

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 the United States, please send written notice of the active duty military service to the sender of this notice immediately.

2020 DEC -9 A 11:00

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: J. Clois CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 26th day of June, 2019, **ROY SANCHEZ**, executed a Deed of Trust conveying to **MARILYN J. JONES**, as Trustee, the real estate herein described to secure **CHALON JONES** in the payment of a debt therein described, said Deed of Trust being recorded under **Document Number 1365348**, in **Volume 15419** of the Official Public Records of Brazos County, Texas; and

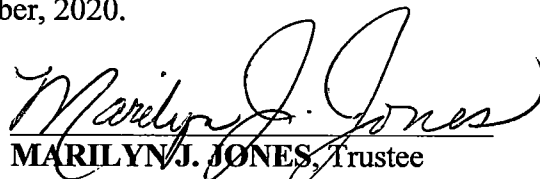
WHEREAS, default has occurred in the payment of said indebtedness pursuant to the terms of the Deed of Trust, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness;

NOW, THEREFORE, notice is hereby given that on Tuesday, January 5, 2021, between 10:00 o'clock a.m and 1:00 o'clock p.m., I will sell said real estate at the designated area of the County Courthouse in Bryan, Brazos County, Texas, to the highest bidder for cash.

Said real estate is described as follows:

All that certain lot, tract or parcel of land lying and being situated in STEPHEN F. AUSTIN LEAGUE NO. 9 and being part of Lots No. ONE (1) and TWO (2), of the PARK HEIGHTS ADDITION to the City of Bryan, as shown on plat recorded in Volume 90, Page 456 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes.

EXECUTED this the 9th day of December, 2020.


MARILYN J. JONES, Trustee
P.O. Box CR
College Station, TX 77841-5057
(979) 779-7212
chalonlaw@aol.com (Email)

PROPERTY DISCRPTION; BEING all that certain lot, tract or parcel of land lying and being situated in Stephen F. Austin League No. 9 and being part of Lots No. ONE (1), and TWO (2), of the PARK HEIGHTS ADDITION to the city of Bryan, as shown on plat recorded in Volume 90, Pages 456, of the Deed Records of Brazos County, Texas and being more particularly describes as followed:

BEGINNING at the fence corner making the north corner of the beforementioned Lot 1, Park Heights Addition on the ground;

TENCE S 45° 00' E along the common line between said lot 1 and the Jones-Brock Subdivision for a distance of 739.07 feet and corner;

TENCE S 45° 00' W for a distance of 20.0 feet to an iron rod in the southwest line of a 20.0 ft. strip of land reserved as an access easement for the PLACE OF BEGINNING for this tract, said iron rod being the east corner of tract No. 3;

TENCE S 45° 00' E along the beforementioned southwest line of the access easement for a distance of 50.0 feet to an iron rod for corner;

TENCE S 45° 00' W for a distance of 176.0 feet to an iron rod for corner in the fence marking the southwest line of the beforementioned Lot 2 on the ground;

TENCE N 45° 00' E along the southeast line of said Tract No. 3 for a distance of 176.0 feet to the PLACE OF BEGINNING and being a tract of land 50.0 feet by 176.0 feet, as surveyed July, 1967, by B. J. Kling, Registered Public Surveyor and known as Tract No. 4.

EXHIBIT "A"

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.

I, Christopher B. Keller, Substitute Trustee under the Deed of Trust described herein, give notice of the following foreclosure sale.

1. Date, Time and Place of Sale:

Date: January 5, 2021

Time: The sale will begin at 11:00 a.m. or within 3 hours thereafter.

Place: Brazos County Administration Bldg., 200 South Texas Ave., Bryan, TX 77803 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

RECORDED
2020 DEC -4 A 11:46
Brazos County Clerk
Public Records

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Current Beneficiary/Mortgagee to bid and pay the unpaid mortgage debt or a part thereof in lieu of paying cash. The sale will be conducted in accordance with the terms of the Texas Property Code and the Deed of Trust.

