

FILED

Notice of [Substitute] Trustee Sale 2019 AUG 13 A 11: 24

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: 11/05/2019

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: 1910 ECHOLS ST, BRYAN, TX 77801

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/23/2009 and recorded 09/24/2009 in Book OR 9324 Page 215 Document 01042027, real property records of Brazos County, Texas, with **Ramona M Duron and Larry R Duron, WIFE AND HUSBAND** grantor(s) and PHH MORTGAGE CORPORATION D/B/A COLDWELL BANK MORTGAGE 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, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, BOBBY BROWN, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, SHERYL LAMONT, HARRIETT FLETCHER, 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 **Ramona M Duron and Larry R Duron, WIFE AND HUSBAND**, securing the payment of the indebtedness in the original principal amount of **\$75,457.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

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

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

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOT 13 AND THE ADJOINING 1/2 OF LOT 12, BLOCK "A" OF FAIR ACRES ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 110, PAGE 539, DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS: BEGINNING: AT A 1/2" IRON ROD FOUND AT THE MOST SOUTHERLY COMMON CORNER OF LOTS 13 AND 14, BLOCK "A", SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF ECHOLS STREET; THENCE: N 54° 58' 05" W - 140.00 FEET ALONG THE COMMON LINE BETWEEN LOTS 13 AND 14 TO A 1/2" IRON ROD SET FOR CORNER, SAME BEING IN THE SOUTHEAST LINE OF A 15 FOOT ALLEY; THENCE: N 33° 37' 32" E - 75.00 FEET ALONG SAID ALLEY LINE TO A 1/2" IRON ROD SET FOR CORNER; THENCE: S 54° 58' 05" E - 140.00 FEET ACROSS SAID LOT 12 TO A 1/2" IRON ROD SET FOR CORNER, SAME BEING IN SAID ECHOLS STREET LINE; THENCE: S 33° 37' 32" W - 75.00 FEET ALONG SAID ECHOLS STREET LINE TO THE PLACE OF BEGINNING; AND CONTAINING 0.24 ACRES OF LAND, MORE OR LESS.

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

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

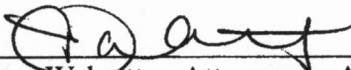
Phone: 877-744-2506

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.

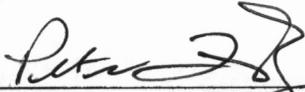
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: August 9, 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, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, BOBBY BROWN, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON - Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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 8-13-19 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.

1106 BRAESWOOD DRIVE
BRYAN, TX 77803

FILED

2019 AUG -8 P 2:59

00000008517278

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY *[Signature]*

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: November 05, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 18, 2004 and recorded in Document VOLUME 6131, PAGE 245, AS AFFECTED BY MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 2016-1266373, AND CLERK'S FILE NO. 2016-1266373 real property records of BRAZOS County, Texas, with JOE W CAMPISE AND AMY L CAMPISE, grantor(s) and CORNERSTONE MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE W CAMPISE AND AMY L CAMPISE, securing the payment of the indebtednesses in the original principal amount of \$83,686.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



FILED
2019 AUG 8 PM 2:59
SHAWN HARRIS

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 8, 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.



Declarants Name: Bob Schubert

Date: August 8, 2019

1106 BRAESWOOD DRIVE
BRYAN, TX 77803

0000008517278

0000008517278

FILED

BRAZOS

EXHIBIT "A"

LOT TWENTY-FOUR (24), BLOCK FIVE (5), ALLEN FOREST, PHASE III, CITY OF BRYAN, ACCORDING TO PLAT THEREOF
RECORDED IN VOLUME 475, PAGE 699 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS

2019 AUG -8 P 2:59
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY *[Signature]*

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

FILED

2019 SEP 24 P 2:51

NOTICE OF FORECLOSURE SALE

DATE: September 24, 2019

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *[Signature]* DEPUTY

DECLARATION: Amended and Restated Condominium Declaration recorded in Volume 544, Page 388, Deed Records, Brazos County, Texas; Second Amendment to Condominium Declaration recorded in Volume 576, Page 509, Deed Records, Brazos County, Texas; Third Amendment to Condominium Declaration recorded in Volume 580, Page 666, Deed Records, Brazos County, Texas; Fourth Amendment to Condominium Declaration recorded in Volume 769, Page 170, Official Records, Brazos County, Texas; and all other recorded documents governing, evidencing, administering, or securing Association assessments.

