



BRAZOS VALLEY GROUNDWATER CONSERVATION DISTRICT

P.O. Box 528 · HEARNE, TX 77859 · (979)279-9350
WWW.BRAZOSVALLEYGCD.ORG

Notice is hereby given that the groundwater conservation districts (GCDs) located wholly or partially within Groundwater Management Area (GMA) 12, as designated by the Texas Water Development Board, consisting of the Post Oak Savannah Groundwater Conservation District (GCD), Fayette County GCD, Lost Pines GCD, Mid-East Texas GCD, and Brazos Valley GCD, will hold a **Joint Planning meeting at 10:00 a.m. on Wednesday, April 23, 2025**, in the Post Oak Savannah GCD Offices, located at 310 East Ave. C (Highway 79), Milano, Texas.

In compliance with the Open Meetings Act, the District Offices are open, however, members of the public who wish to attend virtually and listen, observe, or actively participate during the public comment portion may join this meeting from their computer, tablet or smartphone at:

<https://meet.goto.com/POSGCD/gma12>

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 11m day of April, 2025 at 9:40 a.m./p.m.

Stephanie M. Sanders, Robertson County Clerk

by: Lacy Fechner

United States: +1 (408) 650-3123

Access Code: 225-961-245

The subjects to be discussed or considered, or upon which any formal action may be taken, are as listed below. Items may or may not be taken in the same order as shown on this meeting notice.

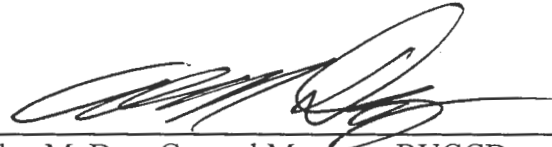
1. Invocation
2. Pledge of Allegiance
3. Call meeting to order and establish quorum
4. Welcome and introductions
5. Public Comment on agenda items
6. Minutes of February 21, 2025, GMA 12 Meeting
7. Evaluation and discussion of past and future pumping files and scenarios using the Yegua-Jackson Groundwater Availability Model (GAM) and results, including permitted and reported production, Desired Future Conditions (DFCs), predicted water levels and water budgets, including evaluations as directed to consultants at the February 21, 2025, GMA 12 Meeting
8. Evaluation and discussion of past and future pumping files and scenarios using the Sparta/Queen City/Carrizo-Wilcox Groundwater Availability Model (GAM) and results, including permitted and reported production, Desired Future Conditions (DFCs), predicted water levels and water budgets, including evaluations as directed to consultants at the February 21, 2025, GMA 12 Meeting
9. Presentation from Post Oak Savannah GCD Consultants on Draft POSGCD Operational Model (OPMAN) and model runs using OPMAN to achieve sustainable pumping of the aquifers in POSGCD
10. Presentation, discussion, and possible action regarding Brazos Valley GCD "Best Estimate" Scenario GAM Run that reflects its realistic production expectations.
11. Discussion and possible action regarding existing DFCs, alternate DFC methods and parallel tracks, and expression of DFCs
12. Review of previously discussed programs and methodology for determining and calculating DFCs from GAM Runs and possible use of variances
13. Discussion of requirements of Texas Water Code in adopting DFCs during present round of joint planning, including schedule, model runs, metrics, and review of 9 factors from Section 36.108(d)
14. Discussion and review of efforts and costs associated with development of Explanatory Report for this round of joint planning for GMA 12

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Robertson County
On: Apr 11, 2025 at 09:48A
By: Lacy Fechner

15. Discussion and possible action on Interlocal Agreement for sharing of responsibilities and expenses of cost for work performed by each GCD in joint planning
16. Review and discussion of legislation filed in the 89th Legislature which may affect joint planning of GMAs
17. Public Comment on non-agenda items
18. Update from Texas Water Development Board
19. Agenda items and Date for next meeting
20. Adjourn

***Questions, requests for additional information, or comments concerning the subjects listed above may be submitted to the person posting this notice.*

Signed this 10th day of April 2025.



Alan M. Day, General Manager, BVGCD
112 W. 3rd Street, Hearne, Texas 77859
Phone: 979-279-9350
aday@brazosvalleygcd.org

***Questions, requests for additional information, or comments concerning the subjects listed above may be submitted to the person posting this notice.*

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 11 day of
April, 2025 at 12:47 am/pm.
Stephanja M. Sanders, Robertson County Clerk
by: Lary

Filed for Record in:
Robertson County
On: Apr 11, 2025 at 12:47P
By: Yesenia Deleon

507 NATCHEZ ST
HEARNE, TX 77859

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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 06, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ROBERTSON COUNTY COURTHOUSE 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 August 22, 2022 and recorded in Document VOLUME 1499, PAGE 766 real property records of ROBERTSON County, Texas, with LAMARQUS D POLK SR AND SPOUSE TOMEKA POLK, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LAMARQUS D POLK SR AND SPOUSE TOMEKA POLK, securing the payment of the indebtednesses in the original principal amount of \$54,320.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, HARRIETT FLETCHER, KRISTOPHER HOLUB, AARTI PATEL, KATHLEEN ADKINS, REID RUPLE, MICHAEL KOLAK, EVAN PRESS, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the ROBERTSON County Clerk and caused to be posted at the ROBERTSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

507 NATCHEZ ST
HEARNE, TX 77859

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ROBERTSON

EXHIBIT "A"

ALL OF LOT NUMBER TWO (2) IN BLOCK NUMBER THREE HUNDRED THIRTEEN (313) IN THE CITY OF HEARNE, ROBERTSON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID CITY OF RECORD IN VOLUME 40, PAGE 193 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS; SAID LOT TWO (2), BLOCK THREE HUNDRED THIRTEEN (313) AS DESCRIBED IN DEED FROM CHARLES A. MOODY, JR., DERWIN L. MOODY, CHERLYE L. MOODY TO JESSIE J. CIENEGA AND WIFE, CAROL K. CIENEGA, DATED FEBRUARY 13, 2008 AND RECORDED IN VOLUME 1022, PAGE 548 OF THE PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.