

SELECT PORTFOLIO SERVICING, INC. (SPS)  
ARELLANO, MARIO AND ROSA  
2911 MISSOURI AVENUE, BRYAN, TX 77803

CONVENTIONAL  
Firm File Number: 19-033208

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 24, 1998, MARIO ARELLANO AND WIFE, ROSA E. ARELLANO, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described to ACCUBANC MORTGAGE CORPORATION, A CORPORATION 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 0659827 Volume 03176, Page 00129, 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

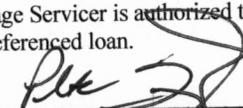
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, 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:

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

Property Address: 2911 MISSOURI AVENUE  
BRYAN, TX 77803  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE SACO I INC.,  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2000-1  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

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.

  
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 TRUSTEE'S SALE

THE STATE OF TEXAS           §  
COUNTY OF BRAZOS           §

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" JULY 12, 2018, which was executed by **Jimmy Dean Simmons and Sherry Lauren Simmons**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **BRAZOS COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under Volume 14801 Page 277, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

**(5773 STANDING ROCK ROAD, BRYAN, BRAZOS COUNTY, TX 77808)**

**BEING LOT THIRTY-ONE (31), STANDING ROCK RANCH, A SUBDIVISION OF BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6962, PAGE 162 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated JULY 12, 2018, in the original principal amount of \$125,000.00, which was executed by MORTGAGOR and payable to the order of **David Jay Dotson**, "BENEFICIARY".

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **J. FRED BAYLISS**, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder or bidders for cash at the area in the **BRAZOS COUNTY COURTHOUSE** which has been designated by the Commissioner's Court for the conducting of trustee sales, in the **CITY OF BRYAN, BRAZOS COUNTY,**

**TEXAS**, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 3:00 o'clock p.m., on the first Tuesday in **JANUARY 2020**, the same being the **7rd** day of **JANUARY, 2020**.

EXECUTED in multiple originals on the \_\_\_\_ day of DECEMBER, 2019.

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

19-03491  
804 MATOUS DR, BRYAN, TX 77802

**NOTICE OF FORECLOSURE SALE**

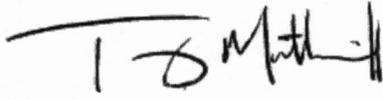
FILED  
*J. P. [Signature]*  
2019 DEC 16 P 1:59  
KAREN W. QUEEN, COUNTY CLERK  
OF BRAZOS COUNTY, BRYAN, TEXAS  
BY \_\_\_\_\_ DEPUTY

- Property: The Property to be sold is described as follows:  
All of Lot Three (3), Block One (1), BROOK HOLLOW NUMBER ONE, an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 277, Page 311, Deed Records of Brazos County, Texas.
- Security Instrument: Deed of Trust dated July 9, 2015 and recorded on July 15, 2015 at Instrument Number 2015-1236919 in the real property records of BRAZOS County, Texas, which contains a power of sale.
- Sale Information: January 7, 2020, at 11:00 AM, or not later than three hours thereafter, at the atrium on the first floor of the County Administration Building located at 200 South Texas Avenue, Bryan, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by AARON WADE SMALLWOOD AND TINA MARIE COLLUM secures the repayment of a Note dated July 9, 2015 in the amount of \$189,900.00. ROUNDPOINT MORTGAGE SERVICING CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

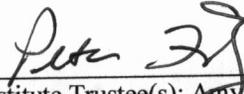


ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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



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Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024



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Substitute Trustee(s): Pete Florez, 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, Vanessa McHaney, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Bobby Brown, David Sims  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 16 day of December, 2019, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BRAZOS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

# NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
6/29/1998

**Original Beneficiary/Mortgagee:**  
LONG BEACH MORTGAGE COMPANY

**Recorded in:**  
**Volume:** 03175  
**Page:** 00262  
**Instrument No:** 0659781

**Mortgage Servicer:**  
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
EDWIN THOMPSON AND WIFE, TRACEY THOMPSON  
**Current Beneficiary/Mortgagee:**  
HSBC Bank USA, National Association as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2004-SC1  
**Property County:**  
BRAZOS

**Mortgage Servicer's Address:**  
8950 Cypress Waters Blvd.,  
Coppell, TX 75019

**Legal Description:** ALL OF LOT NUMBER SIXTEEN (16), LEACREST ADDITION, SECTION THREE, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 244, PAGE 122 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**Date of Sale:** 1/7/2020

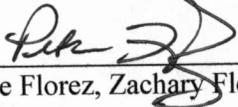
**Earliest Time Sale Will Begin:** 11:00AM

**Place of Sale of Property:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 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

KAREN M. QUEEN, COUNTY CLERK  
BRAZOS COUNTY, BRYAN, TEXAS  
BY: megan a. ferrin

2019 NOV -7 P 12:38

FILED

**MH File Number:** TX-11-13696-CM  
**Loan Type:** Conventional Residential

# NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

|                              |   |                           |                   |
|------------------------------|---|---------------------------|-------------------|
| <b>Grantor(s)</b>            | David Foster Overstreet and Maria Overstreet      | <b>Deed of Trust Date</b> | April 10, 2015    |
| <b>Original Mortgagee</b>    | Compass Bank                                      | <b>Original Principal</b> | \$417,000.00      |
| <b>Recording Information</b> | Instrument #: 01227229 in Brazos County, Texas    | <b>Original Trustee</b>   | Eduardo Castaneda |
| <b>Property Address</b>      | 7235 River Place Court, College Station, TX 77845 | <b>Property County</b>    | Brazos            |

**MORTGAGE SERVICER INFORMATION:**

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

**SALE INFORMATION:**

|                                     |   |
|-------------------------------------|---|
| <b>Date of Sale</b>                 | 01/07/2020  |
| <b>Time of Sale</b>                 | 11:00 AM or no later than 3 hours thereafter  |
| <b>Place of Sale</b>                | 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. |
| <b>Substitute Trustees</b>          | 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  |
| <b>Substitute Trustees' Address</b> | 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.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 205-01207

PAGE 1

## NOTICE OF TRUSTEE'S SALE

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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.

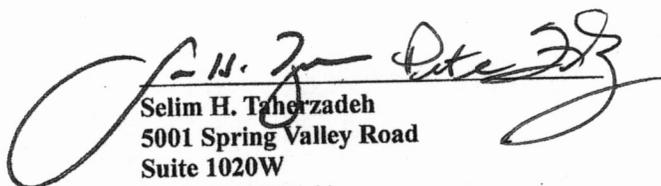
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice 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 refiling 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 October 31, 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

FILED

2019 DEC -5 P 3:01

### Notice of Substitute Trustee Sale

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

T.S. #: 19-2306

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

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

Date: 1/7/2020  
Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter.  
The sale will be completed by no later than **2:00 PM**  
Place: **Brazos County Courthouse in BRYAN, Texas, at the following location: 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**

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

**BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT EIGHTEEN (18), BLOCK TWO (2), AUSTIN'S COLONY, PHASE THIRTEEN, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 11975, PAGE 70, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 2/9/2015 and is recorded in the office of the County Clerk of Brazos County, Texas, under County Clerk's File No 2015-1221831 recorded on 2/13/2015 in Book OR 12517 Page 284 of the Real Property Records of Brazos County, Texas.

3092 ARCHER CIRCLE  
BRYAN, TX 77808

Trustor(s): **HOWARD W VANN AND  
LINDA LOVE VANN  
HUSBAND AND WIFE**

Original  
Beneficiary:

**MORTGAGE  
ELECTRONIC  
REGISTRATION  
SYSTEMS, INC., SOLELY  
AS NOMINEE FOR  
CORNERSTONE HOME  
LENDING, INC., ITS  
SUCCESSORS AND  
ASSIGNS**

Current  
Beneficiary: **Planet Home Lending, LLC**

Loan Servicer:

**Planet Home Lending, LLC**

Current Substituted Trustees: **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, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Harriett Fletcher, Ronnie Hubbard, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith, Phil Traynor**

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$267,500.00, executed by HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE to HOWARD W VANN AND LINDA LOVE VANN HUSBAND AND WIFE. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

**Planet Home Lending, LLC**  
321 Research Parkway  
Meriden, Connecticut 06450-8301

**(855) 884-2250**

T.S. #: 19-2306

Dated: 12-5-19

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, Sharon St. Pierre,  
Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Harriett Fletcher,  
Ronnie Hubbard, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith,  
Phil Traynor

*Sharon St. Pierre*

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Prestige Default Services  
600 E John Carpenter Freeway, Suite 175  
Irving, Texas 75062  
Phone: (949) 427-2010  
Fax: (949) 427-2732  
Website: AUCTION.COM

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services  
600 E John Carpenter Freeway, Suite 175  
Irving, Texas 75062  
Attn: Trustee Department

# NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
11/25/2003

**Original Beneficiary/Mortgagee:**  
FIRST AMERICAN BANK, SSB

**Recorded in:**  
**Volume:** 5743  
**Page:** 1  
**Instrument No:** 00838198

**Mortgage Servicer:**  
Specialized Loan Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Legal Description:** SEE ATTACHED EXHIBIT "A"

**Date of Sale:** 1/7/2020

**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):*

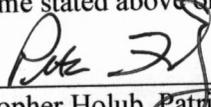
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces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

service to the sender of this notice immediately.

**Grantor(s)/Mortgagor(s):**  
BRYAN K. PHELPS BY MARY FRANCES OWEN PHELPS AS ATTORNEY- IN- FACT, AND SPOUSE, MARY FRANCES OWEN PHELPS  
**Current Beneficiary/Mortgagee:**  
Specialized Loan Servicing LLC

**Property County:**  
BRAZOS

**Mortgage Servicer's Address:**  
8742 Lucent Blvd Suite 300,  
Highlands Ranch, CO 80129-2302

  
\_\_\_\_\_  
Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie Hubbard, Bob Schubert, Leighton Schubert, Leigha Schubert, Pete Florez, Zachary Florez, Orlando Rosas, 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-18-67840-POS  
**Loan Type:** Conventional Residential

TX-18-67840-POS

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS.SAID TRACT BEING A PORTION OF LOT 1, TABOR MEADOWS, ACCORDING TO THE PLAT RECORDED IN VOLUME 497, PAGE 351 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF WHEELOCK HALL ROAD (A COUNTY MAINTAINED PUBLIC ROAD) MARKING THE NORTH CORNER OF SAID LOT 1 BEARS: S 44° 20' 36" W FOR A DISTANCE OF 1210.28 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF TABOR MEADOWS, 497/351);

THENCE: S 44° 58' 37" E ALONG THE SOUTHWEST LINE OF WHEELOCK HALL ROAD FOR A DISTANCE OF 248.43 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 44° 58' 37" E CONTINUING ALONG THE SOUTHWEST LINE OF WHEELOCK HALL ROAD FOR A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 1 BEARS: S 44° 58' 37" E FOR A DISTANCE OF 262.60 FEET FROM WHICH A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1 BEARS: S 44° 19' 39" W FOR A DISTANCE OF 1203.93 FEET;

THENCE: THROUGH SAID LOT 1 FOR THE FOLLOWING CALLS:

S 44° 19' 39" W FOR A DISTANCE OF 728.13 FEET TO A 5/8 INCH IRON ROD FOUND;

S 45° 40' 21" E FOR A DISTANCE OF 118.56 FEET TO A 5/8 INCH IRON ROD FOUND;

S 44° 19' 39" W FOR A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD FOUND;

N 45° 40' 21" W FOR A DISTANCE OF 230.00 FEET TO A 5/8 INCH IRON ROD SET;

N 44° 19' 39" E FOR A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD SET;

S 45° 40' 21" E FOR A DISTANCE OF 81.44 FEET TO A 5/8 INCH IRON ROD FOUND;

N 44° 19' 39" E FOR A DISTANCE OF 728.50 FEET TO THE POINT OF BEGINNING CONTAINING 1.56 ACRES OF LAND, MORE OR LESS.

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: January 07, 2020

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 July 30, 2014 and recorded in Document VOLUME 12185, PAGE 126; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 14671, PAGE 217 real property records of BRAZOS County, Texas, with ALEXANDER C SULLIVAN AND MARY SULLIVAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALEXANDER C SULLIVAN AND MARY SULLIVAN, securing the payment of the indebtednesses in the original principal amount of \$217,979.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST 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. SUNTRUST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST BANK  
1001 SEMMES AVENUE  
MAIL CODE RVW 3014  
RICHMOND, VA 23224

FILED  
OCT 31 A 9:57  
BRYAN COUNTY CLERK  
BRYAN TEXAS



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.

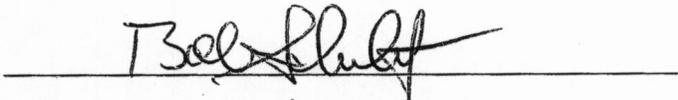
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, AARTI PATEL, MARIEL MARROQUIN, KRISTOPHER HOLUB, 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 October 31, 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: 10/31/2019

2708 HICKORY COURT  
BRYAN, TX 77808

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BRAZOS

**EXHIBIT "A"**

LOT TWENTY SEVEN (27), BLOCK ONE (1), AUSTIN'S COLONY PHASE TEN B, CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7912, PAGE 21, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED

STATE OF TEXAS

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§

2019 DEC -9 P 1:18

COUNTY OF BRAZOS

KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY, TEXAS

*Asini Col...*

**WHEREAS**, on April 28, 2017, **VINE HOSPITALITY, LLC**, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (as amended and/or modified, the "Deed of Trust"), granting a lien on certain real property located in Brazos County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure **FORTRESS CREDIT CO LLC** ("Fortress"), in the payment of that certain Promissory Note (as amended and/or modified, the "Note") of even date therewith in the original principal amount of \$11,900,000.00 executed by Borrower, the Deed of Trust being recorded in Volume 13996, Page 209 of the Official Public Records of Brazos County, Texas;

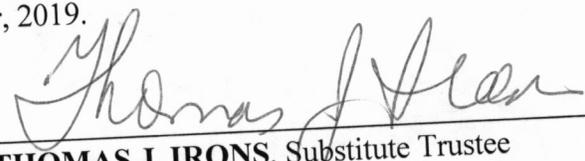
**WHEREAS**, the Note and the Deed of Trust have been assigned and transferred to **COLLEGE STATION ACQUISITIONS LLC** ("Lender");

**WHEREAS**, by execution of an Appointment of Substitute Trustee, I, **THOMAS J. IRONS**, have been appointed by Lender as Substitute Trustee under the Deed of Trust; and

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

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 7th day of January, 2020, no earlier than 10:00 a.m., nor later than 1:00 p.m., I, as Substitute Trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Brazos County, Texas, as designated by the Brazos County Commissioner's Court, to the highest bidder for cash.

**EXECUTED** this 6th day of December, 2019.

  
\_\_\_\_\_  
**THOMAS J. IRONS**, Substitute Trustee

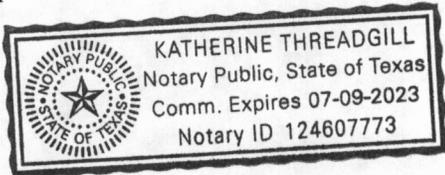
Name and address of Substitute Trustee  
Thomas J. Irons  
17950 Preston Road, Suite 650  
Dallas, Texas 75252

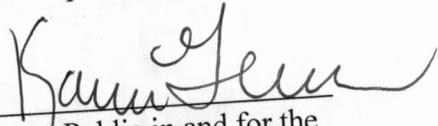
STATE OF TEXAS

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§

COUNTY OF BRAZOS

This instrument was sworn to and acknowledged before me on December 6, 2019, by **THOMAS J. IRONS**, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



  
Notary Public in and for the  
State of Texas

My commission expires:

\_\_\_\_\_

Printed Name:

\_\_\_\_\_

**EXHIBIT "A"**

PROPERTY DESCRIPTION

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.