1030, 1300 and 1400
Orange, CA 92868

LEGAL DESCRIPTION OF PROPERTY LOT 1, BLOCK 2, OF FINAL PLAT ALAMOSA SPRINGS SUBDIVISION PHASE 1, A SUBDIVISION IN BRAZOS COUNTY,

TO BE SOLD: TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15531, PAGE 130 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 4701 NOPALITOS WAY, BRYAN, TX 77807

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer 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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser

requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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.

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.

Signed on the 27 day of October, 2026

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
Chris Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on 10-30-26 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: Pete Florez

Date: 10-30-26

NOTICE OF SALE

THE STATE OF TEXAS §
§
COUNTY OF BRAZOS §

BY VIRTUE OF ORDERS OF SALE DATED the 4th day of November, 2026, and issued pursuant to judgment decrees of the District Court of Brazos County, Texas, by the Clerk of said Court on said date in the hereinafter numbered and styled causes, and to me directed and delivered as Sheriff of said Court, I have on the 4th day of November, 2026, seized, levied upon, and will on the 1st day of December, 2026, at the Atrium of the Administration Building, 200 S Texas Ave, Bryan, Texas 77803, at 10:00AM on said day, proceed to sell for cash to the highest bidder all of the right, title, and interest of the defendants in such suit in and to the following described real estate levied upon as the property of said defendants, as provided for by the TEXAS PROPERTY TAX CODE.

All of the following properties being located in Brazos County, Texas and each property being more particularly described on an instrument recorded in the Volume and Page reference (V___/P___) or document number of the Deed Records, Brazos County, Texas. The approximate property addresses reflected herein are the addresses on the tax records and may or may not be completely accurate.

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #
1	20-002028-CV-272	The County of Brazos, Texas v Evodio Cruz et al	7.036 Acres, more or less, being Lot 1, Sandy Branch Acres Subdivision AKA 7.036 Acres, more or less, with 0.806 Acres, more or less, lying in access easement out of Abstract 192 of the George Powell 1/3 League, Brazos County, Texas (Volume 4851, Page 19 of the Deed Records, Brazos County, Texas), 9004 Wannabe Rd, Account #000000040311
2	20-002028-CV-272	The County of Brazos, Texas v Evodio Cruz et al	7.036 Acres, more or less, being Lot 1, Sandy Branch Acres Subdivision AKA 7.036 Acres, more or less, with 0.806 Acres, more or less, lying in access easement out of Abstract 192 of the George Powell 1/3 League and a Manufactured Home, Serial #UK0000, HUD #UK0000, Brazos County, Texas, 9004 Wannabe Rd, Account #000000362028
3	20-002223-CV-85	The County of Brazos, Texas v Dan Simpton AKA Dan Edward Simpton et al	An Improvement Only located on Abstract 160 of the T. H. Mays Survey, Tract 6.03, Brazos County, Texas, 24543 SH-6 S, Account #000000305281
4	21-000990-CV-272	The County of Brazos, Texas v Sam Ford et al	22.08 Acres, more or less, out of Abstract 146 of the Joseph Jordan Survey, Tract 1, Brazos County, Texas (Volume 423, Page 600 of the Deed Records, Brazos County, Texas), Tonkaway Lake (PVT) Rd, Account #000000015346
5	21-003272-CV-85	The County of Brazos, Texas v Sam Fachorn, Jr. AKA Samuel Fachorn et al	50.00% Undivided Interest in 12.79 Acres, more or less, out of Abstract 37 of the William Mathis League, Tract 8, Brazos County, Texas (Volume 90, Page 76 of the Deed Records, Brazos County, Texas), Cotrone Rd, Account #000000113479
6	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Parts of Lots 6 & 7, Block 47, City of Bryan Townsite, Brazos County, Texas (Volume 5741, Page 145 of the Deed Records, Brazos County, Texas), 905 N Texas Ave, Account #000000022202
7	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Lot 4, Block 3, McCulloch Addition, Phase 3 AKA Lot 4, Block 3, McCullough Addition, Phase 3, City of Bryan, Brazos County, Texas (Volume 10332, Page 184 of the Deed Records, Brazos County, Texas), 1206 Florida St, Account #000000032459
8	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Lots 23-24 and 4' of Lot 22, Block 1, Higgs Addition AKA Lots 23 & 24 and the adjacent 4' of Lot 22, Block 1, Higgs Addition to the City of Bryan, Brazos County, Texas (Volume 10332, Page 186 of the Deed Records, Brazos County, Texas), 808 Dansby St, Account #000000028852
9	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Lot 30, Block 7, S.F. Austin League #10 AKA 1/2 Acre, more or less, out of S.F. Austin League No. 10 SAVE & EXCEPT a Portion of the 1/2 Acres Tract, more or less, and being a 115' X 50' Lot, City of Bryan, Brazos County, Texas (Volume 7524, Page 184 of the Deed Records, Brazos County, Texas), 1616 Congo St, Account #000000039952
10	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Lot 5A, Block 77, City of Bryan Townsite, Brazos County, Texas (Volume 10933, Page 143; Volume 13043, Page 136 and Volume 13228, Page 48 of the Deed Records, Brazos County, Texas), 617 E Martin Luther Jr St, Account #000000022363
11	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	26.726 Acres, more or less, out of Abstract 51 of the George W. Singleton Survey, Tract 5, Brazos County, Texas (Volume 10341, Page 226 of the Deed Records, Brazos County, Texas), 7953 Castenson Rd, Account #000000013607
12	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	49.391 Acres, more or less, out of Abstract 125 of the D. Harvey Survey, Brazos County, Texas (Volume 10341, Page 230 of the Deed Records, Brazos County, Texas), 6812 W OSR, Account #000000015150
13	22-002406-CV-272	The County of Brazos, Texas v Hugh McKenney, as trustee of the McKenney Childrens Irrevocable Trust	Lot 2, Block 39, Southwood Valley Addition, Phase 10B , City of College Station, Brazos County, Texas (Volume 14999, Page 195 of the Deed Records, Brazos County, Texas), 1119 Todd Trail, Account #000000043880

