

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
BROOKS, JUDITH
705 WEST FIFTH STREET, BRENHAM, TX 77833

CONVENTIONAL

Firm File Number: 20-035419

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2021 SEP 30 PM 3:52
Brent A. Roberts
WASHINGTON COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 27, 2006, JUDITH A. BROOK, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to STEPHEN W. BING, ROBERT J. ADAM OR LEIGH ANN THOMPSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TXL MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the Real Property Records of WASHINGTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 5626 Volume 12 Page 862, which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 2, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Washington** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Washington, State of Texas:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.2895 ACRES OUT OF BLOCK NO. 23 OF THE KEYS 1ST ADDITION TO THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS. THE SAID 0.2895 ACRE TRACT BEING ALL OF THAT PROPERTY DESCRIBED AS 0.289 ACRES IN A DEED DATED OCTOBER 14, 1965 FROM WALTER L. SCHLABACH TO VERNON W. HAHN, ET UX, RECORDED IN VOLUME 262, PAGE 27, WASHINGTON COUNTY DEED RECORDS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.289 ACRE TRACT AS CALLED FOR IN RECORD DEED, SAID CORNER BEING ALSO IN THE EAST LINE OF GREEN STREET AND THE NORTHWEST CORNER OF A 11,520.40 SQ. FT. TRACT CONVEYED TO WILLIE NOERENBERG BY DEED RECORDED IN VOLUME 206, PAGE 242, WASHINGTON COUNTY DEED RECORDS;

THENCE N 12° 23' 00" W (REFERENCE BEARING) A DISTANCE OF 126.10 FEET ALONG THE EAST LINE OF GREEN STREET TO A 3/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, SAID CORNER BEING ALSO IN THE SOUTH LINE W. FILTH STREET;

THENCE N 77° 08' 00" E A DISTANCE OF 100.00 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AS CALLED FOR IN RECORD DEED, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF A TRACT CONVEYED TO ROBERT L. HENARIE BY DEED RECORDED IN VOLUME 142, PAGE 501, WASHINGTON COUNTY DEED RECORDS;

THENCE S 12' 23' 00" E A DISTANCE OF 126.10 FEET ALONG THE WEST LINE OF SAID HENARIE TRACT TO A 3/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID CORNER BEING ALSO IN THE NORTH LINE OF SAID WILLIE NOERENBERG TRACT;

THENCE S 77° 08' 00" W A DISTANCE OF 100.00 FEET WILL THE NORTH LINE OF SAID NOERENBERG TRACT TO PLACE OF BEGINNING, CONTAINING 0.2895 ACRES OF LAND AS SURVEYED BY DARRELL D. RAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4173.

THE BEARINGS RECITED ABOVE ARE BASED ON THE WEST BOUNDARY LINE OF THE ABOVE REFERENCED 0.289 ACRE TRACT, RECORDED IN VOLUME 262, PAGE 27, WASHINGTON COUNTY DEED RECORDS.

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.1873 ACRES OUT OF BLOCK NO. 23 OF THE KEYS 1ST ADDITION TO THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS. THE SAID 0.1873 ACRE TRACT BEING A PART OF THAT PROPERTY DESCRIBED IN A DEED DATED NOVEMBER 27, 1945 FROM SIDNEY C. LONG TO ROBERT L. HENARIE RECORDED IN VOLUME 142, PAGE 501, WASHINGTON COUNTY DEED RECORDS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF W. FIFTH STREET FOR THE NORTHWEST CORNER OF THIS TRACT, SAID CORNER BEING ALSO THE NORTHEAST CORNER OF A 0.289 ACRE TRACT CONVEYED TO VERNON HAHN BY DEED RECORDED IN VOLUME 262, PAGE 27, WASHINGTON COUNTY DEED RECORDS;

THENCE N 77° 08' 00" E A DISTANCE OF 63.40 FEET ALONG THE SOUTH LINE OF W. FIFTH STREET TO A 3/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF A 14,609 SQ. FT. TRACT CONVEYED TO LARRY ELLERBE BY DEED RECORDED IN VOLUME 701, PAGE 281, WASHINGTON COUNTY OFFICIAL RECORDS;

THENCE S 13° 33' 53" E A DISTANCE OF 126.10 FEET ALONG THE WEST LINE OF SAID ELLERBE TRACT TO A 3/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

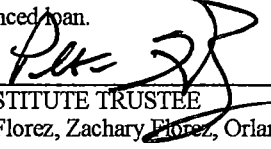
THENCE S 77° 08' 00" W A DISTANCE OF 66.00 FEET TO A 3/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID CORNER BEING ALSO THE SOUTHEAST CORNER OF SAID HAHN 0.289 ACRE TRACT;

THENCE N 12° 23' 00" W A DISTANCE OF 126.10 FEET WITH THE EAST LINE OF SAID HAHN TRACT TO PLACE OF BEGINNING, CONTAINING 0.1873 ACRES OF LAND AS SURVEYED BY DARRELL D. RAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4173.

THE BEARINGS RECITED ABOVE ARE BASED ON THE WEST BOUNDARY LINE OF THE ABOVE REFERENCED 0.289 ACRE TRACT, RECORDED IN VOLUME 262, PAGE 27, WASHINGTON COUNTY DEED RECORDS.

Property Address: 705 WEST FIFTH STREET
BRENHAM, TX 77833
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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.


SUBSTITUTE TRUSTEE
Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

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 to 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 April 27, 2017 and recorded under Vol. 1582, Page 302, or Clerk's File No. 2843, in the real property records of WASHINGTON County Texas, with Jason H Wilke, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guaranteed Rate, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jason H Wilke, single man securing payment of the indebtedness in the original principal amount of \$264,000.00 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 Jason H Wilke. Arvest Central Mortgage Company 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. Arvest Central Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Arvest Central Mortgage Company, is representing the Mortgagee, whose address is: 801 John Barrow Road, Suite 1, Little Rock, AR 72205.

Legal Description:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.271 ACRES, SITUATED IN WASHINGTON COUNTY, TEXAS, BEING OUT OF THE A. HARRINGTON SURVEY, ABSTRACT NO. 55, IN THE CITY OF BRENHAM, BEING A PORTION OF LOT 11 OF THE DAY ADDITION TO THE CITY OF BRENHAM (UNRECORDED), AND BEING ALL OR A PORTION OF A CALLED 0.272 ACRE TRACT DESCRIBED IN THAT DEED DATES DECEMBER 16, 2002, FROM ROBERT J. HUNDL, ET UX TO DAVID T. REDMOND, ET UX, RECORDED IN VOLUME 1057, PAGE 339, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 0.271 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 11/02/2021

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: WASHINGTON County Courthouse, Texas, at the following location: At the south entrance of the Washington County Courthouse, or if the preceding area is 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.



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WASHINGTON COUNTY TEXAS
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C. Q. P. [Signature]

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 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, Kristopher Holub, Evan Press, Cary Corenblum, Reid Ruple, Julian Perrine, Joshua Sanders, Kathleen Adkins, Amy Oian, Bobby Brown, Florence Rosas, Lando Rosas, Orlando Rosas, Paulette McCrary, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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
(281) 925-5200

Executed on 10/08/2021.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 
Printed Name: Pete Florez

C&M No. 44-19-3403

EXHIBIT "A"

Blakey Land Surveying

**4650 Wilhelm Lane
Burton, Texas 77835-5794**

Telephone/Fax 979-289-3900

DAVID T. REDMOND, ET UX
0.271 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 0.271 acres, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 59, in the City of Brenham, being a portion of Lot 11 of the Day Addition to the City of Brenham (unrecorded), and being all or a portion of a called 0.272 acre tract described in that deed dated December 16, 2002, from Robert J. Ehand, et ux to David T. Redmond, et ux, recorded in Volume 1057, Page 339, Official Records of Washington County, Texas, said 0.271 acre tract being more particularly described as follows:

BEGINNING at found 1/2 inch iron rod, lying at the intersection of South margin of Sycamore Street (public right-of-way) with the East margin of Ross Street (public right-of-way), marking the Northwest corner of the original called 0.272 tract (hereafter referred to as "original" tract), and marking the Northwest corner of the herein described tract;

THENCE along the South margin of said Sycamore street, with the North line of the original tract, N 76deg 51min 00sec E, 106.98 ft., to a found "x" in concrete drive, marking the Northwest corner of the Arretta J. Gallagher called 0.26 acre tract (Volume 1257, Page 085, Official Records of Washington County, Texas), and marking the Northeast corner of the original tract and the herein described tract;

THENCE departing said street margin, along a portion of the West line of said Gallagher tract, with the East line of the original tract, S 13deg 42min 58sec E, 111.16 ft., to a found 1/2 inch iron rod, marking a dead angle of said Gallagher tract, the Northeast corner of the David T. Redmond, et ux called 4354 sq. ft. tract (Volume 1216, Page 234, Official Records of Washington County, Texas), and marking the Southeast corner of the original tract and the herein described tract;

THENCE along the North line of said Redmond called 4354 sq. ft. tract, with the South line of the original tract, S 79deg 50min 33sec W (record bearing for the North line of said Redmond called 4354 sq. ft. tract, this line being the BASIS OF BEARING LINE for this survey), 111.43 ft., to a found "x" scribed in concrete drive, lying in the East margin of said Ross Street, marking the Northwest corner of said Redmond called 4354 sq. ft. tract, and marking the Southwest corner of the original tract and the herein described tract;

THENCE along the East margin of Ross Street, with the West line of the original tract, N 11deg 24min 37sec W, 105.39 ft., to the PLACE OF BEGINNING and containing 0.271 acres of land.