

2021 JUL 2 A
KAREN MCGINN COUNTY CLERK
BRAZOS COUNTY, TEXAS
BRYAN BRANCH
1000 DEPT. 1000
BRYAN, TEXAS 77803

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 of the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 20, 2021 and recorded under Volume 3834, Page 107 or Clerk's File No. Instrument Number 717647 in the real property records of Brazos County Texas, with Isica H. Sims, husband and Mary Sims, wife also known as Mary Walton Sims as Grantor(s) and Jim Walter Homes, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Isica H. Sims, husband and Mary Sims, wife also known as Mary Walton Sims securing payment of the indebtedness in the original principal amount of \$108,150.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Isica H. Sims and wife Mary Sims. 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 (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 55 Beattie Place, Suite 100, Greenville, South Carolina 29601-2743.

Legal Description:

Being Lot 3, Block 5, Bryan's First Addition, excluding and reserving all mineral rights.

SALE INFORMATION

Date of Sale: 8/3/2021 Earliest Time Sale Will Begin: 11:00 am

Location of Sale: The place of the sale shall be: The atrium on the 1st floor of the County Administration Building, 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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



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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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.


WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Pete Florez, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Allan Johnston, Sharon St. Pierre Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP Trustee Services, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060

Executed on July 12, 2021.

/s/ Danya Gladney SBOT Bar No. 24059786
Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060

Posted and filed by: 

Printed Name: Pete Florez

C&M No: 44-20-0571

Notice of Foreclosure Sale
Prepared on July 13, 2021

FILED

Foreclosure Sale:

Holder Arich Star LLC

Borrower: Markeacha Allen

Property address: 912 Navidad St Bryan, TX 77801

2021 JUL 12 A 1:55

Contract For Deed in the amount of \$49,900 dated March 7, 2014, payable to the order Colonial Funding Group LLC, recorded under document number 01194667 of the Real Property Records of Brazos County, Texas, for the following property: Lot Seventeen (17) Block 2, Villawest Section One, City of Bryan, according to a vacating and resubdivision plat recorded in Volume 390 Page 785 of the deed records of Brazos County, Texas Permanent Parcel number 46257.

REAL PROPERTY
RECORDS
CLERK
Brazos County, Texas
BY
DEPUTY

Recording information Document # 01194667 Bk OR, Volume 1205 Page 221 or such other number as may be shown on the recorded loan documents

Date of the foreclosure sale : August 3, 2021

Time of the foreclosure sale: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time. The earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and will end by 2:00 P.M. (and not later than three hours after 11:00 a.m.)

Substitute Trustees: Pete Florez, Kelly Goddard, Florence Rosas, Sharon St. Pierre, Cindy Garvin, David Garvin, David Ricker, S. Lee Stevenson, Jr.

.and not later than three hours thereafter.

Place for the foreclosure sale: The designated area or location which has been designated by the Commissioners' Court where non-judicial foreclosure sales are to take place in Brazos County, County, Texas. If the Commissioner's have not designated an area for conducting foreclosure sales, then the sale shall be held at the Brazos County, County courthouse.

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 the Note bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Note holder, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Note holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Note holder's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Note holder in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Note holder's. The foreclosure will be conducted by the Note holder.

The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place stated above for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Note holder passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Note holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "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, Substitute 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 Substitute Trustee.

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

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



S. Lee Stevenson, Jr.
Attorney for Note holder and Mortgage Servicer
Stevenson & Ricker
Eilan at the Rim
17806 IH 10 Suite 300
San Antonio Texas 78257
Telephone (210) 690-9944
Telecopier (210) 690-3635
Email: lee@stevensonricker.com

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.

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DEED OF TRUST INFORMATION:

Date:	September 8, 2008
Grantor(s):	Pedro A. Ramirez, an unmarried person
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as nominee for PHH Mortgage Corporation
Original Principal:	\$74,700.00
Recording Information:	Book 8800, Page 181
Property County:	Brazos
Property:	Unit One hundred forty-two (142), Building "F", The Oaks of Villa Maria, a Condominium Project in Brazos County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Condominium Declaration thereof, in Volume 633, Page 222 of the Official Records of Brazos County, Texas.
Property Address:	1305 West Villa Maria Road F-101 Bryan, TX 77801

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

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: August 3, 2021
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, Bob Schubert, Leighton Schubert, Leigha Schubert, or Carlos R. Hernandez-Vivoni, 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, Bob Schubert, Leighton Schubert, Leigha Schubert, or Carlos R. Hemandez-Vivoni, 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, Bob Schubert, Leighton Schubert, Leigha Schubert, or Carlos R. Hemandez-Vivoni, 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 21st day of June, 2021.

Sheryl LaMont

Sharon St. Pierre, Robert La Mont, Sheryl La
Mont, David Sims, Allan Johnston, or Carlos R.
Hernandez-Vivoni

Notice of [Substitute] Trustee 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: 08/03/2021

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.

KAREN M. COLE
BRAZOS COUNTY
RE: MGA

2021 JUL -1

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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: July 2, 2021

Glenda Hamilton

Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – 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 *Pete Florez* 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 *7-8-21* 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.