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2020 SEP 17 P 1:23

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1911 BOWSER
BRYAN, TX 77803

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY *ALICE DE LA GARZA*

NOTICE OF [SUBSTITUTE] TRUSTEE'S

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 03, 2020

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 March 24, 2000 and recorded in Document VOLUME 03708, PAGE 00139 real property records of BRAZOS County, Texas, with PETE DE LA GARZA AND ALICE DE LA GARZA AND MELISSA A AGUILAR, grantor(s) and JIM WALTER HOMES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PETE DE LA GARZA AND ALICE DE LA GARZA AND MELISSA A AGUILAR, securing the payment of the indebtednesses in the original principal amount of \$95,520.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



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.

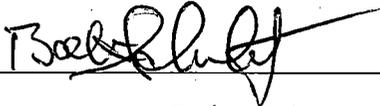
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line 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.



Israel Saucedo

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on September 17, 2020 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: 09/17/2020

1911 BOWSER
BRYAN, TX 77803

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BRAZOS

EXHIBIT "A"

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

COMMENCING AT A POINT AT THE NORTH CORNER OF LOT 1 OF SAID PARK HEIGHTS SUBDIVISION AS DELINEATED ON MAP OR PLAT RECORDED IN VOLUME 90, PAGE 456 OF THE BRAZOS COUNTY DEED RECORDS;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 20.00 FT, TO A POINT AT THE WESTERLY TERMINUS OF BOWSER STREET (40 FT, IN WIDTH);

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BOWSER STREET A DISTANCE OF 200.00 FT. TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 9,000 SQUARE FEET TRACT;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BOWSER STREET A DISTANCE OF 50.00 FT. TO A 1/2 INCH IRON ROD FOUND AT THE EAST CORNER- OF THE HEREIN DESCRIBED 9,000 SQUARE FEET TRACT MARKING THE NORTH CORNER OF A TRACT CONVEYED TO SAMUEL HINES, ETUX IN INSTRUMENT DATED JUNE 2, 1950 RECORDED IN VOLUME 145, PAGE 52 OF THE BRAZOS COUNTY DEED RECORDS;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST WITH THE NORTHWEST BOUNDARY LINE OF SAID SAMUEL HINES, ETUX TRACT A DISTANCE OF 180.00 FT. TO A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID HINES TRACT IN THE SOUTH CORNER OF THAT TRACT, DESCRIBED IN INSTRUMENT RECORDED, IN VOLUME 2650, PAGE 339 OF THE BRAZOS COUNTY DEED RECORDS AND THE DIVISION LINE BETWEEN LOTS 2 & 3;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST WITH THE DIVISION LINES BETWEEN LOTS 2 & 3 A DISTANCE OF 50.00 FT. TO A 3/8 INCH IRON ROD SET AT THE WEST CORNER OF THE HEREIN DESCRIBED 9,000 SQUARE FEET TRACT;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST CROSSING OVER LOTS 2 AND 1 AND WITH THE SOUTHEAST BOUNDARY LINE OF THE REMAINDER PORTION OF LOTS 1 AND 2 PREVIOUSLY CONVEYED A DISTANCE OF 180.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 9,000 SQUARE FEET OF LAND AND BEING KNOWN AS 1909 BOWSER, BRYAN, TEXAS ZIP CODE 77803.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 05/17/2002
Grantor(s): WILLIAM C. ADAMS (H) AND ARJORIE S. ADAMS (W)
Original Mortgagee: NEATHERLIN HOMES, INC.
Original Principal: \$77,667.00
Recording Information: Book 4671 Page 275 Instrument 00778875
Property County: Brazos
Property: (See Attached Exhibit "A")
Reported Address: 6700 ALLEN RD, BRYAN, TX 77807

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: [Signature]
2020 SEP 17 P 4: 0
FILED

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of November, 2020
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Brazos County Commissioner's Court, at the area most recently designated by the Brazos County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

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

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 9-27-20 I filed and / or recorded 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.

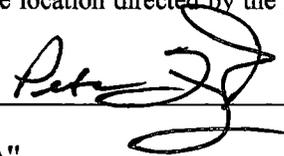
By: 

Exhibit "A"

METES AND BOUNDS DESCRIPTION OF 1.000 ACRE TRACT - WILLIAM C. AND ARJORIE S. ADAMS

A TRACT OR PARCEL OF LAND CONTAINING 1.000 ACRE OUT OF A CERTAIN 4.40 ACRE TRACT CONVEYED TO WILMER LEE COOPER BY JAMES ALLEN, EXECUTOR IN INSTRUMENT RECORDED IN VOLUME 355, PAGE 323 OF THE BRAZOS COUNTY DEED RECORDS OUT OF THE WILLIAM FULLERTON SURVEY, IN BRAZOS COUNTY, TEXAS SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 4.40 ACRE TRACT CONVEYED TO WILMER LEE COOPER, ETAL IN INSTRUMENT RECORDED IN VOLUME 355, PAGE 323 OF THE BRAZOS COUNTY DEED RECORDS AND IN THE NORTHEAST RIGHT-OF-WAY LINE OF ALLEN STREET (50 FT. IN WIDTH);

THENCE SOUTH 32 DEGREES 59 MINUTES 41 SECONDS EAST WITH THE NORTHEAST RIGHT-OF-WAY LINE OF ALLEN STREET A DISTANCE OF 109.37 FT. TO A 3/8 INCH IRON ROD SET AT THE WEST CORNER AND PLACE OF BEGINNING;

THENCE NORTH 58 DEGREES 16 MINUTES 26 SECONDS EAST WITH THE NORTHWEST BOUNDARY LINE OF SAID 4.40 ACRE TRACT A DISTANCE OF 208.76 FT. TO A 5/8 INCH IRON ROD SET AT THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 32 DEGREES 59 MINUTES 41 SECONDS EAST PARALLEL TO THE NORTHEAST RIGHT-OF-WAY LINE OF ALLEN STREET AND SEVERING A PORTION OF SAID 4.40 ACRE TRACT A DISTANCE OF 208.70 FT. TO A 5/8 INCH IRON ROD FOUND AT THE EAST CORNER OF THE HEREIN DESCRIBED 1.000 ACRE TRACT AND MARKING A RE-ENTRANT CORNER OF THE REMAINDER SO CALLED 3.40 ACRE OF SAID TRACT DESCRIBED IN VOLUME 355, PAGE 323 OF THE DEED RECORDS OF BRAZOS COUNTY;

THENCE SOUTH 58 DEGREES 16 MINUTES 26 SECONDS WEST PARALLEL WITH THE NORTHWEST BOUNDARY OF SAID 4.40 ACRE TRACT A DISTANCE OF 208.76 FT. TO A 5/8 INCH IRON ROD FOUND AT THE CORNER

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

9/24/2020
 2020 SEP 24 11:38
 KAREN MOORE
 BRAZOS COUNTY CLERK
 MICHAEL OLIVER

Deed of Trust Date: May 17, 2002	Original Mortgagor/Grantor: DARLA CALHOUN
Original Beneficiary / Mortgagee: NEATHERLIN HOMES, INC.	Current Beneficiary / Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI
Recorded in: Volume: 4678 Page: 43 Instrument No: N/A	Property County: BRAZOS
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

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

Secures: Note in the original principal amount of \$61,568.00, executed by DARLA CALHOUN and payable to the order of Lender.

Property Address/Mailing Address: 1111 PHOENIX ST, COLLEGE STATION, TX 77840

Legal Description of Property to be Sold: BEING LOT NINE (9), BLOCK THREE (3), OF THE MCCULLOCH ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS. .

Date of Sale: November 03, 2020	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI*, the owner and holder of the Note, has requested Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

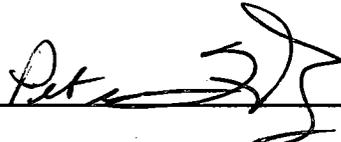
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA*

BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Pete Florez, Zachary Florez, Orlando Rosas, Bobby
Brown, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: **October 3, 2002**

Grantor(s): **Jamie C. Lenoir, an unmarried woman**

Original Mortgagee: **Cornerstone Mortgage Company**

Original Principal: **\$56,500.00**

Recording Information: **Book 4891, Page 175**

Property County: **Brazos**

Property: **LOT SEVENTEEN (17), THOMAS SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 142, PAGE 267 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

Property Address: **1503 East 27th Street
Bryan, TX 77802**

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

2020 OCT -6 P 2:29

FILED

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **NewRez LLC d/b/a Shellpoint Mortgage Servicing**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer: **55 Beattie Place, Suite 100 MS 561**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **November 3, 2020**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The Atrium on the first floor of the County Administration building at 200 South Texas Avenue, Bryan, Texas or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Pete Florez, Zachary Florez, Orlando Rosas, or Jonathan Cole Emert, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Pete Florez, Zachary Florez, Orlando Rosas or Jonathan Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Pete Florez, Zachary Florez, Orlando Rosas or Jonathan Cole Emert, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

WITNESS MY HAND this 6TH day of October, 2020.

Sharon St. Pierre

Sharon St. Pierre, Robert La Mont, Sheryl La Mont,
David Sims, Allan Johnston

FILED

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 11, 2011, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Reverse Mortgage") was executed by MABLE M. HUDSON AND ROBERT L. HUDSON, as mortgagor in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS, as mortgagee and ROBERT K. FOWLER, as trustee, and was recorded on February 18, 2011 under Clerk's Instrument Number 01084225, Book 10040, Page 140 in the real property records of Brazos, Texas.

OCT -8 P 4: 12
10/08/2020
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
Michele Davis

WHEREAS, the Reverse Mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Reverse Mortgage is now owned by the Secretary, pursuant to an assignment dated February 17, 2017, and recorded on March 27, 2017, under Clerk's Instrument Number 2017-1292625, Book 13929, Page 25 in the real property records of Brazos County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Reverse Mortgage in that the Mortgagors are now deceased; and

WHEREAS, the entire amount delinquent as of November 3, 2020 is \$122,125.19; and

WHEREAS, by virtue of the default, the Secretary has declared the entire amount of the indebtedness secured by the Reverse Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on October 15, 2007 in Dallas County under Clerk's File Number 20070369306, notice is hereby given that on November 3, 2020, at 11:00 AM local time or no later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT FIFTEEN (15), BLOCK TWELVE (12), UNIT 1, TANGLEWOOD ADDITION, CITY OF BRYAN , ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 167, PAGE 173 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Commonly known as: 4215 CARTER CREEK PK WY, BRYAN, TX 77802.

The sale will be held in 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.

The Secretary of Housing and Urban Development will bid \$122,125.19.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorate share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$12,212.52 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$12,212.52 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be paid in full prior the scheduled sale is \$122,125.19, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: October 7, 2020

L. Keller Mackie
Foreclosure Commissioner
Mackie Wolf Zientz & Mann, P.C.
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254
(214) 635-2650
(214) 635-2686 Fax

**THIS FORECLOSURE SALE IS BEING CONDUCTED
UNDER THE EXCEPTION REFERENCED IN
GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-
28(1)(A)**

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

10-13-2020

WHEREAS, on November 10, 2017, NAVOG Universal Services, Inc. ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$173,550.00, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded under clerk's file number 2017-1314121, in the Real Property Records of Brazos County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Being a 0.209 acre tract of land, being the remainder of Lot 1 and Lot 2 out of Block 8 of the McCulloch's Subdivision to the City of College Station, Brazos County, Texas, recorded in Volume 122, Page 91 of the Deed Records of Brazos County, Texas, and being the same tract of land described to Rock Water Investments, LP, recorded in Volume 14211, Page 32 of the Official Records of Brazos County, Texas, said 0.209 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1, same being the southwest corner of Lot 3, located on the north line of Georgia Street, for the southeast corner of this;

THENCE along the south line of said Lot 1, common boundary with said Georgia Street, N 37deg46'06" W a distance of 78.77 feet to a 1/2 inch iron rod with yellow cap set at the intersection of the north line of Georgia Street, and the east line of Holleman Drive, for the southwest corner of this;

THENCE crossing said Lot 1 and said Lot 2, common boundary with said Holleman Drive N 41deg50'21" E a distance of 117.60 feet to a 1/2 inch iron rod with yellow cap set at the intersection of the east line of said Holleman Drive, and the south line of Welsh Avenue, same being the west corner of Lot 1, Block 1, Welch Place, (466/143), for the northwest corner of this;

THENCE along the north line of Lot 2, common boundary with Welch Place S 37deg46'06" E a distance of 78.77 feet to a 1/2 inch iron rod with yellow cap set at the northeast corner of Lot 2, same being the northwest corner of said Lot 3, for the northeast corner of this;

THENCE along the east line of said Lot 2 and Lot 1, common boundary with said Lot 3 S 41deg50'21" W a distance of 117.60 feet to the POINT OF BEGINNING, commonly known as 508 Holleman Drive, College Station, Texas, 77840; and

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 Sharon St. Pierre, Kelly Goddard, Pete Florez, Florence Rosas, Clifford D. Harmon, Breeann Osterheldt and Turrie Silva or any one 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 Jet Lending, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 03, 2020**, being the first Tuesday of such month, at the county courthouse of **Brazos County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Brazos County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, November 03, 2020**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to 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.

WITNESS my hand as of October 09, 2020.



Signature
Pete Florez, Substitute Trustee
Printed Name

Matter No. 1314

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254