

Notice of Foreclosure Sale

FILED

December 1, 2020

2020 OCT 30 A 8:19

Deed of Trust ("Deed of Trust"):

Dated: August 22, 2107
Grantor: Jose Oscar Garcia and Arabia Harris
Trustee: Joshua J. Benn
Lender: 23Vibe Investment Properties, LLC

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

Recorded in: Volume 14229, Page 136 of the real property records of Brazos County, Texas

Legal Description: Lot Four (4), Block Two (2) of the Sherwood Heights Phase 2 Subdivision, College Station, Brazos County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$171,500.00, executed by Jose Oscar Garcia and Arabia Harris ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as Lot Four (4), Block Two (2) of the Sherwood Heights Phase 2 Subdivision, College Station, Brazos County, Texas, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, December 1, 2020

Time: 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 10:00 am and not later than three hours thereafter.

Place: Brazos County Administration Building
200 S. Texas Ave., Bryan, Texas 77803

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 23Vibe Investment Properties, LLC's 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, 23Vibe Investment Properties, LLC,

the owner and holder of the Note, has requested Trustee to sell the Property.

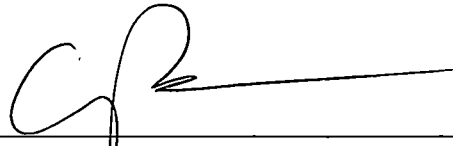
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 23Vibe Investment Properties, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with 23Vibe Investment Properties, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If 23Vibe Investment Properties, LLC 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 23Vibe Investment Properties, LLC. 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, 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.

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.



Joshua J. Benn, Trustee
3008 Barron Road #100
College Station, Texas 77845
Telephone (979) 393-0345
Telecopier (979) 704-6555

Notice of Foreclosure Sale

FILED

Deed of Trust or instrument and Liens to be Foreclosed on ("Deed of Trust"):

Dated: April 18, 2018

2020 NOV -5 P 12: 16

Grantor: LAURIE L. BROWN, a single woman

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
Michelle Ouellet

Original Trustee: J. DAVIS WATSON

Lender or Beneficiary: DEANN WATSON KEILBERG, TRUSTEE OF THE JAY DON WATSON TRUST

Deed of Trust Recorded in: Volume 14616, Page 245 of the Official Records of Brazos County, Texas

Legal Description: Lot Six (6), Block Two (2), Ridgecrest Addition, City of Bryan, according to plat thereof recorded in Volume 150, Page 83 of the Deed Records of Brazos County, Texas.

Secures: Note dated April 18, 2018 ("Note") in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND FOUR HUNDRED SIXTY AND NO/100 DOLLARS (\$164,460.00), executed by LAURIE L. BROWN ("Borrower") and payable to the order of DEANN WATSON KEILBERG, TRUSTEE OF THE JAY DON WATSON TRUST

Foreclosure Sale:

Date: Tuesday, December 1, 2020

Time: The sale of the Property shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The Atrium on the First Floor of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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 DEANN WATSON KEILBERG, TRUSTEE OF THE JAY DON WATSON TRUST, 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, DEANN WATSON KEILBERG, TRUSTEE OF THE JAY DON WATSON TRUST, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of DEANN WATSON KEILBERG, TRUSTEE OF THE JAY DON WATSON TRUST'S, election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with DEANN WATSON KEILBERG, TRUSTEE OF THE JAY DON WATSON TRUST'S rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If DEANN WATSON KEILBERG, TRUSTEE OF THE JAY DON WATSON TRUST, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refilled 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 interests of the Deed of Trust by DEANN WATSON KEILBERG, TRUSTEE OF THE JAY DON WATSON TRUST,. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

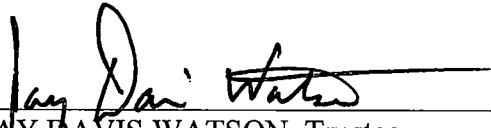
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserved 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.

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 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.

Signed this the 5th day of November, 2020.



JAY DAVIS WATSON, Trustee
1450 Copperfield Pkwy, Ste. 300
College Station, Texas 77845
Tel: (979) 703-4044
Fax: (979) 703-7994

1910 W 18TH ST
BRYAN, TX 77803

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

2020 NOV -9 P 3:25

00000009107871

FILED

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: December 01, 2020

Time: The sale will begin at 11:00 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 29, 2007 and recorded in Document VOLUME 7860, PAGE 147 real property records of BRAZOS County, Texas, with LEE M HUNTER, grantor(s) and WALTER MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LEE M HUNTER, securing the payment of the indebtednesses in the original principal amount of \$34,000.00, 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, 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 VII 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



1910 W 18TH ST
BRYAN, TX 77803

0000009107871

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 PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE OR RONNIE HUBBARD 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 November 9, 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: 11/09/2020

1910 W 18TH ST
BRYAN, TX 77803

00000009107871

00000009107871

BRAZOS

EXHIBIT "A"

LEGAL DESCRIPTION BEING LOT NUMBER FIVE (5) IN BLOCK NUMBER (1) ONE OF THE J.P. PALASOTA'S ADDITION NUMBER (2) TWO TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS.