

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/3/2003	<b>Grantor(s)/Mortgagor(s):</b> KENNETH D. MONROE AND MONICA L. MONROE, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SD MORTGAGE SERVICES, LTD., A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> HSBC Bank USA, National Association as Trustee for MASTR Reperforming Loan Trust 2006-2
<b>Recorded in:</b> <b>Volume:</b> 5360 <b>Page:</b> 233 <b>Instrument No:</b> 00817310	<b>Property County:</b> BRAZOS
<b>Mortgage Servicer:</b> Specialized Loan Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 6200 S. Quebec St., Greenwood Village, CO 80111
<b>Date of Sale:</b> 4/2/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT FOUR (4), BLOCK FIVE (5), AMENDING PLAT WESTFIELD ADDITION PHASE 2A, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5080, PAGE 42 OF THE 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, Kathleen Adkins, Reid Ruple, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, 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: 1/16/2024

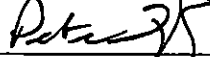


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Specialized Loan Servicing, LLC

Dated: 1-18-24

Pete Florez

Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

2024 JAN 18 P 3:43  
FBI  
mcc

**MH File Number:** TX-20-77312-POS  
**Loan Type:** FHA

## 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 02, 2022 and recorded under Clerk's File No. 1463419, in the real property records of BRAZOS County Texas, with Kevin Darnell Alexander, A Single Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CMG Mortgage, Inc. dba CMG Financial, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kevin Darnell Alexander, A Single Man securing payment of the indebtedness in the original principal amount of \$137,464.00 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 Kevin Darnell Alexander. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

#### Legal Description:

**LOT SIX (6), BLOCK THREE (3), PALASOTA ADDITION, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 100, PAGE 191, DEED RECORDS, BRAZOS COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 04/02/2024**

**Earliest Time Sale Will Begin: 11:00 AM**

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

### TERMS OF SALE

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

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



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

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, 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 01/23/2024.

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

Posted and filed by: Pete Florez

Printed Name: Pete Florez

C&M No. 44-24-00164

FILED  
2024 JUN 25 A 11:46  
CLERK OF DISTRICT COURT  
HARRIS COUNTY, TEXAS

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.

5965-706

## NOTICE OF FORECLOSURE SALE

### 1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

3015 KERRY LANE, BRYAN, TEXAS 77803

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT ONE (1), BLOCK SIX (6), NORTH OAKS ADDITION, FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE REVISED PLAT OF SAID ADDITION, RECORDED IN VOLUME 367, PAGE 833, DEED RECORDS BRAZOS COUNTY, TEXAS.

### 2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF  
BRAZOS COUNTY

RECORDED ON  
OCTOBER 2, 2007

UNDER DOCUMENT#  
00978134

### 3 THE SALE IS SCHEDULED TO BE HELD

PLACE

THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY  
ADMINISTRATION BUILDING AT 200 SOUTH TEXAS  
AVENUE, BRYAN, TEXAS

DATE  
APRIL 2, 2024

TIME  
11:00 AM - 2:00 PM

### 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 § 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.

### OBLIGATIONS SECURED

The Deed of Trust executed by MERCEDES LOPEZ, JR. and PAULA G. LOPEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$159,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

**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.**

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD McCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

### ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton  
Richard McCutcheon

*Annarose Harding*  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

### CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED

*2-8-24*

NAME

*Pete Florez*

*Pete Florez*

TRUSTEE

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

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

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** February 7, 2024

**NOTE:** Note described as follows:

**Date:** October 29, 2004  
**Maker:** MICHAEL W. HOLLIDAY and RICHARD CHASE CHESTER  
**Payee:** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES SERIES 2005-BC2 successor to original lender  
**Original Principal**  
**Amount:** \$132,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** OCTOBER 29, 2004  
**Grantor:** MICHAEL W. HOLLIDAY and RICHARD CHASE CHESTER  
**Trustee:** GEORGE M. SHANKS, JR  
**Beneficiary:** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES SERIES 2005-BC2 successor to original lender  
**Recorded:** INSTRUMENT NO.2004-873793, WHICH WAS RECORDED IN THE REAL RECORDS OF BRAZOS COUNTY, TEXAS.