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #
14	22-002779-CV-272	The County of Brazos, Texas v Melissa Melissa De La Garza Lara	62 feet of Lots 1-2, Park Heights AKA Part of Lots 1-2, Park Heights, City of Bryan, Brazos County, Texas (Volume 12314, Page 109 of the Deed Records, Brazos County, Texas), 1917 Bowser St, Account #000000036934
15	23-000703-CV-85	The County of Brazos, Texas v No Limits International Economic Development Corporation et al	Parts of Lots 8 & 9, Block 76, City of Bryan Townsite and Part of Pruitt St Row AKA 0.177 Acres, more or less, being Parts of Lots 8 & 9, Block 76, City of Bryan and 900 Sq. Ft., being a portion of the 80' Right of Way of Pruitt Street being adjacent to Lots 8 & 9, Block 76, Bryan Original Townsite SAVE & EXCEPT 124 Sq. Ft., being a portion of Lot 9, Block 76, Bryan Original Townsite, Brazos County, Texas (Volume 10576, Page 128; Volume 11256, Page 37 SAVE & EXCEPT Volume 11344, Page 258 of the Deed Records, Brazos County, Texas), 705 E Pruitt St, Account #000000022355
16	23-001310-CV-85	The County of Brazos, Texas v George W. Erzell AKA George Washington Erzell et al	Lot 3, Block 1, Hrdlicka Subdivision AKA Lot 3, being 50' X 120' out of Hrdlick's Partial Subdivision of land in the Crawford Burnett Survey, City of College Station, Brazos County, Texas (Volume 115, Page 474; Volume 17211, Page 76; Volume 17211, Page 82; Volume 17211, Page 88; Volume 17211, Page 94; Volume 17211, Page 100; Volume 17211, Page 106; Volume 17211, Page 112; Volume 17211, Page 118; Volume 17211, Page 124; Volume 17211, Page 130; Volume 17211, Page 139; Volume 17211, Page 145; Volume 17211, Page 151; and Volume 17211, Page 157 of the Deed Records, Brazos County, Texas), 416 Thompson St, Account #000000029513
17	23-001310-CV-85	The County of Brazos, Texas v George W. Erzell AKA George Washington Erzell et al	Lot 4, Block 1, Hrdlicka Subdivision AKA Lot 4, being 50' X 120' out of Hrdlick's Partial Subdivision of land in the Crawford Burnett Survey, City of College Station, Brazos County, Texas (Volume 115, Page 474; Volume 17211, Page 76; Volume 17211, Page 82; Volume 17211, Page 88; Volume 17211, Page 94; Volume 17211, Page 100; Volume 17211, Page 106; Volume 17211, Page 112; Volume 17211, Page 118; Volume 17211, Page 124; Volume 17211, Page 130; Volume 17211, Page 139; Volume 17211, Page 145; Volume 17211, Page 151; and Volume 17211, Page 157 of the Deed Records, Brazos County, Texas), Thompson St, Account #000000374089
18	23-002273-CV-472	The County of Brazos, Texas v Eddie Dale Zimmerman, Jr.	Lot 23, Block 24, Southwood Valley, Phase 7C, City of College Station, Brazos County, Texas (Volume 16020, Page 277 of the Deed Records, Brazos County, Texas), 2919 Adrienne Dr, Account #000000043514
19	23-002301-CV-472	The County of Brazos, Texas v Fuller Farm, LLC	Lot 1, Block 2, Fuller Farm Subdivision, City of Bryan, Brazos County, Texas (Volume 5242, Page 51 of the Plat Records, Brazos County, Texas), Berger Dr, Account #000000114833
20	23-002323-CV-272	The County of Brazos, Texas v Lovie Mays et al	1.47 Acres, more or less, out of Abstract 33 of the T. F. McKinney Survey, Brazos County, Texas (SEE SCHEDULE A), W 28th St., Account #000000012552
21	23-002323-CV-272	The County of Brazos, Texas v Lovie Mays et al	0.65 Acres, more or less, out of Abstract 33 of the T. F. McKinney Survey, Brazos County, Texas (SEE SCHEDULE A), W 28th St, Account #000000353967
22	23-002323-CV-272	The County of Brazos, Texas v Lovie Mays et al	LOBO 50004136-000 WILDFIRE ENERG/AGUILA VADO (EAGLEFORD AB 62 /AUSTIN, S SU R .0001532600 R, BRAZOS COUNTY, TEXAS, Account #000000402625
23	23-002323-CV-272	The County of Brazos, Texas v Lovie Mays et al	LOBO 1H 88785549 HALCON OPERATI/WILDCAT AB 62 /AUSTIN S SUR .0001530000 R, BRAZOS COUNTY, TEXAS, Account #000000387507
24	24-001892-CV-85	The County of Brazos, Texas v Ernest E. Nowlin AKA Ernest Nowlin ET AL	Lot 2, Block 9, Bryan 1st, Brazos County, Texas, 406 E 17th St A, Account #000000020359
25	24-001892-CV-85	The County of Brazos, Texas v Ernest E. Nowlin AKA Ernest Nowlin ET AL	Lot 4, Block 9, Bryan 1st, Brazos County, Texas, 406 E 17th St, Account #000000020361
26	24-002178-CV-472	The County of Brazos, Texas v Eliseo Casteneda AKA Eliseo Castanada AKA Elias Castanada AKA Eliseo P. Castaneda et al	Lot 2, Block 23, Stephen F. Austin League, #9, Tract 343, City of Bryan, Brazos County, Texas (Volume 8404, Page 57 of the Deed Records, Brazos County, Texas), 117 Bois D Arc St, Account #000000039666
27	24-002542-CV-472	The County of Brazos, Texas v 5G, LLC FKA 5G, LP	9.187 Acres, more or less, being Lot 36, Lake Ridge Estates AKA Tract 36, Block 1, Lakeridge Subdivision and a Manufactured Home, Serial #SCAR329868033449, Label #RAD1124163, Brazos County, Texas (Volume 15252, Page 13 of the Deed Records, Brazos County, Texas), 25202 Lake Ridge PVT Dr, Account #000000095855
28	24-002978-CV-472	The County of Brazos, Texas v Earnetta Brady	3.00 Acres, more or less, out of Abstract 26 of the John H. Jones Survey, Tracts 103-105 AKA 1.0 Acre, more or less, out of Abstract 26 of the J. H. Jones Survey and 1.0 Acre, more or less, out of Abstract 26 of the J. H. Jones Survey and 1.0 Acre, more or less, out of Abstract 26 of the J. H. Jones Survey, Brazos County, Texas (Volume 12446, Page 209 of the Deed Records, Brazos County, Texas), 6396 Raymond Stotzer Pkwy, Account #000000012028