ASSOCIATION: VILLAGE ON THE CREEK CONDOMINIUM ASSOCIATION, INC., a Texas nonprofit corporation

ASSESSMENTS: Pursuant to Texas Property Code §82.113, "assessments" means regular and special assessments, dues, fees, charges, interest, late fees, fines, collection costs, attorney's fees, and any other amount due to the Association by the unit owner or levied against the unit by the Association, all of which are enforceable as assessments.

ASSESSMENT LIEN: The lien and power of sale expressly granted in the Declaration and the lien granted in Section 82.113(a) of the Texas Property Code securing Assessments and other permitted charges.

PROPERTY: Property known as 4441 Old College Road, #8102, Bryan, Texas, and legally described as Unit 8102, Building "H", Village on the Creek Condominium, a Condominium Project in Brazos County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Amended and Restated Condominium Declaration recorded in Volume 544, Page 388, Deed Records, Brazos County, Texas; in the Second Amendment to Condominium Declaration recorded in Volume 576, Page 509, Deed Records, Brazos County, Texas; in the Third Amendment to Condominium Declaration recorded in Volume 580, Page 666, Deed Records, Brazos County, Texas; in the Fourth Amendment to Condominium Declaration recorded in Volume 769, Page 170, Official Records, Brazos County, Texas; and on the plat of Village on the Creek Condominiums, recorded in Volume 669, Page 657, Official Records, Brazos County, Texas.

TRUSTEE: Hoelscher, Lipsey, Elmore, Poole & Turnbill, P.C.
1021 University Drive East
College Station, Texas 77840

FORECLOSURE SALE:

Date: Tuesday, November 5, 2019

Time: The sale of the Security Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 4:00 p.m.; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. or within three (3) hours thereafter.

Place: County Courthouse in Brazos County, Texas, in the area of the courthouse designated by the commissioner's court of such county as the place where public sales of real property under a power of sale conferred by a valid lien are to take place.

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 the Association's bid may be by credit against the indebtedness secured by the Assessment Lien

Default has occurred in the payment of the assessments and other permitted charges secured by the Assessment Lien, and all legal requirements to be complied with in order to proceed to foreclose the Assessment Lien have been complied with. Because of that default, the Association, acting through its Board of Directors, has requested Trustee to sell the Property.

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

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g., a senior mortgage lien). 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 in "as is, where is" condition, without any express or implied warranties. 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, 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.

Notice is given that before the Foreclosure Sale the Association may appoint another person as Trustee to conduct the Foreclosure Sale.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2019 SEP 12 P 4:01

BRAZOS County

Deed of Trust Dated: April 25, 2006

Amount: \$155,325.00

Grantor(s): LINDA TAPLETTE and MARK T TAPLETTE

Original Mortgagee: PLAINSCAPITAL MCAFEE MORTGAGE COMPANY

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE

CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7

Mortgagee Servicer and Address: c/o NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE
SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

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

Recording Information: Document No. 00924242

Legal Description: LOT NINETEEN-A (19-A), BLOCK ONE (1), BRIARCREST ESTATES SECTION ONE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT OF LOTS 18 & 19, BLOCK 1, RECORDED IN VOLUME 1438, PAGE 73, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: November 5, 2019 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

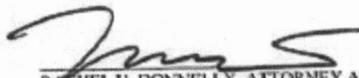
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

