

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/02/2008
Grantor(s): MIGUEL ARGUELLO AND MICHELLE ARGUELLO, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$186,565.00
Recording Information: Book 8579 Page 234 Instrument 00996771
Property County: Brazos
Property: LOT ELEVEN (11), BLOCK THIRTY-EIGHT (38), SHENANDOAH PHASE 14, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6893, PAGE 105 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 1107 HARRISONBURG LANE, COLLEGE STATION, TX 77845

FILED
12-11-2018
KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY TEXAS
Ann Gray

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of March, 2019
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Substitute Trustee(s): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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. This sale shall be subject to any legal impediments to the sale of the Property and 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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

FILED

2019 JAN 10 P 12:52

M. Oles

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: 03/05/2019

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

Place: **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: 2020 Mountain Wind Loop, Bryan, TX 77807

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 10/26/2011 and recorded 11/08/2011 in Book OR VL 10407 Page 1 Document 2011-1105230 , real property records of Brazos County, Texas, with **Raymond K. Jordan and Valerie K Jordan** grantor(s) and USAA FEDERAL SAVINGS BANK as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Raymond K. Jordan and Valerie K Jordan**, securing the payment of the indebtedness in the original principal amount of \$152,392.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2018-03296-TX
19-000002-673

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:

ALL THAT PARCEL OF LAND IN BRAZOS COUNTY, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS: LOT THIRTEEN (13), BLOCK TEN (10), AMENDING PLAT, AUTUMN LAKE SUBDIVISION, PHASE 2A, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8446, PAGE 208 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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

C/O Ocwen Loan Servicing, LLC

1661 Worthington Rd., Suite 100

West Palm Beach, FL 33409

Phone: 1-800-746-2936

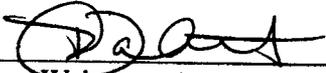
TS No.: 2018-03296-TX
19-000002-673

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.

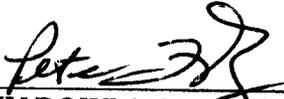
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: January 3, 2019



Iman Walcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



AMY BOWMAN REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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 Pete Florez Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 1-10-19 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&S No. 44-17-5569 / FHA / No / RECORD NOS
LoanCare, LLC

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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: July 15, 2013

Grantor(s): Marie Elizabeth Bossert, a Single woman
Original Trustee: Fredric J. Gooch
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Castle & Cooke Mortgage, LLC, its successors and assigns.
Recording Information: Vol. 11489, Page 127, or Clerk's File No. 01163540, in the Official Public Records of BRAZOS County, Texas.
Current Mortgagee: Castle & Cooke Mortgage, LLC
Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

LOT TEN (10), BLOCK SIX (6), B.B. SCASTA SUBDIVISION FIRST INSTALLMENT, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 242, PAGE 343 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 03/05/2019 **Earliest Time Sale Will Begin:** 11:00 AM

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Pete Florez, David Sims, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

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. 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.

RECORDED
Brazos County Clerk
1-15-2019
P 3:05



Place of Sale of Property: 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 the foreclosure 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.

Executed on this the 14th day of January, 2019.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



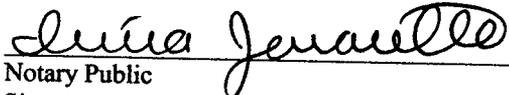
Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

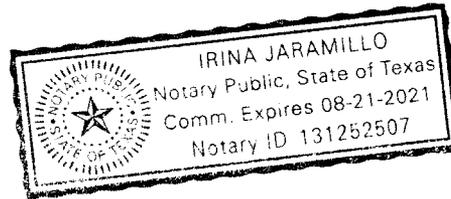
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 14th day of January, 2019.



Notary Public
Signature



Posted and filed by: 

Printed Name: Pete Florez

C&S No. 44-17-5569 / FHA / No
LoanCare, LLC

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/30/2012

Grantor(s)/Mortgagor(s):
ANTHONY BONDS AND VICTORIA BONDS,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR WALLICK AND VOLK, INC., ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

2010 JAN 24 P 10:19

Recorded in:
Volume: 10700
Page: 244
Instrument No: 01121522

Property County:
BRAZOS

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, TEXAS
Km Allen

Mortgage Servicer:
JPMorgan Chase Bank, National Association is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: ALL OF LOT TWENTY-TWO (22), BLOCK SEVEN (7), MEADOWCREEK
SUBDIVISION, PHASE 4A, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF IN VOLUME 9491, PAGE 126, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,
TEXAS.

Date of Sale: 3/5/2019

Earliest Time Sale Will Begin: 11am

Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY
ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF
THE TEXAS PROPERTY CODE.

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.