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #
RESALES **THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:**			
29	19-002322-CV-85	The County of Brazos, Texas v Ed Hightower AKA Eddie Hightower et al	Lot 5, Block B, Starlight AKA A 50' X 126' X 144' Tract, S.F. Austin League No. 9 to the City of Bryan, Brazos County, Texas (Volume 115, Page 509 and Volume 18225, Page 215 of the Deed Records, Brazos County, Texas), 1214 Thompson St, Account #000000044371 (Bid in Trust 8/2/2022)
30	21-003231-CV-85	The County of Brazos, Texas et al v Lula Williams et al	All that certain Lot, Tract or Parcel of Land lying and being situated in the Hall's Addition tot eh City of Bryan and being 70 feet off of the Southeast end of Lot 38, Halls Addition and said Lot being 5 feet in width and 70 feet in length AKA Part of Lot 38, Block 7, Bryan's 1st Addition to the City of Bryan, Brazos County, Texas (Volume 117, Page 417 and Volume 18774, Page 286 of the Deed Records, Brazos County, Texas), 908 Orlean St, Account #000000020316 (Bid in Trust 5/2/2023)

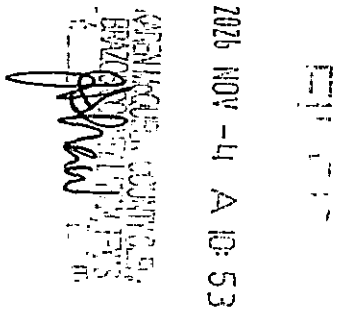
This sale will be conducted to satisfy the judgment(s) for delinquent property taxes and accrued penalties and interests due on the properties described herein, and for all costs of court and sale.

I do hereby verify that true and correct copies of the foregoing Joint Notice of Sale have been delivered by United States Certified Mail, Return Receipt Requested, and by regular mail, to each of the Defendants named in each of the numbered and styled causes.

DATED the 4th day of November, 2026, at Bryan, Texas

WAYNE DICKY
Sheriff, Brazos County, Texas

You may contact the attorney for the taxing units at (979) 775-1888.



3613 OAK RIDGE DRIVE
BRYAN, TX 77802

00000010928786

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

   Date: December 01, 2026

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

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

2. **Terms of Sale**. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 22, 2024 and recorded in Document INSTRUMENT NO. 1527243 real property records of BRAZOS County, Texas, with FELIX L MARCINIAK AND STACEY L MARCINIAK HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by FELIX L MARCINIAK AND STACEY L MARCINIAK HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of $272,473.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PLANET HOME LENDING, LLC
321 RESEARCH PARKWAY
SUITE 303
MERIDEN, CT 06450

FILED
2026 NOV -9 P 12:59
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: _____ DEPUTY

3613 OAK RIDGE DRIVE
BRYAN, TX 77802

00000010928786

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11/09/2026 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: Bob Schubert

Date: 11/09/2026

EXHIBIT "A"

LOT TWO (2), BLOCK SIX (6), CORRECTION FIRST INSTALLMENT, THE OAKS, CITY OF BRYAN, ACCORDING TO THE CORRECTION PLAT THEREOF RECORDED IN VOLUME 267, PAGE 355, DEED RECORDS, BRAZOS COUNTY, TEXAS.