KRISTOPHER HOLUB OR JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-004487


c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

FILED

2019 SEP 12 P 4:05

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
Karen McQueen

TS#: 19-23344

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/19/2006, MARGDALENA S. MIRELES RICO AND SPOUSE, ALBERTO RICO AND ROSALIO C. MIRELES AND SPOUSE, DOLORES MIRELES, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of WILLIAM M. WOODALL, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for Citimortgage, Inc, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$60,549.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for Citimortgage, Inc, its successors and assigns, which Deed of Trust is Recorded on 5/23/2006 as Volume 00927055, Book 7336, Page 44, in Brazos County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **210 HILTON ROAD, BRYAN, TX 77807**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4704821

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **11/5/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Brazos** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

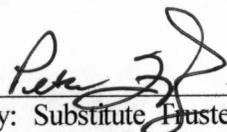
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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 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.

WITNESS, my hand this 9/11/2019


By: Substitute Trustee(s)

Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

"EXHIBIT A"

Field notes of a 1.24 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being all of the 0.397 acre - Tract 3 - Exhibit "A" and part of the 11.435 acre - Tract 1 - Exhibit "A" described in the Partition Deed between Lillie Matejka O'Shields, Tex Ronny Matejka, Franki Dianna Everett, and Lillie Darleen Henderson recorded in Volume 2090, Page 167, of the Official Records of Brazos County, Texas, and said 1.24 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a 6" creosote post fence corner marking the common corner between the beforementioned 0.397 acre - Tract 3 and the 1.5 acre tract described in the deed to Frank Quintero recorded in Volume 3455, Page 38, of the Official Records of Brazos County, Texas, (for a complete description see Volume 444, Page 592, of the Deed Records of Brazos County, Texas) and in the southeast line of Hilton Road (approximately 40' right-of-way);

THENCE N 45° 44' 16" E along the southeast line of Hilton Road for a distance of 164.85 feet to a 3/8" iron rod found marking the north corner of the said 0.397 acre - Tract 3;

THENCE S 45° 53' 46" E along the northeast line of the beforementioned 0.397 acre - Tract 3 and its' projection, at a distance of 105.06 feet pass a 3/8" iron rod found at a 6" creosote post fence corner marking the east corner of the said 0.397 acre - Tract 3, continue on for a total distance of 318.92 feet to a 1/2" iron rod set in the northwest line of a 1.50 acre tract described in the deed to Javier and Maria Gonzales, recorded in Volume 6314, Page 201, of the Official Records of Brazos County, Texas;

THENCE along the northwest line of the beforementioned 1.50 acre tract, as follows:

S 40° 55' 26" W for a distance of 119.66 feet to a 4" creosote post;

S 29° 59' 23" W for a distance of 46.36 feet to a 1/2" iron rod set;

THENCE N 45° 57' 21" W along the projection of and the southwest line of the beforementioned 0.397 acre - Tract 3, at a distance of 236.70 feet pass a 1/2" iron rod found at a 8" creosote post fence corner marking the south corner of the said 0.397 acre - Tract 3, continue on for a total distance of 341.56 feet to the PLACE OF BEGINNING, containing 1.24 acre of land, more or less.

Filed for Record in:
BRAZOS COUNTY

On: May 23, 2006 at 03:02P

As a
NO LABEL RECORDING

Document Number: 00927055

Amount 47.00

Receipt Number - 291345

By
Winstonia Davenport

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

May 23, 2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

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 FOUR (4), BLOCK FOUR (4), DUCK HAVEN SUBDIVISION PHASE THREE, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8240, PAGE 61, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/30/2015 and recorded in Book 13111 Page 92 Document 01252281 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: 11/05/2019

Time: 11:00 AM

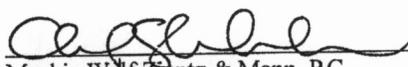
Place: Brazos County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

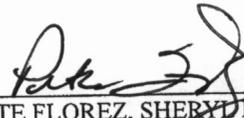
5. Obligations Secured. The Deed of Trust executed by COLE MARKHAM AND RACHEL MARKHAM, provides that it secures the payment of the indebtedness in the original principal amount of \$282,957.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 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, 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, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am Pete Florez 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 9-19-19 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.