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.**

Pete Florez

Pete Florez, Zachary Florez, Orlando Rosas or
Bobby Brown
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-16-28785-FC
Loan Type: Farm Loan

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/15/2016

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR GARDNER FINANCIAL SERVICES LTD, DBA
LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS
AND ASSIGNS

Recorded in:
Volume: 13764
Page: 195
Instrument No: 2016-1284290

Mortgage Servicer:
JPMorgan Chase Bank, National Association is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
NELSON K. THOMAS AND NATALIE
JOSTACIA THOMAS, A MARRIED COUPLE
Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Property County:
BRAZOS

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: ALL OF LOT THREE (3), BLOCK ONE (1), OAK MEADOW SUBDIVISION, PHASE 1, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4201, PAGE 166 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 3/5/2019

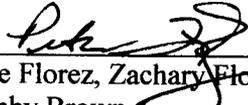
Earliest Time Sale Will Begin: 11am

Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

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.


Pete Florez, Zachary Florez, Orlando Rosas or
Bobby Brown
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-68919-POS
Loan Type: VA

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT NINE (9), BLOCK FIFTEEN (15) OF CASTLEGATE II SUBDIVISION, SECTION 101, AN ADDITION TO THE CITY OF COLLEGE STATION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11731, PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

COMMONLY KNOWN AS: 4117 MUNCASTER LANE, COLLEGE STATION, TX 77845

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/17/2018 and recorded in Book 14571 Page 189 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: 03/05/2019

Time: 11:00 AM

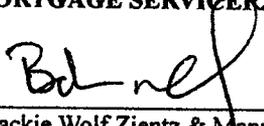
Place: Brazos County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 HANS LOMINY, provides that it secures the payment of the indebtedness in the original principal amount of \$261,830.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VILLAGE CAPITAL & INVESTMENT, LLC is the current mortgagee of the note and deed of trust and VILLAGE CAPITAL & INVESTMENT, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is VILLAGE CAPITAL & INVESTMENT, LLC c/o VILLAGE CAPITAL & INVESTMENT, LLC, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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 PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, 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
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


PETE FLOREZ, SHERYL LAMONT, HARRIETT
FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON
ST. PIERRE, RONNIE HUBBARD OR ALLAN
JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/07/2012
Grantor(s): JAMES BRUNSON, AN UNMARRIED MAN AND KARI FULTON, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$198,979.00
Recording Information: Book 10839 Page 138 Instrument 01129066
Property County: Brazos
Property: LOT FOUR (4), BLOCK ONE (1), FAWN LAKES ESTATES, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 770, PAGE 85, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 5606 DILLY SHAW TAP ROAD, BRYAN, TX 77808

FILED
2019 JAN 31 P 1:10
Brazos County Clerk
Patty Davis

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of March, 2019
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Substitute Trustee(s): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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. This sale shall be subject to any legal impediments to the sale of the Property and 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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.

NOTICE OF POSTPONEMENT OF FORECLOSURE SALE FILED

STATE OF TEXAS)

2019 FEB -4 A 11:49

COUNTY OF BRAZOS)

MAREN MCCOULEY COUNTY CLERK
BRAZOS COUNTY, BRAZOS TEXAS
M. Oliver

Public notice is hereby given that the foreclosure sale previously announced by Anthony J. Barbieri, acting as Substitute Trustee, pursuant to the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Vine Hospitality, LLC, a Texas limited liability company, dated April 28, 2017, and recorded in Document Number 2017-1296044, Bk-OR, Volume 13996, Page 209 of the Deed Records of Brazos County, Texas, on May 1, 2017, for the following described property has been postponed:

Tract One:

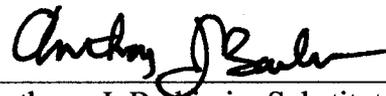
Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot One (1), Block Eight (8), REDMOND TERRACE, FIRST INSTALLATION, an addition to the City of College Station, Texas, according to replat recorded in Volume 12810, page 137, Official Records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

The foreclosure sale will be reset and again announced when a new sale date is established.

Dated February 1, 2019.



Anthony J. Barbieri – Substitute Trustee
Kessler Collins P.C.
2100 Ross Ave., Suite 750
Dallas, Texas 75201
Tel (214) 379-0722
Fax (214) 373-4714

NOTICE OF FORECLOSURE SALE

Date: February 4, 2019

Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixturing Filing ("Deed of Trust"):

Dated: April 28, 2017
Grantor: Vine Hospitality, LLC
Substitute Trustee(s): Anthony J. Barbieri
Substitute Trustee's Address: 2100 Ross Ave., Suite 750, Dallas, TX 75201
Lender: FORT CRE 2018-1 LLC
Lender's Address: 1345 Avenue of the Americas, 46th Floor
New York, New York 10105
Recorded as: Document Number 2017-1296044, Bk-OR, Volume 13996, Page 209 of the Deed Records of Brazos County, Texas, on May 1, 2017
Secures: Promissory Note ("Note") in the original principal amount of \$11,900,000.00 executed by Grantor and payable to the order of Lender, and all other indebtedness of Grantor to Lender
Property: The real property described in the attached Exhibit "A"

Foreclosure Sale:

Date: Tuesday, March 5, 2019
Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., and no later than three hours after commencement.
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 Brazos County Commissioner's Court.
Sale Terms: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property. The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Pursuant to Section 9.2 of that certain Loan Agreement by and between Grantor, as "borrower" and Lender, as "lender", upon and at any time after the occurrence of the Default described above, at the option of Lender, which may be exercised without notice or demand to anyone, all or any portion of the Loan and other Obligations shall immediately become due and payable without presentment, demand, protest, notice of intent to accelerate, notice of acceleration or other requirements of any kind, all of which are hereby expressly waived by Grantor.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee.

