C&M No. 44-19-2608/ FILE NOS

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MAY 21 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

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 July 14, 2017 and recorded under Clerk's File No. 2017023427, in the real property records of MCLENNAN County Texas, with Alex T. Welcer, a/k/a Alex Welcer and Jaide C. Welcer. a/k/a Jaide Welcer, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Oceanside Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Alex T. Welcer, a/k/a Alex Welcer and Jaide C. Welcer. a/k/a Jaide Welcer, husband and wife securing payment of the indebtedness in the original principal amount of $165,660.00 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 Alex T. Welcer and Jaide C. Welcer. Oceanside 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. The Money Source Inc. is acting as the Mortgage Servicer for the Mortgagee. The Money Source Inc., is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

Legal Description:
BEING ALL THAT TRACT OF LAND IN MCLENNAN COUNTY, TEXAS, OUT OF THE JAMES LANE SURVEY, ABSTRACT NUMBER 531, AND BEING PART OF THAT CALLED 0.687 ACRES OF LAND DESCRIBED IN A DEED TO KRISTI BASS, LLC, RECORDED IN COUNTY CLERK'S FILE NUMBER 2015003516 OF THE OFFICIAL PUBLIC RECORDS OF MCKLENNAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 08/04/2020 **Earliest Time Sale Will Begin: 10:00 AM**

Location of Sale: **The place of the sale shall be: MCLENNAN** County Courthouse, Texas at the following location: The top of the outside steps to the second floor in front of the McLennan County Courthouse, or if the preceding area is no 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.

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 Tim Lewis, Donna Stockman, David Stockman, Denise Boerner, Brenda Wiggs, Guy Wiggs, Kristopher Holub, Michelle Schwartz, Kathy Arrington, 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 05/18/2020.

/s/ Lisa Collins SBOT No. 24115338, 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: _____

C&M No. 44-19-2608

EXHIBIT "A"

BEING all that tract of land in McLennan County, Texas, out of the James Lane Survey, Abstract Number 531, and being part of that called 0.687 acres of land described in a deed to Kristi Bass, LLC, recorded in County Clerk's File Number 2015003516 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found marked "1519 Surveying" in the West line of said 0.687 acres, at the Southwest corner of that called 0.344 acres of land described in a deed to IBEX Investments, LLC, recorded in County Clerk's File Number 2015037392 of the Official Public Records of McLennan County, Texas, at the Southeast corner of that tract of land described in a deed to Joe Howard Sandlin et ux Margaret Ruth Sandlin as recorded in Volume 867, Page 140 of the Deed Records of McLennan County, Texas, at the Northeast corner of that called 0.378 acres of land described in a deed to Harold E. Kroll and wife Susan L. Kroll as recorded in Volume 1698, Page 784 of the Deed Records of McLennan County, Texas;

THENCE South 79 degrees 53 minutes 34 seconds East, a distance of 99.96 feet to a 1/2 inch steel rod found marked "1519 Surveying" in the West line of Knoll Drive, in the East line of said 0.687 acres, at the Southeast corner of said 0.344 acres;

THENCE South 13 degrees 28 minutes 38 seconds West, a distance of 150.00 feet to a cotton spindle set in asphalt at the intersection of the West line of Knoll Drive, and the North line of Mesa Drive, at the Southeast corner of said 0.687 acres;

THENCE North 79 degrees 53 minutes 34 seconds West, a distance of 99.96 feet to a 1/2 inch steel rod set marked "RPLS 6176" in the North line of Mesa Drive, at the Southwest corner of said 0.687 acres, at the Southeast corner of said 0.378 acres;

THENCE North 13 degrees 28 minutes 38 seconds East, a distance of 150.00 feet to the Point of Beginning, containing 0.344 acres of land.

Bearings based on the East line of said Ibex 0.344 acres: North 13 degrees 23 minutes 15 seconds East.