ARMED FORCES COUNTY CLERK
BRAZOS COUNTY, TEXAS
2019 SEP 19 P 2:10

FILED

FILED



FORECLOSURE SALE:

Date: Tuesday, November 5, 2019

Time: The sale of the Security Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 4:00 p.m.; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. or within three (3) hours thereafter.

Place: County Courthouse in Brazos County, Texas, in the area of the courthouse designated by the commissioner's court of such county as the place where public sales of real property under a power of sale conferred by a valid lien are to take place.

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 the Association's bid may be by credit against the indebtedness secured by the Assessment Lien

Default has occurred in the payment of the assessments and other permitted charges secured by the Assessment Lien, and all legal requirements to be complied with in order to proceed to foreclose the Assessment Lien have been complied with. Because of that default, the Association, acting through its Board of Directors, has requested Trustee to sell the Property.

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

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g., a senior mortgage lien). 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 in "as is, where is" condition, without any express or implied warranties. 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, 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.

Notice is given that before the Foreclosure Sale the Association may appoint another person as Trustee to conduct the Foreclosure Sale.

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

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: 11/05/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brazos County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/16/2014 and recorded in the real property records of Brazos County, TX and is recorded under Clerk's File/Instrument Number 01181923, Book 11807, Page 94, with Tiffany Lynn Evans (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for Moria Development Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Tiffany Lynn Evans, securing the payment of the indebtedness in the original amount of \$129,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT SEVENTEEN (17), BLOCK ONE (1), SYMPHONY PARK SUBDIVISION, PHASE ONE, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5044, PAGE 159 OFFICIAL RECORDS, BRAZOS COUNTY TEXAS.

A. P. N.: 114018

KAREN MCQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
B.M. Owen DEPUTY

2019 SEP 26 P 12:40

FILED



4706033

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

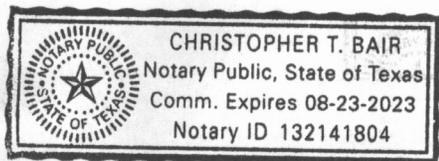
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Pete Florez
SUBSTITUTE TRUSTEE
Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Aarti Patel, Mariel Marroquin, Kristopher Holub, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of September, 2019.



Christopher Bair
NOTARY PUBLIC in and for
Brazos COUNTY
My commission expires: 08/23/2023
Print Name of Notary:
Christopher Bair

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 9-26-19 I filed at the office of the Brazos County Clerk and caused to be posted at the Brazos County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 9-26-19

NOTICE OF TRUSTEE'S SALE

FILED
 2019 SEP 26 P 12:40
 KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY, BRYAN, TEXAS
 BY: M. Oliver DEPUTY

DEED OF TRUST INFORMATION:

Grantor(s)	David Foster Overstreet and Maria Overstreet	Deed of Trust Date	April 10, 2015
Original Mortgagee	Compass Bank	Original Principal	\$198,000.00
Recording Information	Instrument #: 01227230 in Brazos County, Texas	Original Trustee	Ben Hayes Riggs
Property Address	7235 River Place Court, College Station, TX 77845	Property County	Brazos

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	BBVA USA, an Alabama banking corporation, formerly known as Compass Bank	Mortgage Servicer	BBVA USA
Current Beneficiary	BBVA USA, an Alabama banking corporation, formerly known as Compass Bank	Mortgage Servicer Address	401 West Valley Avenue, Homewood, AL 35209

SALE INFORMATION:

Date of Sale	11/05/2019
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The atrium on the 1st floor of the County administration building, 200 South Texas Avenue, Bryan, Texas County Courthouse 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 Trustees	Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston, Ronnie Hubbard, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: ALL OF LOT ELEVEN (11), BLOCK ONE (1), RIVER PLACE SUBDIVISION PHASE TWO, A SUBDIVISION IN BRAZOS COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4178, PAGE 311 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
--

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

NOTICE OF TRUSTEE'S SALE

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

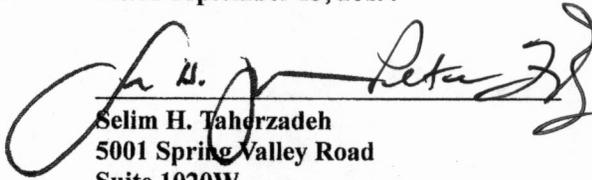
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

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.