**LENDER:** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES SERIES 2005-BC2

FILED

2024 FEB 12 P 12:37

*[Signature]*

*[Faint mark]*

**BORROWERS:** MICHAEL HOLLIDAY AND CHARLOTTE HOLLIDAY

**PROPERTY:** The property described as follows:

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

**SUBSTITUTE TRUSTEE:** KATHLEEN ADKINS, REID RUPLE, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, FLORENCE ROSAS, SHARON ST. PIERRE, BOBBY BROWN, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

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

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

April 2, 2024, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

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

#### **RECITALS**

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

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

Trust and applicable law.

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

#### APPOINTMENT OF SUBSTITUTE TRUSTEE

**DEED OF TRUST:** Deed of Trust described as follows:

Date: OCTOBER 29, 2004  
Grantor: MICHAEL W. HOLLIDAY and RICHARD CHASE CHESTER  
Trustee: GEORGE M. SHANKS, JR  
Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES SERIES 2005-BC2 successor to original lender  
Recorded: INSTRUMENT NO. 2004-873793, WHICH WAS RECORDED IN THE REAL RECORDS OF BRAZOS COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

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

**SUBSTITUTE TRUSTEE:** KATHLEEN ADKINS, REID RUPLE, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, CARY CORENBLUM,



KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OLAN, MATTHEW HANSEN, JAMI GRADY, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, FLORENCE ROSAS, SHARON ST. PIERRE, BOBBY BROWN, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed effective as of February 7, 2024, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

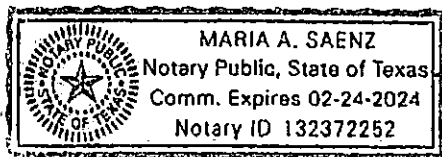
By: 

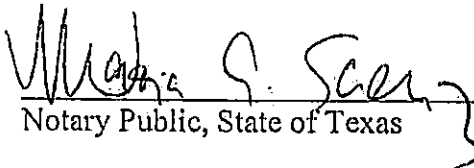
Name: Ryan A. Sheets, Attorney for  
NEWREZ, LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING

THE STATE OF TEXAS      §  
   §  
COUNTY OF DALLAS      §

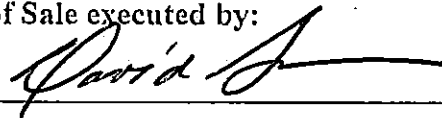
BEFORE ME, the undersigned authority, on this day appeared RYAN A. SHEETS, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 7, 2024.



  
Notary Public, State of Texas

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

**EXHIBIT A**

**BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING  
SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT NINE (9), BLOCK ONE (1),  
BRIARCREST VALLEY, PHASE 6, AN ADDITION TO THE CITY OF BRYAN, TEXAS,  
ACCORDING TO PLAT RECORDED IN VOLUME 474, PAGE 791, DEED RECORDS OF BRAZOS  
COUNTY, TEXAS.**

---

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 120411-TX

Date: February 12, 2024

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: LISA MURRELL, A SINGLE WOMAN

ORIGINAL MORTGAGEE: CORNERSTONE MORTGAGE COMPANY

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 7/29/2004, RECORDING INFORMATION: Recorded on 8/11/2004, as Instrument No. 00865821 in Book OR 6234 Page 177 and later modified by a loan modification agreement recorded as Instrument 1390065; Vol. 15969; Pg. 109 on 04/09/2020

and later modified by a loan modification agreement recorded as Instrument 00865821; Vol. 6234; Pg. 177 on 10/11/2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT SEVENTEEN (17), BLOCK ONE (1), WHITETAIL RUN, BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4235, PAGE 51 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/2/2024, the foreclosure sale will be conducted in Brazos County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing  
601 Office Center Drive Suite 100  
Fort Washington, PA 19034



Matter No.: 120411-TX

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE KATHLEEN ADKINS, REID RUPLE, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, FLORENCE ROSAS, ENRIQUE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, PAUL A. HOEFKER** 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: 

Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
**ALDRIDGE PITE, LLP**  
**8880 RIO SAN DIEGO DRIVE, SUITE 725**  
**P.O. BOX 17935**  
**SAN DIEGO, CA 92108-0935**  
**FAX #: 619-590-1385**  
**Phone: (866) 931-0036**

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT ONE (1), DAVENPORT ADDITION, OUT OF THE MORGAN RECTOR LEAGUE, A-46, COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6311, PAGE 152, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/09/2004 and recorded in Book 6333 Page 239 Document 00871657 real property records of Brazos County, Texas.

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

Date: 04/02/2024

Time: 11:00 AM

Place: Brazos County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

**5. Obligations Secured.** The Deed of Trust executed by OSCAR DAVENPORT AND OLIVIA M. BODY-DAVENPORT, provides that it secures the payment of the indebtedness in the original principal amount of \$115,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. First Horizon Bank is the current mortgagee of the note and deed of trust and FIRST HORIZON BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is First Horizon Bank c/o FIRST HORIZON BANK, PO BOX 1469, Knoxville, TN 37901 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

✓ Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

I am Rita Flores 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 2-22-24 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.



4810379



## 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:** 04/02/2024

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

**Place:** Brazos County, Texas at the following location: **FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE 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:** 2308 Wilkes St., Bryan, TX 77803-1063

**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 06/14/2004 and recorded 06/18/2004 in Book OR VOL 6117 Page 60 Document 00859302, real property records of Brazos County, Texas, with **Marcus A. Rios and Jannise A. Rios, husband and wife** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 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 **Marcus A. Rios and Jannise A. Rios, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$59,500.00, 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, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1** is the current mortgagee of the note and deed of trust or contract lien.



FILED  
2024 FEB 29 P 12:25  
CLERK OF DISTRICT COURT  
Brazos County, Texas

TS No.: 2024-00246-TX  
18-000781-673

### **Notice of [Substitute] Trustee Sale**

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

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

**LOT FIVE (5), BLOCK NINETEEN (19), SECOND SUBDIVISION ON LYNNDAL ACRES, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 168, PAGE 639 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416**

**Phone: 877-744-2506**

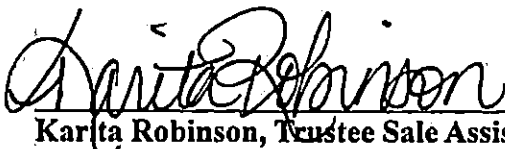
TS No.: 2024-00246-TX  
18-000781-673

### Notice of [Substitute] Trustee Sale

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

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

Date: February 27, 2024

  
Karita Robinson, Trustee Sale Assistant

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

For additional sale information visit: [www.realtybid.com/texas](http://www.realtybid.com/texas) or (877) 518-5700

**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.**

I am Pax Florez Certificate of Posting 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 2-29-24 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.



## NOTICE OF TRUSTEE SALE

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZOS

§

NOTICE IS HEREBY GIVEN of a public nonjudicial foreclosure sale (the "Sale").

1.. Property To Be Sold. The property to be sold at the Sale is described in Exhibit A attached hereto and made a part hereof for all purposes, together with the improvements thereon, (such real property and improvements and other property being collectively referred to herein as the "Property").

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

a. Date: The Sale will be held on April 2, 2024 ("Date").

b. Time: The Sale will begin no earlier than 10:00 a.m. and no later than 1:00 p.m. ("Time").

c. Place: The Atrium located on the first floor of the Brazos County Administrative Building, 200 South Texas Ave., Bryan, Brazos County, Texas ("Place").

3. Declaration. The Gateway Villas, a Condominium Declaration (herein "the Declaration") which created the contractual lien against the property for nonpayment of regular and special assessment pursuant to which this sale is being held was recorded in Volume 5818, Page 1, Official Records of Brazos County, Texas and amended by a First Amendment to the Declaration recorded in Volume 5991, Page 23, a Second Amendment to the Declaration recorded in Volume 7881, Page 241, a Third Amendment to the Declaration recorded in Volume 8436, Page 148, and a Supplement to the Third Amendment to the Declaration recorded in Volume 8699, Page 176, all of the Official Records of Brazos County, Texas (herein the "Amendments").

4. Trustee. The Sale will be conducted by Ryan Becker ("Trustee"), or another duly appointed Trustee. Trustee has been duly appointed in strict accordance with the manner authorized by applicable Texas law. The Trustee was appointed by instrument dated February 20, 2024 and filed of record on February 28, 2024 in Volume 19073, Page 267 of the Official Records of Brazos County, Texas.

5. Obligations Secured by the Declaration and Amendment. The indebtedness and other Obligations secured by the contractual lien established by the Declaration and Amendment includes the regular and special assessments described as the Indebtedness in the Lien Notice and any additional interest and cost of collection that has accrued since its filing, which when filed totaled \$7,045.00 (the "Obligations").

6. Debtor. The Obligations for which this sale is to be conducted are owed by Arthur Garcia ("Debtor").

7. Holder of Obligation and Current Beneficiary of the Declaration and Amendment  
lien: The Twin City Owners Association, Inc. formerly known as the Villa Oaks West Homeowners Association is the holder of the Obligations and current beneficiary under the Declaration and Amendment.

8. Default under Obligations. Debtor, purchased the Property subject to the Declaration and Amendment which created a contractual lien to secure the payment of the Obligations. Debtor has defaulted in the payment of the Obligations. The Association has specifically requested Trustee to sell the Property in accordance with the terms of the Declaration and Amendments in order to fully or partially satisfy the Obligations.

9. Terms of Sale.

a. At the Sale, the Property will be sold "AS-IS" and "WHERE-IS" and without representation or warranty of any kind by Trustee, express, implied, statutory, quasi-statutory or otherwise. Any warranty of merchantability or fitness for any particular purpose will be expressly disclaimed. Trustee will make no representations or warranties with respect to the compliance with the laws, rules, agreements, or specifications, condition, quality, capacity, design, operation, absence of any latent defects or any other warranty or representation whatsoever with respect to the Property, all of which will be expressly waived by the purchaser of the property. There will be no warranty relating to title, possession, quit enjoyment or the like for the personal property in this disposition; and

b. The Sale will be conducted as a public auction to the highest bidder for cash; provided, however, Association intends to bid at the Sale and has authorized Trustee to bid on its behalf. Bids entered by Association at the Sale will, to the extent of the Obligations secured by the Declaration and Amendment, be by credit against the Obligations. Association will not be obligated to produce cash to purchase the Property at the Sale, except to the extent that its bid is in excess of the Obligations secured by the Declaration and Amendment; and

c. Trustee will convey the Property to the buyer by trustee's deed. Such conveyance will be subject to the rights and interest of other parties with respect to each of the restrictions, reservations, covenants or previously conveyed or reserved mineral or royalty interests, if any, that are of record in the office of the County Clerk of Brazos, County, but only to the extent that the same are valid, in effect and relate to the Property, and all matters which are prior to the Debtor's Warranty Deed, which affect title to the Property and which are a superior interest therein, to the extent the same are still in existence.

The terms of sale described in paragraphs 9a, 9b and 9c above will be collectively hereinafter referred to as the "Terms of Sale".

NOTICE IS FURTHER HEREBY GIVEN that I, Ryan Becker, as Trustee, or another duly appointed Trustee, will sell the Property on the Date and at the Time and Place set forth above. However, Association may postpone, withdraw, or reschedule the Sale for another day. In that case, the trustee need not appear at the Date, Time, and Place to announce the postponement, withdrawal, or rescheduling of the Sale. Notice of the date, time and place of any rescheduled

nonjudicial foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the Date set forth above. The Property will be sold on the Terms of Sale set forth above.

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 as of the 7th day of March, 2024.

TRUSTEE

  
\_\_\_\_\_  
RYAN BECKER

## EXHIBIT "A"

### Tract One: Fee Simple

The real property locally known as 328 Forest Drive, College Station, Texas 77840 and legally known as Unit Three Hundred Twenty-Eight (328), Building "N", Gateway Villas, City of College Station, a Condominium Project in Brazos County, Texas together with the limited common elements, and an undivided interest in and to the general common elements, as the same as defined in the Condominium Declaration thereof, recorded in Volume 5818, Page 1, of the Official Records of Brazos County, Texas and the amendments thereto recorded in Volume 5991, Page 23, Volume 7881, Page 241, Volume 8436, Page 148, and Volume 8699, Page 176, of the Official Records of Brazos County, Texas.

### Tract Two: Access Easement

Over and across Common Area 1, The Gateway Subdivision Phase 3, City of College Station, according to the plat recorded in Volume 9112, Page 138, of the Official Records of Brazos County, Texas.

FILED  
2024 MAR -7 P 4:17  
Brazos County, Texas  
Deputy Clerk

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**T.S. No.:** 2230818078.2

**DATE:** March 7, 2024

**NOTE:** Promissory Note described as follows:

Date:	10/29/2004
Debtor(s):	Michael W Holliday, a single man and Richard Chase Chester, a single man
Original Creditor:	Decision One Mortgage Company, LLC
Original Principal Amount:	\$33,000.00
Current Holder:	Linear Mortgage, LLC

**DEED OF TRUST:** Deed of Trust described as follows:

Date:	10/29/2004
Grantor:	Michael W Holliday, a single man and Richard Chase Chester, a single man
Trustee:	George M. Shanks, JR.
Current Beneficiary:	Linear Mortgage, LLC
Recorded:	11/3/2004, In Book/Reel/Liber: Page/Folio: as Instrument No.: 00873794, In the County of Brazos, State of Texas

**LENDER:** Linear Mortgage, LLC

**BORROWER:** Michael W Holliday, a single man and Richard Chase Chester, a single man

**PROPERTY:** The real property described as follows:

**BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT NINE (9), BLOCK ONE (1), BRIARCREST VALLEY, PHASE 6, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 474, PAGE 791, DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

**2308 Valley View, Bryan, TX 77802**

**SUBSTITUTE TRUSTEE:** Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Henderson, George Hawthorne, Marlene Zografos, Karen Pollock, Jerry Merker, Carla Henderson, Jacob Nink

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262

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

4/2/2024, the first Tuesday of the month, to commence at 1:00 PM (or within 3 hours after).

**PLACE OF SUBSTITUTE TRUSTEE'S 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 Commissioner's Court.

**RECITALS**

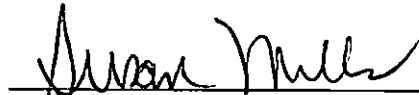
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute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

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

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

Notice of Sale executed by:



Jin Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Henderson, George Hawthorne, Marlene Zografos, Karen Pollock, Jerry Merker, Carla Henderson, Jacob Nink, Trustee

FILED  
2024 MAR -7 P 2:19  
JAMES C. CHANDLER  
CLERK OF DISTRICT COURT  
DALLAS COUNTY, TEXAS

**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.**

### **NOTICE OF FORECLOSURE SALE**

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

Lot One A (1A), Block One (1), The Traditions Phase 32, City of Bryan, according to the replat thereof recorded in Volume 14490, Page 24, Official Records, Brazos County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Declaration of Restrictive Covenants and Easements – The BioCorridor District dated April 29, 2013, and recorded on May 2, 2013, in the Official Records of Brazos County, Texas, at Volume 11313, Page 1, Doc. No. 2013-1154165, as amended by the Eighth Amendment to Declaration of Restrictive Covenants and Easements – The BioCorridor District dated February 17, 2017, and recorded on February 21, 2017, in the Official Records of Brazos County, Texas, at Volume 13866, Page 199, Doc. No. 2017-1289543 (“Declaration”).

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

Date: April 2, 2024

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Brazos County Administration Building, 200 S. Texas Avenue, Bryan, Texas 77803, or as designated by the County Commissioner’s Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

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.

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 Declaration and Texas law permitting the trustee(s) to have the bid credited to the indebtedness up to the amount of the unpaid debt secured by the Declaration 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 Declaration. 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 Declaration. The sale shall not cover any part of the property that has been released of public record from the lien of the Declaration. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Declaration, the beneficiary has the right to direct the trustee(s) 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 Declaration. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee(s) reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Declaration executed by BioCorridor Property Owners Association, Inc. a Texas nonprofit corporation.

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

6. *Obligations Secured.* The Declaration provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the current delinquent Assessments in the amount of \$24,787.97, assessed against West Shore Traditions, LLC and payable to the order of BioCorridor Property Owners Association, Inc., a Texas nonprofit corporation, the current owner and holder of the Obligations and is the beneficiary under the Declaration.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Declaration, and the beneficiary has requested the undersigned, as trustee(s), to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

[Remainder of Page Intentionally Left Blank]

Dated: March 7, 2024

/s/ Melissa Spinn

Melissa Spinn Koelsch, Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

/s/ Madison Richburg

Madison Richburg, Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

/s/ Michael H. Gentry

Michael H. Gentry, Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

2024 MAR 14 PM 1:13  
FILED  
CLERK OF DISTRICT COURT  
JANIS L. GENTRY

2024 MAR -7 P 1:13

FILED

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.

### **NOTICE OF FORECLOSURE SALE**

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

Lot Two (2), Block Three (3), The Traditions Subdivision Phase 102, City of College Station, according to the plat thereof recorded in Volume 15561, Page 81, Official Records, Brazos County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Declaration of Restrictive Covenants and Easements – The BioCorridor District dated April 29, 2013, and recorded on May 2, 2013 in Volume 11313, Page 1, as amended by the Tenth Amendment to Declaration of Restrictive Covenants and Easements – The BioCorridor District dated September 13, 2019, and recorded on September 16, 2019, in the Official Records of Brazos County, Texas, at Volume 15577, Page 208, Instrument No. 1372756 (“Declaration”).

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

Date: April 2, 2024

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Brazos County Administration Building, 200 S. Texas Avenue, Bryan, Texas 77803, or as designated by the County Commissioner’s Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

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.

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 Declaration and Texas law permitting the trustee(s) to have the bid credited to the indebtedness up to the amount of the unpaid debt secured by the Declaration 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 Declaration. 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 Declaration. The sale shall not cover any part of the property that has been released of public record from the lien of the Declaration. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Declaration, the beneficiary has the right to direct the trustee(s) 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 Declaration. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee(s) reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Declaration executed by BioCorridor Property Owners Association, Inc. a Texas nonprofit corporation.

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

6. *Obligations Secured.* The Declaration provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the current delinquent Assessments in the amount of \$50,052.64, assessed against West Shore Lake Walk, LLC and payable to the order of BioCorridor Property Owners Association, Inc. a Texas nonprofit corporation, the current owner and holder of the Obligations and is the beneficiary under the Declaration.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Declaration, and the beneficiary has requested the undersigned, as trustee(s), to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

[Remainder of Page Intentionally Left Blank]

Dated: March 7, 2024

/s/ Melissa Spinn

Melissa Spinn Koelsch, Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

/s/ Madison Richburg

Madison Richburg, Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

/s/ Michael H. Gentry

Michael H. Gentry, Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

FILED  
2024 MAR -7 P 1:14  
MAR 14 2024  
CLERK OF DISTRICT COURT  
JANUARY 1, 2024

**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.**

**NOTICE OF FORECLOSURE SALE**

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

Lot One (1), Block One (1), The Traditions Subdivision Phase 29, City of Bryan, according to the plat thereof recorded in Volume 13114, Page 296, Official Records, Brazos County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Declaration of Restrictive Covenants and Easements – The BioCorridor District dated April 29, 2013, and recorded on May 2, 2013, in the Official Records of Brazos County, Texas, at Volume 11313, Page 1, Doc. No. 2013-1154165, as amended by the Fourth Amendment to Declaration of Restrictive Covenants and Easements – The BioCorridor District dated January 5, 2016, and recorded on January 13, 2016 in the Official Records of Brazos County, Texas, at Volume 13125, Page 288, Doc. No. 2016-1253069 (“Declaration”).

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

Date: April 2, 2024

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Brazos County Administration Building, 200 S. Texas Avenue, Bryan, Texas 77803, or as designated by the County Commissioner’s Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

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.

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 Declaration and Texas law permitting the trustee(s) to have the bid credited to the indebtedness up to the amount of the unpaid debt secured by the Declaration 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 Declaration. 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 Declaration. The sale shall not cover any part of the property that has been released of public record from the lien of the Declaration. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Declaration, the beneficiary has the right to direct the trustee(s) 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 Declaration. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee(s) reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Declaration executed by BioCorridor Property Owners Association, Inc., a Texas nonprofit corporation.

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

6. *Obligations Secured.* The Declaration provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the current delinquent Assessments in the amount of \$63,347.04, assessed against West Shore Traditions II, LLC and payable to the order of BioCorridor Property Owners Association, Inc., a Texas nonprofit corporation, the current owner and holder of the Obligations and is the beneficiary under the Declaration.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Declaration, and the beneficiary has requested the undersigned, as trustee(s), to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

[Remainder of Page Intentionally Left Blank]

Dated: March 7, 2024

/s/ Melissa Spinn

Melissa Spinn Koelsch, Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

/s/ Madison Richburg

Madison Richburg, Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

/s/ Michael H. Gentry

Michael H. Gentry, Trustee  
West, Webb, Allbritton & Gentry, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
Telephone (979) 694-7000  
Telecopier (979) 694-8000

FILED  
2024 MAR -7 P 1:14  
CLERK OF DISTRICT COURT  
JANIS L. BROWN  
CLERK



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/24/1998	<b>Grantor(s)/Mortgagor(s):</b> MARIO ARELLANO AND WIFE, ROSA E. ARELLANO
<b>Original Beneficiary/Mortgagee:</b> ACCUBANC MORTGAGE CORPORATION	<b>Current Beneficiary/Mortgagee:</b> Deutsche Bank National Trust Company as Trustee for the SACO 1 Inc., Mortgage Pass-through Certificates, Series 2000-1
<b>Recorded in:</b> <b>Volume:</b> 03176 <b>Page:</b> 00129 <b>Instrument No:</b> 0659827	<b>Property County:</b> BRAZOS
<b>Mortgage Servicer:</b> Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
<b>Date of Sale:</b> 4/2/2024	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT SIX (6), BLOCK TWENTY-FOUR (24), SECOND SUBDIVISION OF LYNNDALÉ ACRES, AN ADDITION OT THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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, Kathleen Adkins, Reid Ruple, Evan Press, Christian Brooks, Michael Kolak, Crystal Kozá, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique 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: 3/5/2024

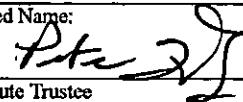


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Select Portfolio Servicing, Inc.

Dated: 3-7-24

Pete Florez

Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-23-100643-POS  
Loan Type: Conventional Residential

RECORDED  
INDEXED  
MAR 11 2024  
FBI

2024 MAR -7 P 4: 07

FILED

## Notice of Substitute Trustee Sale

F24-00046 TX  
0122116524 / 75765.00044

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

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

Date: **04/02/2024**  
Time: The sale will begin no earlier than **11:00AM** or no later than three hours thereafter. The sale will be completed by no later than 2:00 PM  
Place: **Brazos County, TX** 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 DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Lot 1R, Block 85, Bryan Original Townsite, a subdivision in Brazos County, Texas, according to the map or plat thereof recorded in volume 7190, page 48, official public records, Brazos County, Texas

APN: 191000-0085-0011 aka 22400

Commonly known as: **900 E. 24th Street, Bryan, TX 77803**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated 01/03/2023 (the “Deed of Trust”) and recorded in the office of the County Clerk of Brazos County, Texas, recorded on 01/05/2023 as Document No. 1492433, Vol: 18415, Page: 38 of the Real Property Records of Brazos County, Texas.

Trustor(s):	Affinity Property Solutions, Inc., a Texas Corporation organized and existing under the laws of Texas	Original Beneficiary:	Civic Financial Services, LLC, a California Limited Liability Company
Current Beneficiary:	U.S. Bank National Association, not in its individual capacity but as trustee for NRZ Pass-Through Trust XVI-B	Loan Servicer:	FCI Lender Services, Inc.
Current Substituted Trustees:	<b>Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michele Sanders or Cherie Maples</b>		

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.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in “as is, where is”

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$180,000.00, executed by Affinity Property Solutions, Inc., a Texas Corporation organized and existing under the laws of Texas, and payable to the order of Civic Financial Services, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Affinity Property Solutions, Inc., a Texas Corporation organized and existing under the laws of Texas. U.S. Bank National Association, not in its individual capacity but as trustee for NRZ Pass-Through Trust XVI-B is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

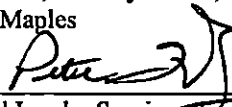
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

U.S. Bank National Association, not in its individual capacity but as trustee for NRZ Pass-Through Trust XVI-B  
c/o Genesis Capital, LLC, Asset Manager  
15303 Ventura Blvd., Suite 700  
Sherman Oaks, CA 91403  
Eric Pezold  
[Epezold@swlaw.com](mailto:Epezold@swlaw.com)  
(714) 427-7414

Dated: 3/7/24

Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michele Sanders or  
Cherie Maples



Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

FILED

2024 MAR -7 P 4:05

RECORDED  
INDEXED  
MAR 11 2024  
CLERK OF DISTRICT COURT  
COUNTY OF SHERMAN  
TEXAS

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.

111 Pacifica, Suite 140

Irvine, CA 92618

Attn: Trustee Department

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS           §  
COUNTY OF BRAZOS           §

FILED  
2024 MAR 11 AM 11:47  
CLERK OF DISTRICT COURT  
Brazos County, Texas

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" SEPTEMBER 28, 2022, which was executed by **FLORIBERTO SALAZAR VENTURA AND MARIA DEL CARMEN RUIZ ROBLEDO**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **BRAZOS COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under Volume 18251, Page 52, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

**(701 BANKS AVENUE, BRYAN, BRAZOS COUNTY, TEXAS 77803)**

**LOT TWENTY-FOUR (24) AND LOT TWENTY-FIVE (25), A.C.L. HILL ADDITION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 632 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**


together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated SEPTEMBER 28, 2022, in the original principal amount of \$259,900.00, which was executed by MORTGAGOR and payable to the order of **DGMK, LP., A Texas Limited Partnership, "BENEFICIARY"**.

WHEREAS, the BENEFICIARY has directed the said TRUSTEE to enforce the power of sale under the DEED OF TRUST for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days' notice and the recording of a Notice in the **BRAZOS COUNTY CLERK'S OFFICE** giving the time, place, and terms of said sale, and a description of the PROPERTY to be sold, pursuant to the DEED OF TRUST and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **J. FRED BAYLISS**, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder

or bidders for cash at the area in the **BRAZOS COUNTY COURTHOUSE** which has been designated by the Commissioner's Court for the conducting of trustee sales, in the **CITY OF BRYAN, BRAZOS COUNTY, TEXAS**, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 3:00 o'clock p.m., on the first Tuesday in **APRIL 2ND**, the same being the **2ND** day of **APRIL, 2024**.

EXECUTED in multiple originals on the 11<sup>th</sup> day of MARCH, 2024.

  
\_\_\_\_\_  
J. FRED BAYLISS

## NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

§

COUNTY OF BRAZOS

§

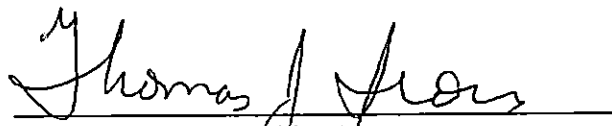
WHEREAS, on or about December 14, 2021, CS REAL ESTATE HOLDINGS LLC, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust"), granting a lien on certain real property located in Brazos County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure COLLEGE STATION ACQUISITIONS LLC, a Texas limited liability company (the "Lender"), in the payment of that certain Promissory Note (the "Note") dated December 14, 2021, in the original principal amount of \$6,500,000.00 executed by Borrower, the Deed of Trust being filed under Brazos County Clerk's File No. 1456566 (Volume 17605, Page 191) Official Records of Brazos County, Texas; and

WHEREAS, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of April, 2024, no earlier than 1:00 p.m., nor later than 4:00 p.m., I, as trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Brazos County, Texas, as designated by the Brazos County Commissioner's Court, to the highest bidder for cash.

EXECUTED this 8th day of March, 2024.

2024 MAR 12 9:30 AM  
[Signature]

  
THOMAS J. IRONS, Trustee

STATE OF TEXAS

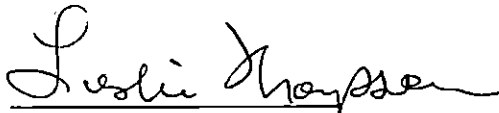
§

§

COUNTY OF DALLAS

§

This instrument was sworn to and acknowledged before me on March 8, 2024, by **THOMAS J. IRONS**, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



Notary Public in and for the  
State of Texas

My commission expires:

Printed Name:

\_\_\_\_\_

\_\_\_\_\_

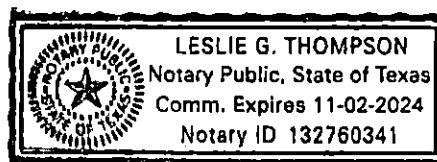




Exhibit A

4. Legal description of land:

**Tract One:**

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lot One (1), Block Eight (8), REDMOND TERRACE, FIRST INSTALLATION, an addition to the City of College Station, Texas, according to replat recorded in Volume 12810, page 137, Official Records of Brazos County, Texas.

**Tract Two: Access Easement:**

Together with ingress/egress and parking access and any other easements benefiting the above Tract One, created under the certain Declaration of Easements and Restrictions dated July 28, 2015, and recorded on July 28, 2015, in Volume 12842, page 156 of the Official Records of Brazos County, Texas and being all that certain variable width private access easement as dedicated on replat of REDMOND TERRACE, FIRST ADDITION to the City of College Station, Texas, according to replat recorded in Volume 12810, page 137, Official Records of Brazos County, Texas.