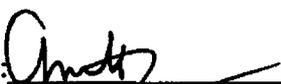
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

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

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.

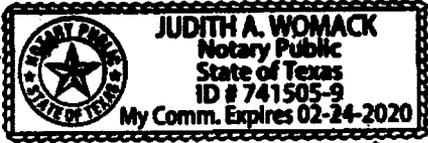
Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and applicable law.

WITNESS MY HAND this 4th day of February, 2019.

By: 
Anthony J. Barbieri, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 4th day of February, 2019, by Anthony J. Barbieri, an individual, known to me to be the person who executed this agreement in the capacity and for the purposes therein stated.



A handwritten signature in cursive script that reads "Judith A. Womack".

CERTIFICATE OF POSTING

My name is Anthony J. Barbieri and my address is 2100 Ross Avenue, Suite 750, Dallas, Texas, 75201. I declare under penalty of perjury that on February 4, 2019 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse this notice of foreclosure sale.

After Recording Return to:

Kessler Collins, P.C.
2100 Ross Avenue, Suite 7850
Dallas, Texas 75201
ATTN: Anthony J. Barbieri

Exhibit A to NOTICE OF FORECLOSURE SALE

Legal Description of Property

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 further referenced and described as 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.

March ✓

FILED FOR RECORDS
DATE 2-04-2019
AT 4:07 O'LOCK P M
KARLA BLOOMEN
BRAZOS COUNTY CLERK
By Amber Moellmer

NOTICE OF TRUSTEE SALE

STATE OF TEXAS §
COUNTY OF BRAZOS § KNOW ALL MEN BY THESE PRESENTS:
§

WHEREAS, Kelly S. Brown is in default of her obligations to pay assessments due and owing under the Declaration of Villas at Westwood Condominium Declaration to the Villas at Westwood Condominium Owners Association, Inc. (the "Villas at Westwood");

WHEREAS, the undersigned has been appointed as Trustee; and

NOW THEREFORE 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 as being 1828 W. Villa Maria Road, Bryan, Texas 77807 and legally known as Unit Two (2), Building "F", Villas at Westwood Condominium, a Condominium Project located in the City of Bryan, established according to the Villas at Westwood Condominium Declaration recorded in Volume 5330, Page 149 of the Official Records of Brazos County, Texas, amended in Volume 5522, Page 39 of the Official Records of Brazos County, Texas, and amended in Volume 5635, Page 60 of the Official Records of Brazos County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements of such condominium project appurtenant to such unit as set forth in the Condominium Declaration (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 March 5, 2019 ("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 area of the Brazos County Courthouse designated by the Commissioners' Court, pursuant to Section 51.002 of the Texas Property Code, as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted ("Place").

3. Condominium Declaration. The Condominium Declaration pursuant to which the Sale will be held is recorded in Volume 5330, Page 149 of the Official Records of Brazos County, Texas, amended in Volume 5522, Page 39 of the Official Records of Brazos County, Texas, and amended in Volume 5635, Page 60 of the Official Records of Brazos County, Texas.

4. Trustee. The Sale will be conducted by Terry Thigpin ("Trustee"), or another duly appointed Substitute Trustee. Trustee has been duly appointed by the Board of Directors of the Villas at Westwood Condominium Owners Association, Inc.

5. 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

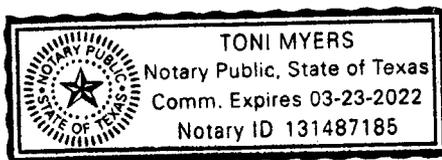
b. The Sale will be conducted as a public auction to the highest bidder for cash; and

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 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 5a, 5b and 5c above will be collectively hereinafter referred to as the "Terms of Sale".

NOTICE IS FURTHER HEREBY GIVEN that I, Terry Thigpin, as Trustee, or another duly appointed Substitute Trustee, will sell the Property on the Date and at the Time and Place set forth above. However, Villas at Westwood 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 non-judicial foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the Date set forth above. The Property will be sold on the Terms of Sale set forth above.

EXECUTED as of the 4th day of January, 2019.



TMyers 2/04/19

TRUSTEE


Terry Thigpin

NOTICE OF FORECLOSURE SALE

Date: February 4, 2019

Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixturing Filing ("Deed of Trust"):

Dated: April 28, 2017
Grantor: Vine Hospitality, LLC
Substitute Trustee(s): Anthony J. Barbieri
Substitute Trustee's Address: 2100 Ross Ave., Suite 750, Dallas, TX 75201
Lender: FORT CRE 2018-1 LLC
Lender's Address: 1345 Avenue of the Americas, 46th Floor
New York, New York 10105
Recorded as: Document Number 2017-1296044, Bk-OR, Volume 13996, Page 209 of the Deed Records of Brazos County, Texas, on May 1, 2017
Secures: Promissory Note ("Note") in the original principal amount of \$11,900,000.00 executed by Grantor and payable to the order of Lender, and all other indebtedness of Grantor to Lender
Property: The real property described in the attached Exhibit "A"

Foreclosure Sale:

Date: Tuesday, March 5, 2019

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., and no later than three hours after commencement.

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 Brazos County Commissioner's Court.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property. The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Pursuant to Section 9.2 of that certain Loan Agreement by and between Grantor, as "borrower" and Lender, as "lender", upon and at any time after the occurrence of the Default described above, at the option of Lender, which may be exercised without notice or demand to anyone, all or any portion of the Loan and other Obligations shall immediately become due and payable without presentment, demand, protest, notice of intent to accelerate, notice of acceleration or other requirements of any kind, all of which are hereby expressly waived by Grantor.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee.

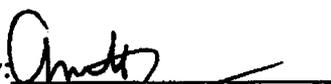
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

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

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.

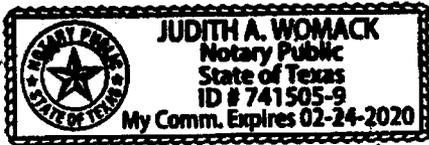
Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and applicable law.

WITNESS MY HAND this 4th day of February, 2019.

By: 
Anthony J. Barbieri, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 4th day of February, 2019, by Anthony J. Barbieri, an individual, known to me to be the person who executed this agreement in the capacity and for the purposes therein stated.



A handwritten signature in cursive script that reads "Judith A. Womack".

CERTIFICATE OF POSTING

My name is Anthony J. Barbieri and my address is 2100 Ross Avenue, Suite 750, Dallas, Texas, 75201. I declare under penalty of perjury that on February 4, 2019 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse this notice of foreclosure sale.

After Recording Return to:

Kessler Collins, P.C.
2100 Ross Avenue, Suite 7850
Dallas, Texas 75201
ATTN: Anthony J. Barbieri

Exhibit A to NOTICE OF FORECLOSURE SALE

Legal Description of Property

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 further referenced and described as 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.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/16/2005

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 6557
Page: 161
Instrument No: 00884546

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Legal Description: LOT TEN (10), BLOCK TWENTY-NINE (29), SOUTHWOOD VALLEY, SECTION 8-A, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 667 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 3/5/2019

Earliest Time Sale Will Begin: 11am

Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

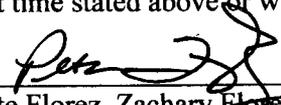
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

Grantor(s)/Mortgagor(s):
MASTON ORR, AND PATRICIA ORR, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
The Bank of New York Mellon, f/k/a, the Bank of New York, as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2005-3

Property County:
BRAZOS

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119



Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

MH File Number: TX-17-33996-HE
Loan Type: Conventional Residential

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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 BY SUBSTITUTE TRUSTEE

2-11-2019

STATE OF TEXAS

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§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZOS

Note:

Retail Installment Contract dated January 6, 2000 executed and delivered by Pete De La Garza and Alice De La Garza and Melissa A. Aguilar to Jim Walter Homes, Inc.

Security Instrument:

Mechanic's Lien Contract with Power of Sale, dated January 6, 2000, executed and delivered by Pete De La Garza and Alice De La Garza and Melissa A. Aguilar to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded in Volume 03708, Page 00139, in Brazos County, Texas.

Original Creditor:

Jim Walter Homes, Inc.

Current Holder:

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

Current Owner:

Ditech Financial LLC

Mortgage Servicer:

Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284

Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees:

Theodore J. Riney, Bruce K. Packard, Hayden Hooper

Appointment of Substitute Trustees:

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

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

Names and Street Address

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA

PROPERTY ADDRESS: 1911 Bowser Bryan, TX 77803	RP FILE NO. DITE02-670	BORROWER: De La Garza, Pete & Alice Aguilar, Melissa A.
--	-------------------------------	--

of Substitute Trustees: ZOGRAFOS HOLUB, MARLENE ZOGRAFOS, JACOB NINK
9065 Jollyville, Suite 203A, Austin, TX 78759

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold: 1911 Bowser, Bryan, TX 77803, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: **Tuesday, March 5, 2019.**

Time of Sale: The sale will begin no earlier than **1:00 PM** and no later than three (3) hours thereafter.

Location of Sale: At the **County Courthouse in Brazos County**, Texas, at the Atrium on the first floor of the county administration building, 200 South Texas Avenue, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Brazos County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Brazos County, Texas.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale 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 Security Instrument, 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 Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, 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

PROPERTY ADDRESS: 1911 Bowser Bryan, TX 77803	RP FILE NO. DITE02-670	BORROWER: De La Garza, Pete & Alice Aguilar, Melissa A.
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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 Mechanic's Lien Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

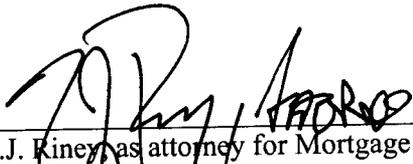
Type of Sale:

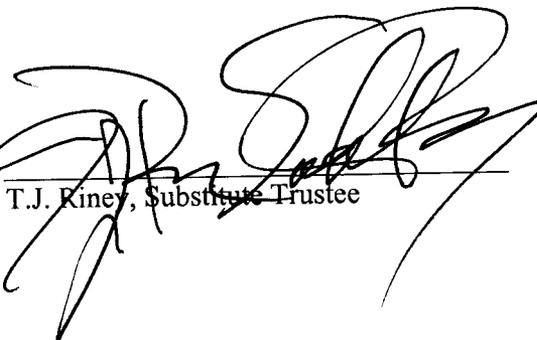
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Pete De La Garza and Alice De La Garza and Melissa A. Aguilar.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Pete De La Garza and Alice De La Garza and Melissa A. Aguilar and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: February 6, 2019.

By: 
T.J. Riney, as attorney for Mortgage Servicer

By: 
T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:
Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

PROPERTY ADDRESS: 1911 Bowser Bryan, TX 77803	RP FILE NO. DITE02-670	BORROWER: De La Garza, Pete & Alice Aguilar, Melissa A.
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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

PROPERTY ADDRESS: 1911 Bowser Bryan, TX 77803	RP FILE NO. DITE02-670	BORROWER: De La Garza, Pete & Alice Aguilar, Melissa A.
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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: March 05, 2019

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 30, 2004 and recorded in Document VOLUME 6326, PAGE 121; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2014-1194639 real property records of BRAZOS County, Texas, with DANIEL EMADY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DANIEL EMADY, securing the payment of the indebtednesses in the original principal amount of \$152,000.00, 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 FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-11 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE MAILSTOP 015
GREENVILLE, SC 29601

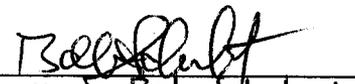


BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 02/11/2019 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarant's Name: Bob Schubert
Date: 02/11/2019



0000008156283

BRAZOS



BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT TWO (2), BLOCK TWO (2), CASTLEGATE SUBDIVISION, SECTION 1. PHASE 1, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO VACATING AND FINAL PLAT RECORDED IN VOLUME 4354. PAGE 164, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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: March 05, 2019

Time: The sale will begin at 11:00AM 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 June 04, 2004 and recorded in Document VOLUME 6100, PAGE 76 real property records of BRAZOS County, Texas, with RICHARD HAWKINS AND SANDRA HAWKINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RICHARD HAWKINS AND SANDRA HAWKINS, securing the payment of the indebtednesses in the original principal amount of \$66,100.00, 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 TRUST COMPANY, N.A FKA THE BANK OF NEW YORK TRUSTCOMPANY,N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A.AS TRUSTEE FOR RESIDENTIALASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RP3 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOB SCHUBERT, LEIGHTON SCHUBERT, OR LEIGHA SCHUBERT

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 02/11/2019 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarant's Name:

Bob Schubert

0000008041394

BRAZOS



LOT NINETEEN (19), BLOCK THIRTY (30), SECOND SUBDIVISION OF LYNNDALE ACRES, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

March ✓

NOTICE OF FORECLOSURE SALE

FILED
2-12-2019

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.

Steve Cohen

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

Tract I: Being 6.543 acres of land, more or less, in the Augustus Williams Survey, A-58, in Brazos County, Texas as more fully described by metes and bounds in a copy of the survey field notes attached hereto as Exhibit "A."

Tract II: An Easement being part of Lot One (1), Block One (1), Boyce Subdivision, a 50 foot wide tract or strip of land lying in the Augustus Williams Survey, A-58, in Brazos County, Texas as more fully described by metes and bounds in copy of the survey field notes attached hereto as Exhibit "B."

Tract III: An Easement being commonly known as Bonnie Lane (Private), a 50 foot wide tract or strip of land lying in the Augustus Williams Survey, A-58, in Brazos County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as Exhibit "C."

