

**Notice of Foreclosure Sale**

FILED FOR RECORD  
WASHINGTON COUNTY TEXAS  
2019 APR - 4 PM 3: 31  
*Beth A. Rothman*  
WASHINGTON COUNTY CLERK

**Deed of Trust ("Deed of Trust"):**

Dated: November 23, 2004  
Grantor: Stephanie Clemons  
Trustee: Laura Upchurch  
Substitute Trustee: Catherine Kenjura  
Lender: Washington County Habitat for Humanity, Inc.  
Recorded in: Volume 1141, Page 747 of the real property records of Washington County, Texas.  
Secures: Real Estate First Lien Promissory Note ("Note") in the original principal amount of \$57,000.00, executed by Stephanie Clemons ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

**Foreclosure Sale:**

Date: Tuesday, May 7, 2019  
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 A.M. and not later than three hours thereafter.  
Place: Washington County Courthouse, south steps  
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 Washington County Habitat for Humanity, Inc.'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, Washington County Habitat for Humanity, Inc., the owner and holder of the Note, has requested Catherine Kenjura, Substitute Trustee, to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Washington County Habitat for Humanity, Inc.'s election to proceed against and

sell both the real property and any personal property described in the Deed of Trust in accordance with Washington County Habitat for Humanity, Inc.'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Washington County Habitat for Humanity, Inc. 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 Washington County Habitat for Humanity, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

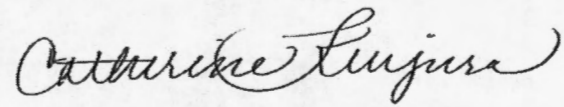
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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



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Catherine Kenjura  
418 North Park Street, P.O. Box 557  
Brenham, Texas 77834-0557  
Telephone (979) 836-5288  
Telecopier (979) 836-7738

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/15/2008

**Grantor(s)/Mortgagor(s):**  
DORIS J. ROGERS AND JAMES A. ROGERS,  
NOT STATED

**Original Beneficiary/Mortgagee:**  
BENEFICIAL TEXAS INC.

**Current Beneficiary/Mortgagee:**  
REO Trust 2017-RPL1

**Recorded in:**  
**Volume:** 1271  
**Page:** 495  
**Instrument No:** 0991

**Property County:**  
WASHINGTON

**Mortgage Servicer:**  
Rushmore Loan Management Services, LLC is  
representing the Current Beneficiary/Mortgagee under a  
servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
15480 Laguna Canyon Road, Suite 100,  
Irvine, CA 92618

FILED FOR RECORD  
WASHINGTON COUNTY TEXAS  
2019 APR 15 PM 1:15  
Beth A. Rothman  
WASHINGTON COUNTY CLERK

**Legal Description:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE A. HARRINGTON SURVEY, A-55, BEING LOTS EIGHT-ONE (81) AND EIGHTY-TWO (82) OF THE J.A. WILKINS "WEST BLOCK" ADDITION TO THE CITY OF BRENHAM, TEXAS, SAID LOTS EIGHTY-ONE CONTINUED ON EXHIBIT A-LEGAL DESCRIPTION

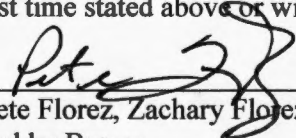
**Date of Sale:** 5/7/2019

**Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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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Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-66124-HE  
**Loan Type:** Conventional Residential

**TX-18-66124-HE**

CONT EXHIBIT A

(81) AND EIGHTY-TWO (82) BEING THE SAME LAND DESCRIBED IN A DEED FROM ALMS JEFFERSON TO MABEL JONES GARRETT, DATED SEPTEMBER 22, 1980, RECORDED IN VOLUME 401, PAGE 15, DEED RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A CHAIN LINK FENCE CORNER POST ON THE SOUTH MARGIN OF WEST ACADEMY STREET FOR THE NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL LOT EIGHTY-TWO (82), J. A. WILKINS ADDITION TO THE CITY OF BRENNHAM, TEXAS, BEING THE NORTHWEST CORNER OF LOT EIGHTY-THREE (83) OF SAID ADDITION NOW OWNED BY LOMIA CHENLAM (322/548), A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF WEST ACADEMY STREET AT ITS INTERSECTION WITH THE WEST MARGIN OF MULBERRY STREET BEARS N 77 DEG. 34' 00" E 100.00 FEET;

THENCE ALONG A CHAIN LINK FENCE FOR THE EAST LINE HEREOF AND THE WEST LINE OF SAID LOT EIGHTY-THREE (83), S 12 26' 00" E 86.50 FEET TO A 1/2" IRON ROD SET 1.14 FEET SOUTHEAST OF A CHAIN LINK FENCE CORNER FOR THE SOUTHEAST CORNER HEREOF AND OF SAID LOT EIGHTY-TWO (82), THE SOUTHWEST CORNER OF SAID LOT EIGHTY-THREE (83), THE NORTHWEST CORNER OF LOT FIFTY-EIGHT (58) AND THE NORTHEAST CORNER OF LOT FIFTY-NINE (59) OF SAID ADDITION;

THENCE ALONG THE SOUTH LINE HEREOF AND OF SAID LOTS EIGHTY-TWO (82) AND EIGHTY-ONE (81), COMMON WITH THE NORTH LINE OF LOT FIFTY-NINE (59) AND SIXTY (60) OF SAID ADDITION, S 77 34' 00" W 100.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL LOT EIGHTY-ONE (81), BEING THE SOUTHEAST CORNER OF LOT EIGHTY (80), THE NORTHEAST CORNER OF LOT SIXTY-ONE (61) AND THE NORTHWEST CORNER OF LOT SIXTY (60), A 1/2" IRON ROD FOUND BEARS S 0 DEG. 14' 27" E 0.71 FEET;

THENCE ALONG THE WEST LINE HEREOF AND OF SAID ORIGINAL LOT EIGHTY-ONE (81), COMMON WITH THE EAST LINE OF SAID LOT EIGHTY (80), N 12 DEG. 26' 00" W 86.50 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF WEST ACADEMY STREET FOR THE NORTHWEST CORNER HEREOF AND OF SAID LOT EIGHTY-ONE (81), BEING THE NORTHEAST CORNER OF SAID LOT EIGHTY (80);

THENCE ALONG THE SOUTH MARGIN OF WEST ACADEMY STREET, N 77 DEG. 34' 00" E, AT 50.00 FEET PASS THE NORTHEAST CORNER OF LOT EIGHTY-ONE (81) AND THE NORTHWEST CORNER OF LOT EIGHTY-TWO (82), AND AT A TOTAL DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8,650 SQUARE FEET OF LAND. AS SURVEYED BY DONALD W. LAMPE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1732 DURING THE MONTH OF MARCH, 1993.