Dated September 13, 2019.


Selim H. Taherzadeh
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

TRUHOME SOLUTIONS, LLC (THS)
OROZCO-LOPEZ, BLANCA AND VICTOR M. LOPEZ-
SAUCEDO
1004 WEDGEWOOD CIR, BRYAN, TX 77801

CONVENTIONAL
Firm File Number: 19-033015

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 10, 2018, BLANCA OROZCO-LOPEZ AND VICTOR M. LOPEZ-SAUCEDO, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to GREATER TEXAS FEDERAL CREDIT UNION in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BRAZOS COUNTY, TX** and is recorded under Clerk's File/Instrument Number 1334847 Volume 14790, Page 5, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Brazos** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT THIRTY-TWO (32), BLOCK C, VILLA FOREST SECTION TWO, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 384, PAGE 487 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 1004 WEDGEWOOD CIR
BRYAN, TX 77801
Mortgage Servicer: TRUHOME SOLUTIONS, LLC
Mortgagee: TRUHOME SOLUTIONS LLC
9601 LEGLER RD
LENEXA, KANSAS 66219

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

FILED

2019 SEP 26 P 12:41

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *M. Cluzel* DEPUTY

Pete Florez

SUBSTITUTE TRUSTEE

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press,
Cary Corenblum, Joshua Sanders, Aarti Patel, Mariel
Marroquin, Kristopher Holub, Julian Perrine, Pete Florez,
Zachary Florez, Orlando Rosas, Bobby Brown
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

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

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

Property County:
BRAZOS

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.

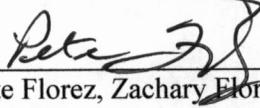
Date of Sale: 11/5/2019

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 Catherine Allen-Rea
or Cole Patton, 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

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: M. Oliver, DEPUTY

2019 SEP 26 P 12:41

FILED

FILED

2019 SEP 26 P 1:46

2610 CHILLINGHAM COURT
COLLEGE STATION, TX 77845

0000008557704

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

BY *Patricia Davis*

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: November 05, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 13, 2016 and recorded in Document CLERK'S FILE NO. 2016-1253138 real property records of BRAZOS County, Texas, with RAHIM MOMIN AND NAFISA MOMIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAHIM MOMIN AND NAFISA MOMIN, securing the payment of the indebtednesses in the original principal amount of \$364,150.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CALIBER HOME LOANS, INC 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. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134



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

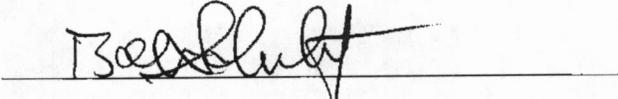
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09/26/2019 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.



Declarants Name: Bob Schubert

Date: 09/26/2019

2610 CHILLINGHAM COURT
COLLEGE STATION, TX 77845

00000008557704

00000008557704

BRAZOS

EXHIBIT "A"

LOT SIX (6), BLOCK THIRTY-TWO (32), CASTLEGATE II SUBDIVISION SECTION 203, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11898, PAGE 32, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/15/2013

Grantor(s)/Mortgagor(s):
THERESA RUCKER, AN UNMARRIED WOMAN

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

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

FILED
2019 OCT -3 P 1:56

Recorded in:
Volume: 11274
Page: 276
Instrument No: 01152203

Property County:
BRAZOS

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY BRYAN, TEXAS
BY: *[Signature]* DEPUTY

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: ALL OF LOT NINE (9), BLOCK ELEVEN (11), MEADOWCREEK SUBDIVISION, PHASE 4B, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10759, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 11/5/2019