2. *Deed of Trust*

Dated: December 10, 2009

Grantor: Matthew D. Smith and Hayley R. Smith

Trustee: Joel Shaw

Lender: Normangee State Bank

Recorded in: Vol. 9426, page 58, re-recorded in Vol. 9474, page 180 of the real property records of Brazos County, Texas and as thereafter assumed in Deed of Trust to Secure Assumption, dated October 4, 2016, executed by Marc Sterrett Ware and Sherry L Ware, recorded in Vol. 13678, page 192, Official Records, Brazos County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$284,000.00, executed by Matthew D. Smith and Hayley R. Smith ("Borrower") and as thereafter assumed by Marc Sterrett Ware and Sherry L. Ware and payable to the order of Lender.

3. *Foreclosure Sale:*

Date: Tuesday, March 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is

10:00 A.M and not later than three hours thereafter.

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.

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 Normangee State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

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

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



Joel Shaw, Trustee
116 East Main St. - P.O. Box 189
Normangee, Texas 77871
936-396-3611

March ✓

AMENDED NOTICE OF FORECLOSURE SALE

FILED
2-12-2019

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

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

Being 2.77 acres of land, more or less, in the Augustus Williams Survey, A-58, in Brazos County, Texas as more fully described by metes and bounds in a copy of the survey field notes attached hereto as Exhibit "A."

2. *Deed of Trust*

Dated: April 3, 2013

Grantor: Matthew D. Smith and Hayley R. Smith

Trustee: Joel Shaw

Lender: Normangee State Bank

Recorded in: Vol. 11251, page 195 of the real property records of Brazos County, Texas and as thereafter assumed in Deed of Trust to Secure Assumption, dated October 4, 2016, executed by Marc Sterrett Ware and Sherry L Ware, recorded in Vol. 13678, page 187, Official Records, Brazos County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$446,000.00, executed by Matthew D. Smith and Hayley R. Smith ("Borrower") and as thereafter assumed by Marc Sterrett Ware and Sherry L. Ware and payable to the order of Lender.

3. *Foreclosure Sale:*

Date: Tuesday, March 5, 2019

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

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.

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 Normangee State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

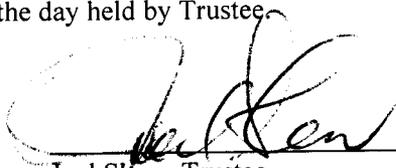
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

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

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

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



Joel Shaw, Trustee
116 East Main St. - P.O. Box 189
Normangee, Texas 77871
936-396-3611

Property (including any improvements):

All that certain 2.77 acre tract or parcel of land, lying and being situated in the Augustus Williams Survey, Abstract No. 58, Brazos County, Texas, and being part of the 35.00 acre tract (net) described in the deed from H. C. McQuaide and Sara McQuaide to H. C. McQuaide - McQuaide Family Living Trust, recorded in Volume 7580, Page 196, of the Official Records of Brazos County, Texas, said 2.77 acre tract being more particularly described as follows;

BEGINNING at a 1/2" iron rod concrete monument found marking the common corner between Lot 1, Block 1, Boyce Subdivision, according to the plat recorded in Volume 2278, Page 128, of the Official Records of Brazos County, Texas, and the 6.543 acre tract described in the deed to Matthew D. Smith and Hayley R. Smith, recorded in Volume 9428, Page 41, of the Official Records of Brazos County, Texas, said monument lying in the northwest line of the beforementioned 35.00 acre tract, a 1/2" iron rod and cap set at the common corner between the beforementioned 35.00 acre tract and Lot 2 - 15.80 acres, Block 1, Boyce Subdivision, bears N 43° 59' 38" E 1218.05 feet;

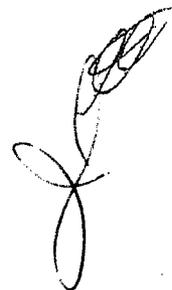
THENCE S 31° 10' 48" E for a distance of 346.89 feet to a 1/2" iron rod and cap set;

THENCE S 40° 59' 42" W for a distance of 296.54 feet to a 1/2" iron rod and cap set;

THENCE N 49° 20' 30" W for a distance of 351.58 feet to a 1/2" iron rod found at a 3" concrete post fence corner marking the south corner of the beforementioned 6.543 acre tract, from which the common corner between the beforementioned 35.00 acre tract and a 15.00 acre tract described in the deed to H. C. McQuaide Trustee, McQuaide Family Living Trust, recorded in Volume 9695, Page 173, of the Official Records of Brazos County, Texas, bears S 43° 59' 38" W - 17.72 feet;

THENCE N 43° 59' 38" E along the common line between the beforementioned 35.00 acre tract and the 6.543 acre tract, adjacent to a fence, for a distance of 407.95 feet to the PLACE OF BEGINNING, containing 2.77 acres of land, more or less.

EXHIBIT A



March ✓

AMENDED NOTICE OF FORECLOSURE SALE

FILED
2-12-2019

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.

FILED
2019 FEB 17
[Signature]

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

Tract I: Being 6.543 acres of land, more or less, in the Augustus Williams Survey, A-58, in Brazos County, Texas as more fully described by metes and bounds in a copy of the survey field notes attached hereto as Exhibit "A."