RECEIVED 10:37 AM

MAY 28 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 OR 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 THE SOUTH 15 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 5 OF THE J.R. LEBOSQUET ADDITION TO THE TOWN OF MCGREGOR, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 43, PAGE 15 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 03/26/2007 and recorded in Document 2007012882 real property 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:	08/04/2020
Time:	10:00 AM
Place:	Mclennan County, Texas at the following location: 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 as designated by the County Commissioners Court.

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. ***Obligations Secured.*** The Deed of Trust executed by DORIS L. BONE AND JACK E. BONE, provides that it secures the payment of the indebtedness in the original principal amount of $150,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Order to Foreclose.*** Seattle Bank obtained a Order from the 170th District Court of Mclennan County on 05/26/2020 under Cause No. 2020-258-4. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

_____

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Mclennan County Clerk and caused it to be posted at the location directed by the Mclennan County Commissioners Court.

A

20-013210

RECEIVED 9:03 AM

JUN 11 2020

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

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: May 21, 2018	**Original Mortgagor/Grantor**: RYAN SERRANO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CENDERA FUNDING, INC.., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee**: LAKEVIEW LOAN SERVICING, LLC.
Recorded in: **Volume**: n/a **Page**: n/a **Instrument No**: 2018016806	**Property County**: MCLENNAN
Mortgage Servicer: LoanCare LLC	**Mortgage Servicer's Address**: 3637 Sentara Way, Virginia Beach, Virginia 23452

* 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 $88,271.00, executed by RYAN SERRANO and payable to the order of Lender.

Property Address/Mailing Address: 1409 NEALTON ST, WACO, TX 76705

Legal Description of Property to be Sold: BEING LOT TEN (10) BLOCK NINETEEN (19) OF OAKLAWN TERRANCE, AN ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 254, PAGE 512, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

Date of Sale: August 04, 2020	**Earliest time Sale will begin**: 10:00 AM

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, *LAKEVIEW LOAN SERVICING, LLC.*, 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 or 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.

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 *LAKEVIEW LOAN SERVICING, LLC.* 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 or 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 or 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 or Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Tim Lewis or Kathy Arrington , Trustee

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: 19th day of June 2020

RECEIVED 1:40 PM
JUN 19 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

Deed of Trust

Date: December 22, 2011
Grantor: Jay Arnold and wife, Katie Arnold
Grantor's County: McLennan
Beneficiary: Boyce A. Vardiman and wife, Jane C. Vardiman
Trustee: Boyd Mangrum
Recording Information: Instrument No. 2011039221, Official Public Records of McLennan County, Texas
Property: being 4.00 acres in the J. Moreno Survey A-26, McLennan County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached to the Deed of Trust

Note

Date: December 22, 2011
Amount: $148,000.00
Debtor: Jay Arnold and wife, Katie Arnold
Holder: Jane C. Vardiman

Date of Sale of Property: Tuesday, August 4, 2020
Earliest time of Sale of Property: 10:00 o'clock A. M.

Place of Sale: At the Courthouse in McLennan County, Texas, in the area designated by the Commissioners Court of McLennan County, Texas, said area being more particularly described in the instrument on record in volume 1607, page 365 of the Deed Records of McLennan County, Texas as "at the top of the outside steps to the second floor in front of the Courthouse on Washington Avenue."

The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

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 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.

Boyd Mangrum
Boyd Mangrum, trustee

THE STATE OF TEXAS)
COUNTY OF McLENNAN)

This instrument was acknowledged before me by Boyd Mangrum, trustee, this 19th day of June 2020.

MARY MANGRUM
Notary Public
STATE OF TEXAS
ID#272801-6
My Comm. Exp. Sept. 22, 2023

Mary Mangrum
TEXAS NOTARY PUBLIC

RECEIVED 12:52 PM

JUN 23 2020

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

TS No.: 2020-01102-TX
20-000595-673

Notice of [Substitute] Trustee 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: 08/04/2020

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

Place: Mclennan County, Texas at the following location: **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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 604 REMINGTON PARK, ROBINSON, TX 76706

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/21/2000 and recorded 01/25/2000 in Book VOL 586 Page 268 Document 2000002344 , real property records of Mclennan County, Texas, with **Darren Cooper, And Della Cooper His Wife** grantor(s) and CHASE MANHATTAN MORTGAGE CORPORATION as Lender, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP4 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Darren Cooper, And Della Cooper His Wife**, securing the payment of the indebtedness in the original principal amount of **$103,615.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP4** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT 6 BLOCK 2 OF THE CHAPMAN ADDITION, PHASE V, A SUBDIVISION TO THE CITY OF ROBINSON, TEXAS, RECORDED IN VOLUME 456, PAGE 231 OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way
Mt. Laurel, NJ 08054

Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. 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 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.

Date: June 17, 2020

Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney ~~or Authorized~~ Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Mclennan County Clerk and caused it to be posted at the location directed by the Mclennan County Commissioners Court

RECEIVED 4:30 pM

JUN 26 2020

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. Lot Two B (2B) and Lot Three B (3B) in Block Nine (9) of the University Heights Addition to the City of Waco, McLennan County, Texas, of the Deed Records of McLennan County, Texas. Having a current address of 2504 Mitchell and 2508 Mitchell, Waco, Texas 76708.

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

Date: August 4, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: McLennan County Courthouse in Waco, Texas, at the following location: 2nd floor of the courthouse steps, facing Washington Avenue.

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. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by DELORES VALDEZ DE VILLA. The deed of trust is dated October 30, 2018, and is recorded under Clerk's File#2018041019, of the Official Public Records, McLennan County.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of $57,500.00, executed by DELORES VALDEZ DE VILLA and payable to the order of CAM HOUSES LLC.; and all renewals and extensions of the note. CAM HOUSES LLC, 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.

6. 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.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED June 25, 2020.

Gary D. Tully, Substitute Trustee
8300 Old McGregor Road, Suite 1A
Woodway, Texas 76712
Telephone: 254-772-6525
Fax: 254-772-6515

CERTIFIED MAIL NO. 7019 1640 0000 6051 5779 RETURN RECEIPT REQUESTED AND BY REGULAR MAIL

RECEIVED 4:35 pM
JUL 10 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. Lot 9, in Block 27 of the University Heights Addition, to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 65, Page 613 of the Deed Records of McLennan County, Texas, also a.k.a 1921 Live Oak, Waco, Texas.

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

Date: August 4, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: McLennan County Courthouse in Waco, Texas, at the following location: 2nd floor of the courthouse steps, facing Washington Avenue.

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. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by NADIA ELIZABETH MARTINEZ. The deed of trust is dated March 8, 2006, and is recorded under Clerk's File #2006009972, of the Official Public Records, McLennan County.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of $40,311.74, executed by NADIA ELIZABETH MARTINEZ and payable to the order of HIKE INVESTMENTS, LLC; and all renewals and extensions of the note. HIKE INVESTMENTS, LLC, 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.

6. 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.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED July 10, 2020.

Gary D. Tully, Trustee
8300 Old McGregor Road, Suite 1A
Woodway, Texas 76712
Telephone: 254-772-6525
FAX: 254-772-6515

CERTIFIED MAIL NO. 7019 1640 0000 6051 5878 RETURN RECEIPT REQUESTED AND BY REGULAR MAIL

RECEIVED 9:41 AM
JUL 10 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

July 1, 2020

RE: Deed of Trust (the "Deed of Trust") dated December 2, 2016, executed by Leticia Ann Martinez and John Gregory Martinez, to Brian Payton, Trustee, recorded under Document No. 2017013258, of the Official Public Records of McLennan County, Texas (the "Deed of Trust"), securing payment of a Promissory Note (the "Note") of even date therewith executed by Leticia Ann Martinez and John Gregory Martinez and payable to the order of the 2920 Old Robinson Land Trust (the "Lender"), in the original principal sum of $100,500.00, covering the below described real property (the "Property")

Borrower/Grantor: Leticia Ann Martinez and John Gregory Martinez

Property Address: 2920 Old Robinson Road
Waco, McLennan County, Texas 76706

Legal Description:

