

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

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THE STATE OF TEXAS
COUNTY OF BRAZOS

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KNOW ALL MEN BY THESE PRESENTS:

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

WHEREAS, by Homestead Lien Contract and Deed of Trust, (the "Deed of Trust") dated August 22, 2011 Arthur W. Carr conveyed to Gail Kollé Hoad as Trustee, the herein below described property to secure Prosperity Bank the successor by merger with First Victoria National Bank, in the payment of all indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded in Volume 10317, Page 92 et. seq. of the Official Public records 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, 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, May 4, 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 at 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:

Lot Four (4), Block Seven (7), Windover East Fourth Installment, City of Bryan, according to the plat thereof recorded in Volume 597, Page 855, of the Deed Records, Brazos County, Texas.

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, 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 7th day of April, 2021.

 Substitute Trustee

L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy Texas 77450
Telephone: 281-788-3666
Email:ldslaw7@gmail.com

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

FILED
WHEREAS, on November 10, 2017, NAVOG Universal Services, Inc. ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$173,550.00, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded under clerk's file number 2017-1314121 in the Real Property Records of Brazos County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

APR 13 2021
CLERK
BRAZOS COUNTY, TEXAS
BY: J. [Signature]

Being a 0.209 acre tract of land, being the remainder of Lot 1 and Lot 2 out of Block 8 of the McCulloch's Subdivision to the City of College Station, Brazos County, Texas, recorded in Volume 122, Page 91 of the Deed Records of Brazos County, Texas, and being the same tract of land described to RockWater Investments, LP, recorded in Volume 14211, Page 32 of the Official Records of Brazos County, Texas, said 0.209 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1, same being the southwest corner of Lot 3, located on the north line of Georgia Street, for the southeast corner of this;

THENCE along the south line of said Lot 1, common boundary with said Georgia Street, N 37deg46'06" W a distance of 78.77 feet to a 1/2 inch iron rod with yellow cap set at the intersection of the north line of Georgia Street, and the east line of Holleman Drive, for the southwest corner of this;

THENCE crossing said Lot 1 and said Lot 2, common boundary with said Holleman Drive N 41deg50'21" E a distance of 117.60 feet to a 1/2 inch iron rod with yellow cap set at the intersection of the east line of said Holleman Drive, and the south line of Welsh Avenue, same being the west corner of Lot 1, Block 1, Welch Place, (466/143), for the northwest corner of this;

THENCE along the north line of Lot 2, common boundary with Welch Place S 37deg46'06" E a distance of 78.77 feet to a 1/2 inch iron rod with yellow cap set at the northeast corner of Lot 2, same being the northwest corner of said Lot 3, for the northeast corner of this;

THENCE along the east line of said Lot 2 and Lot 1, common boundary with said Lot 3 S 41deg50'21" W a distance of 117.60 feet to the POINT OF BEGINNING, commonly known as 508 Holleman Drive, College Station, Texas, 77840; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sharon St. Pierre, Kelly Goddard, Pete Florez, Florence Rosas, Clifford D. Harmon, Breeann Osterheldt and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

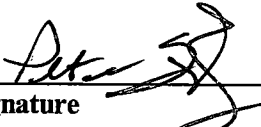
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, May 04, 2021**, being the first Tuesday of such month, at the county courthouse of **Brazos County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Brazos County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, May 04, 2021**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of April 13, 2021.



Signature
Pete Florez, Substitute Trustee
Printed Name

Matter No. 1314

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRAZOS COUNTY, TEXAS
BY:  CLERK

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BRYAN, TX 77801

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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: May 04, 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 November 09, 2012 and recorded in Document VOLUME 11006, PAGE 200; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 12441, PAGE 55, VOLUME 13886, PAGE 259 & CLERK'S FILE NO. 1356137 real property records of BRAZOS County, Texas, with RODNEY ROGERS, grantor(s) and PRIORITY BANK, FSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RODNEY ROGERS, securing the payment of the indebtednesses in the original principal amount of \$84,235.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK 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. PRIORITY BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIORITY BANK
400 WEST COMMERCIAL STREET
OZARK, AR 72949

KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY BRYAN, TEXAS
By *Michelle Olivas* DEPUTY

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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.

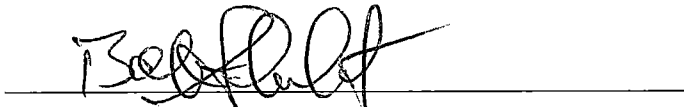
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line 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 April 12, 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: April 12, 2021

1920 LAURA LANE
BRYAN, TX 77801

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BRAZOS

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN BRAZOS COUNTY, TEXAS, BEING LOT THREE (3), BLOCK EIGHTEEN (18), NORTHWOOD 6TH INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 542, PAGE 119, DEED RECORDS OF BRAZOS COUNTY, TEXAS.