Tract II: An Easement being part of Lot One (1), Block One (1), Boyce Subdivision, a 50 foot wide tract or strip of land lying in the Augustus Williams Survey, A-58, in Brazos County, Texas as more fully described by metes and bounds in copy of the survey field notes attached hereto as Exhibit "B."

Tract III: An Easement being commonly known as Bonnie Lane (Private), a 50 foot wide tract or strip of land lying in the Augustus Williams Survey, A-58, in Brazos County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as Exhibit "C."

2. *Deed of Trust*

Dated: December 10, 2009

Grantor: Matthew D. Smith and Hayley R. Smith

Trustee: Joel Shaw

Lender: Normangee State Bank

Recorded in: Vol. 9426, page 58, re-recorded in Vol. 9474, page 180 of the real property records of Brazos County, Texas and as thereafter assumed in Deed of Trust to Secure Assumption, dated October 4, 2016, executed by Marc Sterrett Ware and Sherry L Ware, recorded in Vol. 13678, page 192, Official Records, Brazos County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$284,000.00, executed by Matthew D. Smith and Hayley R. Smith ("Borrower") and as thereafter assumed by Marc Sterrett Ware and Sherry L. Ware and payable to the order of Lender.

3. *Foreclosure Sale:*

Date: Tuesday, March 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00

A.M and not later than three hours thereafter.

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.

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 Normangee State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

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

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



Joel Shaw Trustee
116 East Main St. - P.O. Box 189
Normangee, Texas 77871
936-396-3611

Tract One Per Simple

Being all that certain tracter parcel of land lying and being situated in the AUGUSTE WILLIAMS LEAODE, Abstract No. 38 in Brazos County, Texas and being all of the called 6.545-acre tract described in the deed from Robert S. Boyce to Gerald D. Book and wife, Julia A. Book recorded in Volume 398, Page 126 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod found in concrete marking the east corner of the called 6.545 acre tract, the south corner of Lot 1 BOYCE SUBDIVISION as recorded in Volume 272, Page 123 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the northwest line of the 50.00 acre McQuilts Family Living Trust tract recorded in Volume 7580, Page 198 (O.R.B.C.);

THENCE: S 64° 02' 09" W (deed call S 43° 59' 39" W - 401.32) along the common line of the called 6.545 acre tract and the said 50.00 acre tract for a distance of 409.34 feet (a 1/2-inch iron rod found in concrete marking the south corner of the said 6.545 acre tract and the east corner of a 5.386 acre McQuilts Family Living Trust Tract recorded in Volume 7405, Page 52 (O.R.B.C.);

THENCE: N 47° 03' 17" W (deed call N 47° 03' 24" W - 695.00) along the common line of this tract and the said 5.386 acre McQuilts tract for a distance of 695.31 feet to a found 1/2-inch iron rod marking the west corner of the called 6.545 acre tract, said iron rod also marking the south corner of a 10.00 acre Caldwell tract recorded in Volume 662, Page 486 (O.R.B.C.);

THENCE: N 42° 44' 13" E along the common line of this tract and the said 10.00 acre tract for a distance of 607.25 feet to a found 1/2-inch iron rod in concrete marking the north corner of the called 6.545 acre tract, said iron rod also marking the west corner of the beforementioned BOYCE SUBDIVISION;

THENCE: S 47° 03' 24" E along the common line of this tract and said BOYCE SUBDIVISION for a distance of 704.66 feet to the POINT OF BEGINNING and containing 6.545 acres (called 6.545 acres) of land more or less.

EXHIBIT A

Tract Two: Basement

Being part of Lot One (1), Block One (1), Boyce Subdivision, a 50 foot-wide tract or strip of land lying and being situated in the Augustus Williams League, Abstract No. 51, Brazos County, Texas, and being a part of the 26.545 acre tract conveyed by Bill Carl, Trustee, to Robert S. Boyce described in Deed registered in Volume 362, Page 115, Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the North corner of the 6.545 acre tract described as Tract 1 above;

THENCE N 42° 44' 53" E along the Northwest line of the said 26.545 acre tract a distance of 126.75 feet to an iron rod set for corner;

THENCE S 47° 03' 24" E a distance of 50 feet and corner;

THENCE S 42° 44' 53" W a distance of 126.75 feet and corner in the Northwest line of Tract 1 above;

THENCE N 47° 03' 24" W a distance of 50 feet to the PLACE OF BEGINNING.

EXHIBIT B



Tract Three: Basement

Commonly known as Bonials (and Private), a 50 foot wide tract or strip of land lying and being situated in the Augustus Williams League, Abstract No. 32, and the Maria Rogers League, Abstract No. 28, Brazos County, Texas and being part of the 201.93 acre tract conveyed by M. C. Gole to Bill Carl, described in the Deed recorded in Volume 314, Page 627 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING at the iron rod found marking the North corner of the 30 foot wide road right of way called "Branched Oaks Drive" shown on the plat of Branched Oaks Subdivision recorded in Volume 296, page 23, of the Deed Records of Brazos County, Texas, said iron rod beginning point being in the Southwest line of the before-mentioned 201.93 acre tract located S 43° 22' 42" E along the said Southwest line a distance of 688.96 feet from the iron rod found marking the West corner of the said 201.93 acre tract;

THENCE along the South and Southwest line of Block 1 being out of the before-mentioned 201.93 acre tract as follows:

N 62° 51' 27" E for a distance of 143.49 feet to an iron rod;

N 69° 05' 49" E for a distance of 135.42 feet to an iron rod;

S 76° 47' 27" E for a distance of 268.90 feet to an iron rod;

N 80° 25' 53" E for a distance of 68.40 feet to an iron rod;

N 42° 44' 53" E for a distance of 2,169.24 feet to an iron rod found for corner in the Northeast line of the before-mentioned 201.93 acre tract;

THENCE S 47° 03' 24" E along the before-mentioned Northeast line of the 201.93 acre tract for a distance of 50.00 feet to an iron rod set for corner, said iron rod also being the North corner of the 1.00 acre Tract No. 5, Block 2;

THENCE along the Northwest and North line of the before-mentioned Block 2 being out of the before-mentioned 201.93 acre tract as follows:

S 42° 44' 53" W for a distance of 1,065.21 feet to an iron rod;

S 24° 03' 24" E for a distance of 800.00 feet to an iron rod;

S 42° 44' 53" E for a distance of 50.00 feet to an iron rod;

N 24° 03' 24" W for a distance of 900.00 feet to an iron rod;

S 42° 44' 53" W for a distance of 1,070.92 feet to an iron rod;

S 80° 25' 53" W for a distance of 96.03 feet to an iron rod;

N 76° 47' 27" W for a distance of 272.79 feet to an iron rod;

S 89° 05' 49" W for a distance of 118.58 feet to an iron rod;

S 62° 51' 27" W for a distance of 115.36 feet to an iron rod set for corner in the before-mentioned Southwest line of the 201.93 acre tract, said iron rod also being the East corner of the before-mentioned Branched Oaks Drive right of way and the West corner of the 3.00 acre tract No. 1, Block 2;

THENCE N 45° 22' 42" W along the before-mentioned Southwest line of the 201.93 acre tract, some being the Northeast right of way line of the before-mentioned Branched Oaks Drive for a distance of 32.64 feet to the PLACE OF BEGINNING of this 50 foot wide strip of land, containing 4.234 acres of land, more or less.

EXHIBIT C

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

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2019 FEB 12 A 10:36

STATE OF TEXAS)

COUNTY OF BRAZOS)

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, TEXAS
[Signature]

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 8, 2004, KATHRYN HOOD conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of NAVASOTA, County of BRAZOS, Texas, to wit:

Being TRACT NO. 36, Block 1 Out of LAKERIDGE, Phase , being 9.1870 Acres of land, more or less, being the same tract of land as shown on the map or plat thereof; Recorded in Volume 2328, Page 43 In the Real Property Records of BRAZOS County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$16,103.32 executed by KATHRYN HOOD and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 00877299, Volume 6431, Page 292, of the Deed of Trust Records of BRAZOS County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 5TH day of MARCH, 2019, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 300 EAST WILLIAM JOEL BRYAN, BRYAN, BRAZOS COUNTY, TEXAS, FRONT STEPS OF THE COURTHOUSE. of the BRAZOS County Courthouse, BRYAN, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on FEBRUARY 1, 2019.

[Signature]

SHANA ELLINGTON
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

March

NOTICE OF FORECLOSURE SALE

2-12-2019

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.

Sure Carter

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

Being 2.77 acres of land, more or less, in the Augustus Williams Survey, A-58, in Brazos County, Texas as more fully described by metes and bounds in a copy of the survey field notes attached hereto as Exhibit "A."

2. *Deed of Trust*

Dated: April 3, 2013

Grantor: Matthew D. Smith and Hayley R. Smith

Trustee: Joel Shaw

Lender: Normangee State Bank

Recorded in: Vol. 11251, page 195 of the real property records of Brazos County, Texas and as thereafter assumed in Deed of Trust to Secure Assumption, dated October 4, 2016, executed by Marc Sterrett Ware and Sherry L Ware, recorded in Vol. 13678, page 187, Official Records, Brazos County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$446,000.00, executed by Matthew D. Smith and Hayley R. Smith ("Borrower") and as thereafter assumed by Marc Sterrett Ware and Sherry L. Ware and payable to the order of Lender.

3. *Foreclosure Sale:*

Date: Tuesday, March 5, 2019

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

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.

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 Normangee State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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Joel Shaw, Trustee
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