LOT TWENTY (20), BLOCK FIVE (5) IN THE WYNDOVER-McGLASSON RESIDENTIAL ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS RECORDED IN THE MAP OR PLAT OF RECORDS, MCLENNAN COUNTY, TEXAS,

AND BEING THE SAME PROPERTY AS CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM 2920 OLD ROBINSON LAND TRUST TO LETICIA ANN MARTINEZ AND JOHN GREGORY MARTINEZ, RECORDED UNDER DOCUMENT NO. 2017013259, OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

Person appointed as substitute trustee to exercise power of sale under the Deed of Trust:

Substitute trustee: **Eric D. Sherer**
Substitute Trustee's address: **18756 Stone Oak Parkway, Suite 200**
San Antonio, Texas 78258

The substitute trustee was appointed by the Lender as beneficiary under the Deed of Trust referred to herein above pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

Property: The Property described herein above and all improvements, and personal property described in the said Deed of Trust referred to herein above, and all rights and

appurtenances thereto.

Foreclosure Sale:

Date:	**Tuesday, August 4, 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 **1:00 pm** and not later than three hours thereafter.
Place:	At the place designated for such foreclosure sales by the Commissioner's Court of McLennan County, Texas.
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 the seller's bid may be by credit against the indebtedness owed under the said Note and Deed of Trust.

Default has occurred in the payment of the Note and under the Deed of Trust and otherwise in the performance of the obligations of the Borrower/Grantor under the Note and Deed of Trust. Because of that default, the Lender as beneficiary under the Deed of Trust has requested the Substitute Trustee to sell the Property.

The Deed of Trust may cover both real and personal property. Formal notice is hereby given of the sellers' election to proceed against and sell both the real property and any personal property described in the said Deed of Trust in accordance with sellers' rights and remedies under the said Note and Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Note and Deed of Trust, and applicable Texas law.

If the sellers pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the said Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the said Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the

Property that has been released of public record from the interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER UNDER SAID NOTE AND DEED OF TRUST OR THEIR SERVICER.

Eric D. Sherer, Substitute Trustee
18756 Stone Oak Parkway, Suite 200
San Antonio, Texas 78258
(210) 696-6645
(866) 305-5823 fax
esherer@sherer.legal

RECEIVED 2:24P M
JUL 13 2020
J.A. "ANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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: Kilpatrick Townsend & Stockton LLP, 2001 Ross Ave., Suite 4400, Dallas, Texas 75201.

Deed of Trust Date:
June 19, 2013

Grantor(s) Mortgagor(s):
Abbey Bear Limited Partnership

Original Mortgagee:
Walker & Dunlop, LLC

Current Mortgagee:
Deutsche Bank Trust Company Americas, as trustee, for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2013-K35

Recorded on: June 25, 2013
As Clerk's Doc. No.: 2013021726

Property County:
McLennan County

Default has occurred in the payment of the debt described in the Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("Deed of Trust") and memorialized by a contemporaneously executed Multifamily Note, the debt has been accelerated, and the same is now wholly due, and the owner and holder has requested to sell secured property identified by the Deed of Trust, including the real property described below and any fixtures or personal property located on same, to satisfy all indebtedness.

Legal Description: Being 10.1841 acres of land, more or less, situated in McLennan County, City of Waco, Texas, and being a portion of Lot 1, Clay Addition, Part 1, an addition to the City of Waco, Texas, according to the plat thereof recorded in Volume 1261, Page 707, of the Deed Records of McLennan County, Texas and being more particularly described by metes and bounds in deed recorded in Document No. 2002034750, of the Official Public Records, of McLennan County, Texas, and being more particularly described as follows and made a part hereof for all purposes.

Being a tract of land situated in McLennan County, City of Waco, Texas and being a portion of Lot 1, Block 1, Clay Addition, Part 1, an addition to the City of Waco, Texas, according to the plat thereof recorded in Volume 1261, Page 707, