

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 093598-TX

Date: December 7, 2021

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: ANTHONY BONDS AND VICTORIA BONDS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR WALLICK AND VOLK, INC., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 5/30/2012, RECORDING INFORMATION: Recorded on 5/30/2012, as Instrument No. 01121522 in Book 10700 Page 244 and later modified by a loan modification agreement recorded as Instrument 2017-1303870 BK 14160 PG 278 on 07/21/2017, and later modified by a loan modification agreement recorded as Instrument 1338956 BK 14878 PG 1 on 08/22/2018

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL OF LOT TWENTY-TWO (22), BLOCK SEVEN (7), MEADOWCREEK SUBDIVISION, PHASE 4A, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9491, PAGE 126, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/1/2022**, the foreclosure sale will be conducted in **Brazos County** in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for JPMORGAN CHASE BANK, NATIONAL ASSOCIATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806




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MORTGAGEE COUNTY OF BRAZOS
Brazos County, Texas
By: MORTGAGE SERVICER

Matter No.: 093598-TX

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.

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, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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.


By: _____
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: LOT FIVE (5), STANDING ROCK RANCH, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF VOLUME 6962, PAGE 162, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/30/2014 and recorded in Book 11829 Page 179 real property records of Brazos County, Texas.

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

Date: 02/01/2022

Time: 11:00 AM

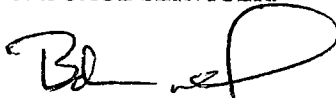
Place: Brazos County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by BELDON WAYNE SPROUSE, JR. AND ALLISON SPROUSE, provides that it secures the payment of the indebtedness in the original principal amount of \$137,193.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COUNTRYPLACE MORTGAGE LTD is the current mortgagee of the note and deed of trust and COUNTRYPLACE MORTGAGE LTD. is mortgage servicer. A servicing agreement between the mortgagee, whose address is COUNTRYPLACE MORTGAGE LTD c/o COUNTRYPLACE MORTGAGE LTD., 15301 Spectrum Drive, Suite 550, Addison, TX 75001 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

RECORDED
IN
Brazos County
TX 10090

2021 DEC -

FIL

Certificate of Posting

I am Pete Florez 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 12-9-21 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.

3201 TIMBERLINE DRIVE
BRYAN, TX 77802

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Handwritten signature
BRYAN COUNTY
CLERK

2021 DEC 13 P 3:23

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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.

1. **Date, Time, and Place of Sale.**

Date: February 01, 2022

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 January 08, 2001 and recorded in Document VOLUME 4029, PAGE 61; REFILED VOLUME 4044, PAGE 62 real property records of BRAZOS County, Texas, with VINCENT E SANDLE AND BELINDA J SANDLE, grantor(s) and CORNERSTONE MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VINCENT E SANDLE AND BELINDA J SANDLE, securing the payment of the indebtednesses in the original principal amount of \$84,456.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. GSMPS MORTGAGE LOAN TRUST 2004-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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 REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, BOB SCHUBERT, LEIGHA SCHUBERT, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on December 13, 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: December 13, 2021

3201 TIMBERLINE DRIVE
BRYAN, TX 77802

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BRAZOS

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING KNOWN AS LOT THREE (3), BLOCK NINETEEN (19), NORTHWOOD SUBDIVISION, INSTALLMENT 8B, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 564, PAGE 285, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BRAZOS

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§
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FILED

NOTICE OF FORECLOSURE SALE

2022 JAN -7 P 3:42

Karen McQueen
KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY *[Signature]* DEPUTY

DATE: January 6, 2022

DECLARATION: Condominium Declaration for Deacon Condominiums recorded in Volume 4411, Page 85, and the amendments thereto at Volume 4697, Page 61; Volume 4717, Page 76, Volume 4736, Page 1 and Volume 4759, Page 16 of the Official Records of Brazos County, Texas, and all other recorded documents governing, evidencing, administering, or securing Association assessments.

ASSOCIATION: DEACON HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation

ASSESSMENTS: Pursuant to Texas Property Code §82.113, "assessments" means regular and special assessments, dues, fees, charges, interest, late fees, fines, collection costs, attorney's fees, and any other amount due to the Association by the unit owner or levied against the unit by the Association, all of which are enforceable as assessments.

ASSESSMENT LIEN: The lien and power of sale expressly granted in the Declaration and the lien granted in Section 82.113(a) of the Texas Property Code securing Assessments and other permitted charges.

PROPERTY: Unit Fifty-two (52), Deacon Condominiums, City of College Station, 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 4411, Page 85, and the amendments thereto at Volume 4697, Page 61; Volume 4717, Page 76, Volume 4736, Page 1 and Volume 4759, Page 16 of the Official Records of Brazos County, Texas.

TRUSTEE: Hoelscher, Lipsey, Elmore, Poole & Turnbull, P.C.; Lauren E. Turnbull; Heath C. Poole; and Cully Lipsey, any one of whom may act
1021 University Drive East
College Station, Texas 77840

FORECLOSURE SALE:

Date: Tuesday, February 1, 2022

Time: The sale of the Security Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 4:00 p.m.; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. or within three (3) hours thereafter.

Place: In the atrium area of the Brazos County Administration Building located at East 28th Street and Texas Avenue in Bryan, Brazos County, Texas.

Terms: 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

Association's bid may be by credit against the indebtedness secured by the Assessment Lien.

Default has occurred in the payment of the assessments and other permitted charges secured by the Assessment Lien, and all legal requirements to be complied with in order to proceed to foreclose the Assessment Lien have been complied with. Because of that default, the Association, acting through its Board of Directors, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the governing documents and applicable law.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.


The Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g., a senior mortgage lien). 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 in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, 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 Trustee.

Notice is given that before the Foreclosure Sale the Association may appoint another person as Trustee to conduct the Foreclosure 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.



Lauren E. Turnbull, Trustee
Hoelscher, Lipsey, Elmore, Poole &
Turnbill, P.C.
1021 University Drive East
College Station, Texas 77840