

1119 CLEAR LEAF DR
BRYAN, TX 77803

FILED
Jama Chudlow
2021 MAY 20 A 10:35

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: July 06, 2021

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 16, 1999 and recorded in Document VOLUME 03422, PAGE 00254 real property records of BRAZOS County, Texas, with JANIE HARGROVE, grantor(s) and NATIONS MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JANIE HARGROVE, securing the payment of the indebtednesses in the original principal amount of \$59,000.00, 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS3 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605



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.

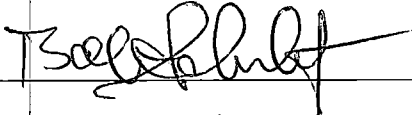
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line 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 May 20, 2021 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: May 20, 2021

1119 CLEAR LEAF DR
BRYAN, TX 77803

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BRAZOS

EXHIBIT "A"

BEING ALL THOSE CERTAIN LOTS, TRACTS, PARTS OR PARCELS OF LAND SITUATED IN BRAZOS COUNTY, TEXAS, AND KNOWN AS BEING LOT FIFTEEN (15) AND SIXTEEN (16), BLOCK "F", SHADOWOOD SUBDIVISION, PHASE 3, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 558, PAGE 369, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Notice of [Substitute] Trustee Sale

FILED
Anna Chidwell
2021 MAY 27 P 2:39

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: 07/06/2021

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

Place: Brazos County, Texas at the following location: **FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1003 SOUTH ST, BRYAN, TX 77803-2318

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/31/2005 and recorded 10/31/2005 in Book OR 7000 Page 1 Document 00908363, real property records of Brazos County, Texas, with **CLIFTON REED SR. AND RUBY REED, HUSBAND AND WIFE**, grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT3, Mortgage-Pass-Through Certificates, Series 2006-OPT3 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **CLIFTON REED SR. AND RUBY REED, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$80,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT3, Mortgage-Pass-Through Certificates, Series 2006-OPT3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2020-01375-TX
20-000727-673

Notice of [Substitute] Trustee Sale

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

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

Lot Nine (9), Block One (1), Pena Subdivision, an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 2028, Page 307, Official Records of Brazos County, Texas.

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

C/O PHH Mortgage Corporation

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

Phone: 877-744-2506

TS No.: 2020-01375-TX
20-000727-673

Notice of [Substitute] Trustee Sale

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

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

Date: May 24, 2021



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Duke Flores Certificate of Posting
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 5-27-21 I filed this Notice of Foreclosure Sale at the office
of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2021 JUN 10 P 3:31

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

KNOW ALL MEN BY THESE PRESENTS:

ASHLEY McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY _____, DEPUTY

WHEREAS, on February 11, 2016, **Bryan Hospitality LLC, d/b/a Hyatt House, a Texas limited liability company**, ("Grantor") executed and delivered a Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 2016-1255580, BK OR, Volume 13175, Page 114, et. seq., in the Official Public Records of Real Property of Brazos County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Michael J. Smith, Pete Florez, Zachary Florez, Orlando Rosas and Bobby Brown, any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, **I, L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and

addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, July 6, 2021**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the Atrium on the first floor of the Brazos County Administration Building located at 200 South Texas Avenue, Bryan, Texas, which designated area is more particularly described in the Brazos County Commissioner's Court Minutes recorded in the Official Real Property Records of Brazos County, Texas, or any other area which has been designated by the Brazos County Commissioner's Court as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

- (a) **Tract 1:** Lot 5R-1R1, Block 2 of the Bryan Towne Center Subdivision to the City of Bryan, Brazos County, Texas, according to the Replat recorded in Volume 12459, Page 107, of the Official Records of Brazos County, Texas.