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

Place of Sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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**

[Signature]

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Aarti Patel, Mariel Marroquin, Kristopher Holub, Julian Perrine, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Orlando Rosas or Bobby Brown or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-74481-POS
Loan Type: Farm Loan

1501 Carver Street
Bryan, Texas 77803

FILED

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

NOV 10 2019
KAREN WILSON COUNTY CLERK
BRAZOS COUNTY, TEXAS
BY: Debbie Burke

NOTICE OF FORECLOSURE SALE

1. Property to be Sold

The Property, to be sold in an "as is, where is" condition without any expressed or implied warranties pursuant to Texas Property Code § 51.009, is described as follows: All that certain lot, tract or parcel of land lying and being situated in the S.F. Austin League No. 10, Brazos County, Texas, and being out of Lot Three (3), Block Three (3), BROADWAY ADDITION, as addition to the City of Bryan, Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the west line of Carver Street, and east line of Lot 3, in Block 3, Broadway Addition, said point being the common corner of this tract and the tract conveyed to Frank Mynar out of said Lot 3 on said Carver Street line, same being 50 feet south 45 West from the beginning corner of the Frank Mynar tract;

THENCE continuing North 45 west along said line of Carver Street, 50 feet and corner with the tract of land heretofore conveyed to Albert Mynar

THENCE at right angles, South 45 West approximately 239 feet to the boundary line between Lots 3 and 9 in said Block 3 and corner, with the common of the said Albert Mynar tract of said Lot;

THENCE South 45 East on the boundary line between lots 3 and 9 in said Block 3, 50 feet and corner with the Frank Mynar tract of the said line;

THENCE North 45 East with the boundary line of the tract, and the Frank Mynar tract in said lot 3 approximately 238 feet to the Place of Beginning.

2. Date, Time, and Place of Sale

Date: November 5, 2019

Time: The sale will begin no earlier than 10 a.m. or no later than 3 hours thereafter.

Place: In the area designated by the Commissioners Court, pursuant to Section 51.002 of

the Texas Property as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where this Notice of Foreclosure Sale was posted.

3. Terms of Sale

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee of record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Pursuant to §51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

4. Instrument to be Foreclosed

The Instrument to be foreclosed is that certain Deed of Trust executed in Brazos County, Texas, between and among LaToyia Khroné and B.M. Crouch and wife, Nancy L. Crouch on or about June 3, 2014, said Deed of Trust being recorded at Volume 12058, Page 151 in the OFFICIAL PUBLIC RECORDS of Brazos County, Texas.

5. Obligations Secured

Deed of Trust executed by LaToyia Khroné, securing the payment of the indebtedness in the original principal sum of \$57,300.00; all other debts, obligations and liabilities to B.M. Crouch and wife, Nancy L. Crouch; and all other obligations therein described. B.M. Crouch and wife, Nancy L. Crouch are the current holder of the note and beneficiary of the Deed of Trust.

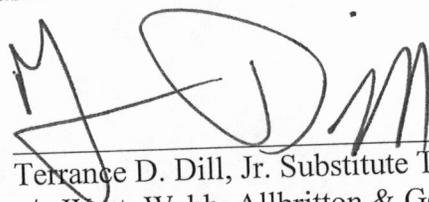
6. Default and Request to Act

6. Default and Request to Act

Default has occurred under the Deed of Trust, and the beneficiary has requested the substitute trustee to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

NOW, THEREFORE, NOTICE IS GIVEN that on the date shown above, beginning no earlier than the time shown above, I, or another such substitute designee, will sell said real estate at the place shown above to the highest bidder for cash.

WITNESS MY HAND
this 10th day of October, 2019.



Terrance D. Dill, Jr. Substitute Trustee
c/o West, Webb, Allbritton & Gentry, P.C.
1515 Emerald Plaza
College Station, Texas 77845
Ph: 979-694-7000
Fax: 979-694-7000

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 NOTEHOLDER