3. Obligation and Security Instrument to be Foreclosed:

Promissory Note dated August 25, 2015, in the original principal amount of \$26,482.00, executed by Toshikatsu Chiku and payable to Reavans Hickory, LLC and secured by Vendor's Lien retained in Deed of even date recorded in Document No. 2015-1244632 of the Official Public Records of Real Property, Brazos County, Texas and by Deed of Trust of even date from Toshikatsu Chiku, Grantor, to Wally Tingley, Trustee, and recorded in Document No. 2015-1244633 of the Official Public Records of Real Property, Brazos County, Texas.

4. Property to be Sold:

Lot 6B, Block 3, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas. (2522 Hickory Dr., College Station, TX 77840)

5. Name of Current Beneficiary/Mortgagee:

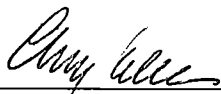
3535 Cottonwood Acquisitions, LLC

6. Address of Current Beneficiary/Mortgagee:

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
Attorney at Law
608-B W. Oltorf St.
Austin, TX 78704
(512) 371-0609 (telephone)
(512) 554-8837 (mobile)
cbkellerlaw@sbcglobal.net

Notice of Substitute Trustee's Sale

Handwritten signature
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.

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Date: January 5, 2021

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Place: Brazos County Administration Bldg., 200 South Texas Ave., Bryan, TX 77803 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code..

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3. Obligation and Security Instrument to be Foreclosed:

Promissory Note dated August 25, 2015, in the original principal amount of \$49,741.00, executed by Masataka Segawa and payable to Reavans Hickory, LLC and secured by Vendor's Lien retained in Deed of even date recorded in Document No. 2015-1244641 of the Official Public Records of Real Property, Brazos County, Texas and by Deed of Trust of even date from Masataka Segawa, Grantor, to Wally Tingley, Trustee, and recorded in Document No. 2015-1244642 of the Official Public Records of Real Property, Brazos County, Texas.

4. Property to be Sold:

Lot 4A, Block 3, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas. (2512 Hickory Dr., College Station, TX 77840)

5. Name of Current Beneficiary/Mortgagee:

3535 Cottonwood Acquisitions, LLC

6. Address of Current Beneficiary/Mortgagee:

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
Attorney at Law
608-B W. Oltorf St.
Austin, TX 78704
(512) 371-0609 (telephone)
(512) 554-8837 (mobile)
cbkellerlaw@sbcglobal.net

Notice of Substitute Trustee's Sale

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I, Christopher B. Keller, Substitute Trustee under the Deed of Trust described herein, give notice of the following foreclosure sale.

1. Date, Time and Place of Sale:

Date: January 5, 2021

Time: The sale will begin at 11:00 a.m. or within 3 hours thereafter.

Place: Brazos County Administration Bldg., 200 South Texas Ave., Bryan, TX 77803 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Current Beneficiary/Mortgagee to bid and pay the unpaid mortgage debt or a part thereof in lieu of paying cash. The sale will be conducted in accordance with the terms of the Texas Property Code and the Deed of Trust.

3. Obligation and Security Instrument to be Foreclosed:

Promissory Note dated August 25, 2015, in the original principal amount of \$45,596.00, executed by Toshikatsu Chiku and payable to Reavans Hickory, LLC and secured by Vendor's Lien retained in Deed of even date recorded in Document No. 2015-1244599 of the Official Public Records of Real Property, Brazos County, Texas and by Deed of Trust of even date from Toshikatsu Chiku, Grantor, to Wally Tingley, Trustee, and recorded in Document No. 2015-1244600 of the Official Public Records of Real Property, Brazos County, Texas.

4. Property to be Sold:

Lot 29B, Block 1, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas. (710 Cross Timbers Dr., College Station, TX 77840)

RECEIVED
Brazos County Clerk
DEC-4 11:47
11:47

5. Name of Current Beneficiary/Mortgagee:

3535 Cottonwood Acquisitions, LLC

6. Address of Current Beneficiary/Mortgagee:

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
Attorney at Law
608-B W. Oltorf St.
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I, Christopher B. Keller, Substitute Trustee under the Deed of Trust described herein, give notice of the following foreclosure sale.

1. Date, Time and Place of Sale:

Date: January 5, 2021

Time: The sale will begin at 11:00 a.m. or within 3 hours thereafter.

Place: Brazos County Administration Bldg., 200 South Texas Ave., Bryan, TX 77803 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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3. Obligation and Security Instrument to be Foreclosed:

Promissory Note dated August 25, 2015, in the original principal amount of \$45,596.00, executed by Toshikatsu Chiku and payable to Reavans Hickory, LLC and secured by Vendor's Lien retained in Deed of even date recorded in Document No. 2015-1244544 of the Official Public Records of Real Property, Brazos County, Texas and by Deed of Trust of even date from Toshikatsu Chiku, Grantor, to Wally Tingley, Trustee, and recorded in Document No. 2015-1244545 of the Official Public Records of Real Property, Brazos County, Texas.

4. Property to be Sold:

Lot 28A, Block 1, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas.

MEMPHIS COUNTY CLERK
Brazos County, Texas
2020 DEC -4 A 11:48
FILED

(704 Cross Timbers Dr., College Station, TX 77840)

5. Name of Current Beneficiary/Mortgagee:

3535 Cottonwood Acquisitions, LLC

6. Address of Current Beneficiary/Mortgagee:

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
Attorney at Law
608-B W. Oltorf St.
Austin, TX 78704
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I, Christopher B. Keller, Substitute Trustee under the Deed of Trust described herein, give notice of the following foreclosure sale.

1. Date, Time and Place of Sale:

Date: January 5, 2021

Time: The sale will begin at 11:00 a.m. or within 3 hours thereafter

Place: Brazos County Administration Bldg., 200 South Texas Ave., Bryan, TX 77803 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

KAREN HOOLEN COUNTY CLERK
BRAZOS COUNTY BRAZOS TEXAS
2020 DEC -4 A 11:47
FILED

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Promissory Note dated August 25, 2015, in the original principal amount of \$45,596.00, executed by Toshikatsu Chiku and payable to Reavans Hickory, LLC and secured by Vendor's Lien retained in Deed of even date recorded in Document No. 2015-1244601 of the Official Public Records of Real Property, Brazos County, Texas and by Deed of Trust of even date from Toshikatsu Chiku, Grantor, to Wally Tingley, Trustee, and recorded in Document No. 2015-1244602 of the Official Public Records of Real Property, Brazos County, Texas.

4. Property to be Sold:

Lot 30A, Block 1, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas. (712 Cross Timbers Dr., College Station, TX 77840).

5. Name of Current Beneficiary/Mortgagee:

3535 Cottonwood Acquisitions, LLC

6. Address of Current Beneficiary/Mortgagee:

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
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RECEIVED
Brazos County Clerk
2020 DEC - 4 A 11:48
FILED

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Promissory Note dated August 25, 2015, in the original principal amount of \$45,596.00, executed by Toshikatsu Chiku and payable to Reavans Hickory, LLC and secured by Vendor's Lien retained in Deed of even date recorded in Document No. 2015-1244541 of the Official Public Records of Real Property, Brazos County, Texas and by Deed of Trust of even date from Toshikatsu Chiku, Grantor, to Wally Tingley, Trustee, and recorded in Document No. 2015-1244542 of the Official Public Records of Real Property, Brazos County, Texas.

4. Property to be Sold:

Lot 29A, Block 1, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas.

(708 Cross Timbers Dr., College Station, TX 77840)

5. Name of Current Beneficiary/Mortgagee:

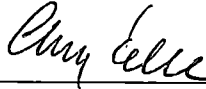
3535 Cottonwood Acquisitions, LLC

6. Address of Current Beneficiary/Mortgagee:

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
Attorney at Law
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Place: Brazos County Administration Bldg., 200 South Texas Ave., Bryan, TX 77803 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

RECORDED
Brazos County, Texas
2020 DEC -4 A 11:10
RECORDED

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Current Beneficiary/Mortgagee to bid and pay the unpaid mortgage debt or a part thereof in lieu of paying cash. The sale will be conducted in accordance with the terms of the Texas Property Code and the Deed of Trust.

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4. Property to be Sold:

Lot 28B, Block 1, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas. (706 Cross Timbers Dr., College Station, TX 77840)

5. Name of Current Beneficiary/Mortgagee:

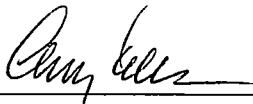
3535 Cottonwood Acquisitions, LLC

6. Address of Current Beneficiary/Mortgagee:

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
Attorney at Law
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RECEIVED
Brazos County Clerk
2020 DEC -4 A 11:48
FILED

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4. Property to be Sold:

Lot 27B, Block 1, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas.

(702 Cross Timbers Dr., College Station, TX 77840)

5. Name of Current Beneficiary/Mortgagee:


3535 Cottonwood Acquisitions, LLC

6. Address of Current Beneficiary/Mortgagee:

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
Attorney at Law
608-B W. Oltorf St.
Austin, TX 78704
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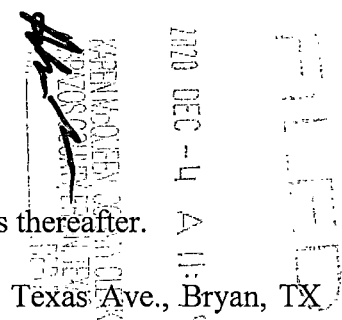
I, Christopher B. Keller, Substitute Trustee under the Deed of Trust described herein, give notice of the following foreclosure sale.

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4. Property to be Sold:

Lot 27A, Block 1, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas.

(700 Cross Timbers Dr., College Station, TX 77840).

5. Name of Current Beneficiary/Mortgagee:

3535 Cottonwood Acquisitions, LLC

6. Address of Current Beneficiary/Mortgagee:

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
Attorney at Law
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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.

I, Christopher B. Keller, Substitute Trustee under the Deed of Trust described herein, give notice of the following foreclosure sale.

RECORDED
2020 DEC -4 A 11:47
Brazos County Clerk
Public Records
Section

1. Date, Time and Place of Sale:

Date: January 5, 2021

Time: The sale will begin at 11:00 a.m. or within 3 hours thereafter.

Place: Brazos County Administration Bldg., 200 South Texas Ave., Bryan, TX 77803 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Current Beneficiary/Mortgagee to bid and pay the unpaid mortgage debt or a part thereof in lieu of paying cash. The sale will be conducted in accordance with the terms of the Texas Property Code and the Deed of Trust.

3. Obligation and Security Instrument to be Foreclosed:

Promissory Note dated August 25, 2015, in the original principal amount of \$45,596.00, executed by Toshikatsu Chiku and payable to Reavans Hickory, LLC and secured by Vendor's Lien retained in Deed of even date recorded in Document No. 2015-1244603 of the Official Public Records of Real Property, Brazos County, Texas and by Deed of Trust of even date from Toshikatsu Chiku, Grantor, to Wally Tingley, Trustee, and recorded in Document No. 2015-1244604 of the Official Public Records of Real Property, Brazos County, Texas.

4. Property to be Sold:

Lot 30B, Block 1, Southwest Crossing, City of College Station, according to the plat thereof recorded in Volume 523, Page 433, Deed Records, Brazos County, Texas. (714 Cross Timbers Dr., College Station, TX 77840)

5. **Name of Current Beneficiary/Mortgagee:**

3535 Cottonwood Acquisitions, LLC

6. **Address of Current Beneficiary/Mortgagee:**

2269 Chestnut Street, #224
San Francisco, CA 94123

SIGNED this 3 day of December, 2020.

SUBSTITUTE TRUSTEE:



Christopher B. Keller
Attorney at Law
608-B W. Oltorf St.
Austin, TX 78704
(512) 371-0609 (telephone)
(512) 554-8837 (mobile)
cbkellerlaw@sbcglobal.net