Tract 2: Reciprocal Access Easement created by the Operation and Easement Agreement between Target Corporation and Bryan Towne Center Partners, LP, dated May 5, 2007, and recorded in Volume 7991, Page 81 of the Official Records of Brazos County, Texas; as modified by that certain First Amendment to Operation and Easement Agreement dated November 5, 2011, recorded in Volume 10403, Page 98 of the Official Records of Brazos County, Texas, and that certain Second Amendment to Operation and Easement Agreement dated November 25, 2014, and recorded in Volume 12413, Page 236 of the Official Records of Brazos County, Texas.

- (b) together with all buildings and other improvements thereon, and all fixtures, machinery, equipment, apparatuses, and Personal Property (as defined in the

Deed of Trust), installed or used on the above-described property or the improvements thereon.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Michael J. Smith, Pete Florez, Zachary Florez, Orlando Rosas and Bobby Brown

c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
Telephone:281-788-3666
Email: ldslaw7@gmail.com

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.

Dated this 8th day of June, 2021.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee

2618 Kittansett Circle

Katy Texas 77450

Telephone: 281-788-3666

Email: ldslaw7@gmail.com

106 S BAYLOR AVENUE
BRYAN, TX 77803

FILED

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Kim Green
KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: July 06, 2021

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 February 22, 2005 and recorded in Document VOLUME 6543, PAGE 204 real property records of BRAZOS County, Texas, with CHERYL A. FORD-WILLIAMS AKA CHERYL AUSTON FORD WILLIAMS AND FLOYD YOUNG, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHERYL A. FORD-WILLIAMS AKA CHERYL AUSTON FORD WILLIAMS AND FLOYD YOUNG, securing the payment of the indebtednesses in the original principal amount of \$56,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-3 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



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.

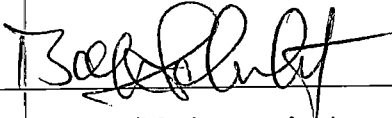
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line 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 June 14, 2021 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: June 14, 2021

106 S BAYLOR AVENUE
BRYAN, TX 77803

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BRAZOS

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND:

BEING A 0.1980 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE #9, ABSTRACT 62, BRAZOS COUNTY, TEXAS, AND BEING PARTS OF LOTS 3,4,5, AND PART OF THE ALLEY, BLOCK 230, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME "H", PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO ROBERT E. TUREK AND ELIZABETH ANN TUREK RECORDED IN VOLUME 316, PAGE 660, DEED RECORDS OF BRAZOS COUNTY TEXAS, AND SAID 0.1980 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD MARKING THE NORTHEAST CORNER OF SAID BLOCK 230 WHICH IS THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 26TH STREET WITH THE WESTERLY RIGHT-OF-WAY OF BAYLOR AVENUE;

THENCE S 8° 00' 00" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF BAYLOR AVENUE, FOR A DISTANCE OF 125.00', TO A MARK ON CONCRETE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 8° 00' 00" W, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 57.50' TO A POINT LOCATED 1.27' - N 42° 53' 43" E FROM AN AXLE ROD FOUND;

THENCE N 82° 00' 00" W, THROUGH LOTS 5, 4, AND 3, OF SAID BLOCK 230, FOR A DISTANCE OF 150.00' TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN LOTS 2 AND 3, OF SAID BLOCK 230, SAID POINT BEING LOCATED 0.68' - N 47° 29' 40" E FROM A 3/8" IRON ROD FOUND;

N 8° 00' 00" E, ALONG SAID COMMON BOUNDARY LINE BETWEEN LOTS 2 AND 3, FOR A DISTANCE OF 57.50' TO A POINT LOCATED ON THE CENTER LINE OF THE 20' WIDE ALLEY PLATTED AS PART OF SAID BLOCK 230, SAID POINT ALSO BEING LOCATED 0.53' - N 14° 52' 50" E FROM A 1/2" IRON ROD FOUND;

THENCE S 82° 00' 00" E, ALONG SAID ALLEY CENTER LINE, FOR A DISTANCE OF 150.00' TO THE POINT OF BEGINNING, CONTAINING 0.1980 ACRE OF LAND, MORE OR LESS.