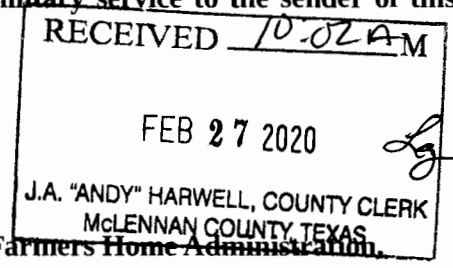


NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.



DEED OF TRUST INFORMATION:

Date: **July 22, 1993**
Grantor(s): **Teresa Rodriguez, a single woman**
Original Mortgagee: **United States of America, acting through the Farmers Home Administration, United States Department of Agriculture**
Original Principal: **\$48,780.00**
Recording Information: **Book 1625, Page 871 and re-recorded at Book 1631, Page 59**
Property County: **Mclennan**
Property: **BEING Lot Three (3) in Block One (1) of the Paschall and Skipper Addition, to the City of McGregor, McLennan County, Texas, as per plat recorded in Volume 1627, page 884 of the McLennan County Deed Records.**
Property Address: **1011 South Madison Street
McGregor, TX 76657**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer Address: **4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120**

SALE INFORMATION:

Date of Sale: **April 7, 2020**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The top of the outside steps to the second floor in front of the Courthouse on Washington Street or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington or Cole Emert, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington or Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

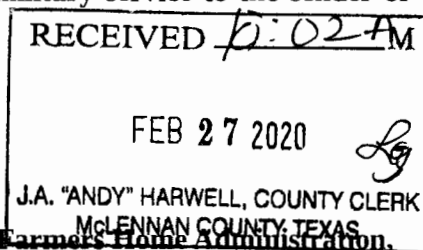
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington or Cole Emert, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "**AS-IS**", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

NOTICE OF ACCELERATION AND NOTICE OF 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.



DEED OF TRUST INFORMATION:

Date: **March 21, 1996**
Grantor(s): **Dena L. Jones**
Original Mortgagee: **United States of America, acting through the United States Department of Agriculture**
Original Principal: **\$68,780.00**
Recording Information: **Book 1786, Page 328**
Property County: **McLennan**
Property: **Being Lots Sixteen (16) in Block one (1) Comanche Creek, a subdivision in the City of Northcrest, McLennan County, Texas, as per plat recorded in Volume 1777, page 462, of the McLennan County Deed Records.**
Property Address: **1012 Beaver Street
Waco, TX 76705**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer Address: **4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120**

SALE INFORMATION:

Date of Sale: **April 7, 2020**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The top of the outside steps to the second floor in front of the Courthouse on Washington Street or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington or Cole Emert, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington or Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington or Cole Emert, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "**AS-IS**", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32313
(850) 422-2520

18-225474

RECEIVED 10:02 AM
FEB 27 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
of the ~~MCLENNAN COUNTY, TEXAS~~

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member 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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: July 16, 2012	Original Mortgagor/Grantor: INEZ CLARK
Original Beneficiary / Mortgagee: BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2012022717	Property County: MCLENNAN
Mortgage Servicer: NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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.

Secures:Note in the original principal amount of \$203,900.00, executed by INEZ CLARK and payable to the order of Lender.

Property Address/Mailing Address: 508 TELLURIDE DR, WACO, TX 76712

Legal Description of Property to be Sold: LOT 55, BLOCK 1, WESTERN RIDGE ESTATES ADDITION, PART SEVEN, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, PER PLAT OF RECORD IN VOLUME 1814, PAGE(S) 9, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS..

Date of Sale: April 07, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, whose address is 1 Mauchly Irvine, CA 92618 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

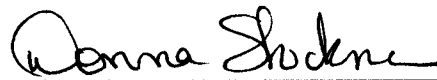
A

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 *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, whose address is 1 Mauchly Irvine, CA 92618 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, whose address is 1 Mauchly Irvine, CA 92618 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



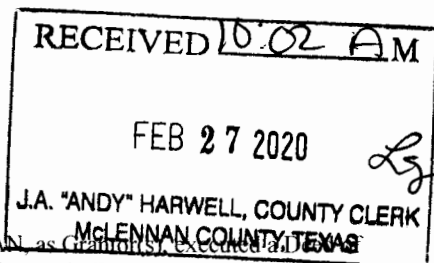
SUBSTITUTE TRUSTEE

Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington, , Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

SELECT PORTFOLIO SERVICING, INC. (SPS)
ZAMARRIPA, JUAN
1125 MAXFIELD STREET, WACO, TX 76716

CONVENTIONAL
Firm File Number: 19-034831



NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 7, 2007, JUAN RAMOS ZAMARRIPA, A SINGLE MAN as Grantor, executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, AEGIS WHOLESALE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of **McLENNAN COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2007005751, to 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, April 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **McLennan** 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 McLennan, State of Texas:

PLEASE SEE EXHIBIT "A"

Property Address: 1125 MAXFIELD STREET
WACO, TX 76716
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: WILMINGTON TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OSAT TRUST 2019-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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
Donna Stockman, Brenda Wiggs, Guy Wiggs, David
Stockman, Russell Stockman, Michelle Schwartz, Denise
Boerner, Tim Lewis or Kathy Arrington
c/o Shapiro Schwartz, 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.

EXHIBIT 'A'

File No.: 966704-WA05 (CDG)
Property: 1125 Maxfield, Waco, TX

BEING ALL THAT TRACT OF LAND IN MCLENNAN COUNTY, TEXAS, BEING ALL OF LOT 13 AND PART OF LOT 12 BLOCK 2, OF LA VEGA PARK ACRES, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS RECORDED IN VOLUME 275, PAGE 293 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO JOHN WILEY SPURLOCK RECORDED IN COUNTY CLERK'S FILE NO. 2004015736 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH STEEL ROD FOUND AT THE INTERSECTION OF THE NORTHEAST LINE OF MAXFIELD AND THE SOUTHEAST LINE OF PARISH STREET.

THENCE NORTH 61 DEGREES 26 MINUTES 09 SECONDS EAST 160.05 FEET ALONG THE SOUTH LINE OF PARISH STREET TO A 1/2 " STEEL ROD FOUND AT THE NORTH CORNER OF SAID SPURLOCK TRACT AND AT THE WEST CORNER OF LOT 14, BLOCK 2 OF SAID LA VEGA ACRES.

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 80.00 FEET TO A 1/2 INCH STEEL ROD SET AT THE EAST CORNER OF SAID SPURLOCK TRACT.

THENCE SOUTH 61 DEGREES 26 MINUTES 09 SECONDS WEST 160.05 FEET TO A 1/2 INCH STEEL ROD SET AT THE SOUTH CORNER OF SAID SPURLOCK TRACT.

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST (BEARING BASIS) 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.294 ACRES OF LAND.

A.P.N. 28-025500-001800-3

RECEIVED 10.02 AM

FEB 27 2020

J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 21, 2016, executed by **MATTHEW CODY EVANS AND KATHERINE ROSE KLOSTERMAN, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2016020653, Official Public Records of McLennan County, Texas; said Deed of Trust being re-recorded under Instrument No. 2016026803, Official Public Records of McLennan County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis or Kathy Arrington, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 7, 2020**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the McLennan County Courthouse at the place designated by the Commissioner's Court for such sales in McLennan County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2016 CMH Manufactured Home, Serial No. CSS017628TXAB.

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.

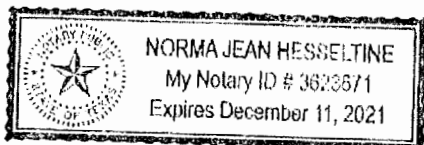
EXECUTED this 21st day of February, 2020.

K Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 21st day of February, 2020, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being all that tract of land in McLennan County, Texas, part of the LEMUEL RICE SURVEY, ABSTRACT NO. 1054, and being that called 6.66 acre tract of land described in a deed to Jay E. Johnson, recorded in Volume 1616, Page 527 of the Deed Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found for the North corner of said 6.66 acre tract, on the Southwest line of that called 3 acre tract referenced in an Affidavit of Heirship recorded in Clerk's File Number 2008031323 of the Official Public Records of McLennan County, Texas, and described in a deed recorded in Volume 1142, Page 407 of said Deed Records and on the Northeast line of Patton Lake Road;

THENCE South 31 degrees 39 minutes 23 seconds East 1121.71 feet to a 3/8 inch steel rod found for the East corner of said 6.66 acre tract, the Northeast corner of that called 6.8 acre tract described in a deed to Joyce Walker, recorded in Clerk's File Number 2014014204 of said Official Public Records, said 6.8 acre being further described in Volume 1713, Page 527 of said Deed Records, and on the Southwest line of said 3 acre tract;

THENCE South 56 degrees 58 minutes 15 seconds West 257.96 feet to a 3/8 inch steel rod found for the South corner of said 6.66 acre tract, the East corner of that called 6.66 acre tract of land described in a deed to Lizzie B. Cooper, recorded in Volume 1616, Page 519 of said Deed Records;

THENCE North 31 degrees 38 minutes 57 seconds West 1129.03 feet to a 3/8 inch steel rod found for the West corner of said 6.66 acre Johnson tract and for the North corner of said 6.66 acre Cooper tract, on the Southeast line of said Patton Lake Road;

THENCE North 58 degrees 35 minutes 50 seconds East 257.75 feet to the **POINT OF BEGINNING**, containing 6.661 acres of land, more or less.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: August 26, 2016	Original Mortgagor/Grantor: KARIN Y. BELL
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR 1ST PREFERENCE MORTGAGE CORP. DBA PREFERENCE MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2016028360	Property County: MCLENNAN
Mortgage Servicer: NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

RECEIVED 10:02 AM
FEB 27 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

* 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.

Secures: Note in the original principal amount of \$144,332.00, executed by KARIN BELL and payable to the order of Lender.

Property Address/Mailing Address: 2316 KENDRICK LN, WACO, TX 76711

Legal Description of Property to be Sold: LOT 5, IN BLOCK 2 OF THE WOODS ON KENDRICK LANE ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED UNDER CLERK'S FILE NUMBER 2004024025, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

Date of Sale: May 05, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington whose address is 1 Mauchly Irvine, CA 92618 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



A

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 *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington whose address is 1 Mauchly Irvine, CA 92618 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington whose address is 1 Mauchly Irvine, CA 92618 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

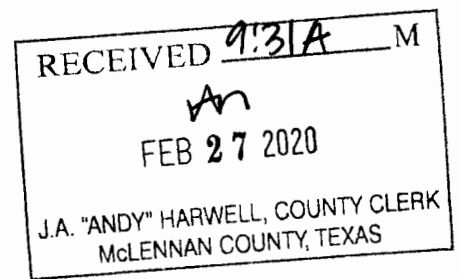
Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis, Kathy Arrington , Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112



6505 CASCADE DR
WACO, TX 76712

0000008866972

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: **April 07, 2020**

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE McLENNAN 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 December 23, 2014 and recorded in Document CLERK'S FILE NO. 2014038254 real property records of McLENNAN County, Texas, with JOSHUA D. LANKFORD AND SHELBY A. LANKFORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSHUA D. LANKFORD AND SHELBY A. LANKFORD, securing the payment of the indebtednesses in the original principal amount of \$189,113.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



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 CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ 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 MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: _____

Date: _____

6505 CASCADE DR
WACO, TX 76712

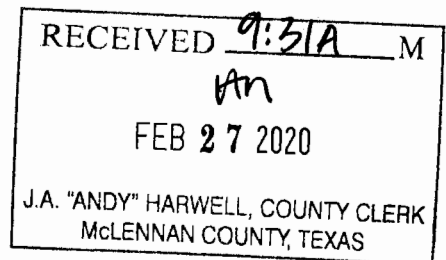
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MCLENNAN

EXHIBIT "A"

LOT 96, BLOCK 1, OF SENDERO SPRINGS PHASE V TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED UNDER CLERK'S FILE NUMBER 2012039414 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.



00000008589434

721 PEBBLE CREEK DRIVE
HEWITT, TX 76643

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: April 07, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE McLENNAN 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 May 24, 2014 and recorded in Document CLERK'S FILE NO. 2014015871; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2017011605 real property records of McLENNAN County, Texas, with SAMUEL E PARKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SAMUEL E PARKER, securing the payment of the indebtednesses in the original principal amount of \$146,656.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



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 CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ 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 MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: _____

Date: _____

721 PEBBLE CREEK DRIVE
HEWITT, TX 76643

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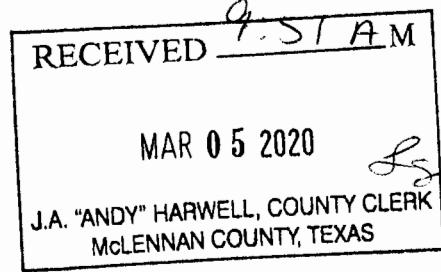
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MCLENNAN

EXHIBIT "A"

BEING LOT TEN (10) IN BLOCK THREE (3) OF THE WILLOW CREEK ADDITION, PART THREE, TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED AS INSTRUMENT #2004024230 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

501 COMANCHE DRIVE
ROBINSON, TX 76706



00000008428757

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: April 07, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE McLENNAN 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 July 27, 2006 and recorded in Document CLERK'S FILE NO. 2006027830 real property records of McLENNAN County, Texas, with RUSSEL I PUTNAM JR AND LEONNA M PUTNAM, grantor(s) and MORTGAG ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RUSSEL I PUTNAM JR AND LEONNA M PUTNAM, securing the payment of the indebtednesses in the original principal amount of \$187,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LOANCARE, 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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 CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ MARYNA DANIELIAN, KRISTOPHER HOLUB, AARTI PATEL, STACEY SANDERS, AMY ORTIZ, GARRETT SANDERS, DYLAN RUIZ, DAVID ACKEL, VIOLET NUNEZ, ERIKA AGUIRRE, BEATRIZ SANCHEZ, SARA EDGINGTON 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 MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: _____

Date: _____

501 COMANCHE DRIVE
ROBINSON, TX 76706

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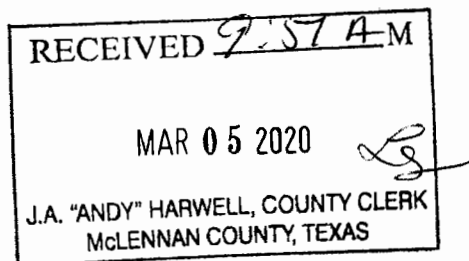
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MCLENNAN

EXHIBIT "A"

BEING LOT SIX (6) IN BLOCK FIVE (5) OF THE DOYE BAKER SUBDIVISION, PART FOUR, TO THE CITY OF ROBINSON,
AS PER PLAT RECORDED IN VOLUME 1682, PAGE 275, OF THE MCLENNAN COUNTY DEED RECORDS.

2705 BEUTEL ROAD
LORENA, TX 76655



0000008852568

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: April 07, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE McLENNAN 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 February 28, 2018 and recorded in Document CLERK'S FILE NO. 2018007322 real property records of McLENNAN County, Texas, with FRANK DUDLEY DAVIS JR AND STEFANI DENEAN DAVIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FRANK DUDLEY DAVIS JR AND STEFANI DENEAN DAVIS, securing the payment of the indebtednesses in the original principal amount of \$240,929.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SWBC MORTGAGE CORPORATION 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



NTSS0000008852568

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 CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ MARYNA DANIELIAN, KRISTOPHER HOLUB, AARTI PATEL, STACEY SANDERS, AMY ORTIZ, GARRETT SANDERS, DYLAN RUIZ, DAVID ACKEL, VIOLET NUNEZ, ERIKA AGUIRRE, BEATRIZ SANCHEZ, SARA EDGINGTON 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 MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: _____

Date: _____

2705 BEUTEL ROAD
LORENA, TX 76655

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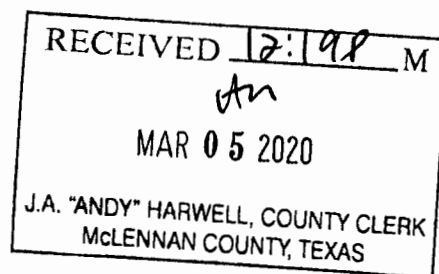
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MCLENNAN

EXHIBIT "A"

LOT SIXTEEN (16), IN BLOCK SIX (6), OF PARK MEADOWS ADDITION PHASE 1-A, IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CLERK'S FILE NO. 2016017337, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE



MCLENNAN County

Deed of Trust Dated: March 1, 2013

Amount: \$123,226.00

Grantor(s): BRANDON HOOD and KRISTI HOOD

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY

Mortgagee Address: GUILD MORTGAGE COMPANY, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 2013007344

Legal Description: BEING FOUR (4) ACRES, MORE OR LESS, OUT OF THE BEN F. BREWSTER SURVEY IN MCLENNAN COUNTY, TEXAS, AND BEING A PART OF THE JIM HERING 209 ACRE TRACT OF LAND, DEED RECORDED IN VOL 494, PAGE 358 OF THE MCLENNAN COUNTY, TEXAS, DEED RECORDS, AND BEING A PART OF THAT CERTAIN 62.9 ACRE TRACT OF LAND CONVEYED BY SAID HERING TO MCGREGOR DEVELOPMENT CORPORATION BY DEED RECORDED IN VOL. 753, PAGE 603, DEED RECORDS, MCLENNAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Date of Sale: May 5, 2020 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MCLENNAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PAMELA THOMAS OR AARTI PATEL, GARRETT SANDERS, DYLAN RUIZ, KRISTOPHER HOLUB, JACK BURNS II, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, DENISE BOERNER, MICHELLE SCHWARTZ, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DANA KAMIN, ANGIE USELTON OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-000543

c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

EXHIBIT "A"

BEGINNING at an iron stake by a fence post in the West line of the G. C. & S. F. Railway Company Right-of-Way at the Northeast corner of said 62.9-acre tract;

THENCE in a Southeasterly direction along the West line of said Railroad Right-of-Way around a curve to the left, radius 5780 feet, a distance of 475.2 feet to the end of said curve;

THENCE continuing along the West line of said Railroad Right-of-Way and the East line of said 62.9-acre tract, S25°28'E 394.3 feet to an iron stake for the Southeast corner of this;

THENCE S77°W 298.1 feet to an iron stake in the West line of the said 62.9-acre tract and the East line of F.M. Road No. #56;

THENCE N13°W 814.25 feet along the West line of said 62.9-acre tract and the East line of said F.M. Road No. #56 to an iron stake at the Northwest corner of said 62.9-acre tract;

THENCE N50°35'E 126.3 feet along the North line of said 62.9-acre tract, a fence line, to the place of beginning;

SAVE AND EXCEPT tract conveyed to A. L. Zofin and Lawrence Felt, recorded in Volume 1014, page 493; tract conveyed to Precision Products Mfg. Co., Inc. recorded in Volume 1051, page 399; and tract conveyed to Charlie F. Muegee and wife, Judy Lynne Muegee, recorded in Volume 1281, page 249 of the Deed Records of McLennan County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE SALE

RECEIVED 12:19 P M
JTH
MAR 05 2020
SHERIFF "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

Deed of Trust Date:
12/15/2006

Grantor(s)/Mortgagor(s):
JACQUELINE THORNTON, MACK T.
THORNTON, WIFE AND HUSBAND
Current Beneficiary/Mortgagee: J.P. Morgan Mortgage Acquisition Corp.

Original Beneficiary/Mortgagee:
CITIFINANCIAL, INC.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2006047194

Property County:
MCLENNAN

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


Legal Description: LOT NINE (9), OF PARK'S RESUBDIVISION OF PART OF BLOCK THREE (3) OF THE A. WHEELER ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, PLAT OF SAID RESUBDIVISION RECORDED IN VOLUME 761, PAGE 403, MCLENNAN COUNTY, TEXAS.

Date of Sale: 4/7/2020 **Earliest Time Sale Will Begin:** 10am

Place of Sale of Property: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE ON WASHINGTON ST. 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.


Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis or Kathy Arrington or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-73022-HE
Loan Type: Conventional Residential

RECEIVED 9:31 AM
MAR 06 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
MCLENNAN COUNTY, TEXAS

Notice of Foreclosure 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. *Property to Be Sold.* The property to be sold is described as follows: BEING ALL THAT TRACT OF LAND IN MCLENNAN COUNTY, TEXAS, OUT OF THE CARLOS O' CAMPO GRANT, AND BEING THAT CALLED 0.424 ACRES OF LAND DESCRIBED IN A DEED TO BEVERLY HUNTSMAN AS RECORDED IN VOLUME 1716, PAGE 703, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH STEEL ROD FOUND IN THE SOUTHWEST LINE OF OLD ROBINSON ROAD, AT THE EAST CORNER OF SAID 0.424 ACRE TRACT AND AT THE NORTH CORNER OF LOT 2, BLOCK 1 OF THE SPRINGSTON ADDITION, TO THE CITY OF ROBINSON AS RECORDED IN VOLUME 703, PAGE 43 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS;

THENCE SOUTH 60 DEGREES 19 MINUTES 00 SECONDS WEST (BEARING BASIS), 187.34 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE SOUTH CORNER OF SAID 0.424;

THENCE NORTH 28 DEGREES 52 MINUTES 20 SECONDS WEST, 101.38 TO A POINT FROM WHICH A 1/2 STEEL ROD IN CONCRETE FOUND BEARS NORTH 60 DEGREES 47 MINUTES 35 SECONDS EAST, 3.53 FEET, FOR REFERENCE;

THENCE NORTH 60 DEGREES 47 MINUTES 35 SECONDS EAST, 183.08 FEET TO A 1/2 INCH STEEL ROD FOUND IN THE SOUTHWEST LINE OF OLD ROBINSON ROAD AT THE NORTH CORNER OF SAID 0.424 ACRES;

THENCE SOUTH 31 DEGREES 18 MINUTES 19 SECONDS EAST, 99.99 FEET TO THE POINT OF BEGINNING CONTAINING 0.428 ACRES OF LAND.

BEING THE SAME TRACT OF LAND CONVEYED BY WARRANTY DEED TO ADAM T. HUNTSMAN AND LESLIE D. HUNTSMAN, HUSBAND AND WIFE, RECORDED UNDER CLERK'S FILE NUMBER, 2009033244, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2017027834, Official Public Records of McLennan County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 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 a.m. and not later than three hours thereafter.

Place: McLennan County Courthouse in Waco, Texas, at the following location:
At the top of the outside steps to the second floor in front of the McLennan County Courthouse on Washington Avenue, Waco, McLennan County, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the *Texas Property Code*. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of 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 the deed of trust, the beneficiary 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 "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*, the trustee or any substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jose P. Araujo and wife, Marlen Maldonado. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$73,000.00, executed by Jose P. Araujo and wife, Marlen Maldonado, and payable to the order of Richard Major, who is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Richard Major.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated March 6, 2020.



WALT FAIR, Trustee
Attorney for Richard Major
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
Telecopier: (254) 772-6432

RECEIVED 9 31 AM

MAR 06 2020

J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

Notice of Foreclosure 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. *Property to Be Sold.* The property to be sold is described as follows: BEING Lot Nine (9), in Block Forty-One (41), of the Provident Addition, to the City of Waco, McLennan County, Texas, as shown on plat of said addition recorded in Volume 96, Page 133, Deed Records, McLennan County, Texas.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2018035637, Official Public Records of McLennan County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 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 a.m. and not later than three hours thereafter.

Place: McLennan County Courthouse in Waco, Texas, at the following location: At the top of the outside steps to the second floor in front of the McLennan County Courthouse on Washington Avenue, Waco, McLennan County, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the *Texas Property Code*. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of 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 the deed of trust, the beneficiary 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 "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*, the trustee or any substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by José Vaquero. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$57,762.17, executed by José Vaquero, and payable to the order of Zip Property Management, LLC, a Texas limited liability company, which is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

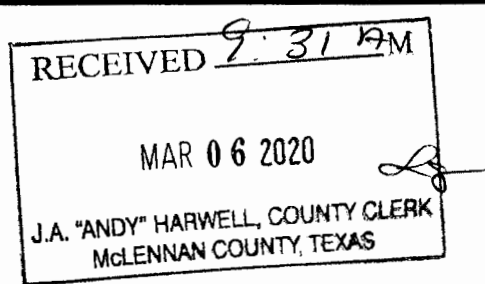
Questions concerning the sale may be directed to the undersigned or to the beneficiary, Zip Property Management, LLC, a Texas limited liability company.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated March 6, 2020.



WALT FAIR, Trustee
Attorney for Zip Property Management, LLC
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
Telecopier: (254) 772-6432



Notice of 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.

Date: March 6, 2020

Contract for Deed

Date: August 1, 2009

Seller: J.R. Grace Associates, LLC, a Texas limited liability company

Buyer: James Gamble and wife, Cynthia Gamble

Property: BEING LOT THREE (3) IN BLOCK THREE (3) OF STATES ADDITION TO THE CITY OF BELLMEAD, McLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED IN VOLUME 682, PAGE 406, McLENNAN COUNTY DEED RECORDS, AND BEING THE PROPERTY LOCATED AT 4717 IOWA STREET, WACO, TEXAS 76705-2186.

Trustee: Walt Fair

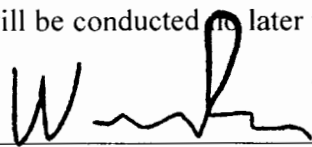
Date of Sale (first Tuesday of month): April 7, 2020

Time of Sale: 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 of Sale: McLennan County Courthouse in Waco, Texas, at the following location: At the top of the outside steps to the second floor in front of the McLennan County Courthouse on Washington Avenue, Waco, McLennan County, Texas.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the *Texas Property Code*.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time. If



Walt Fair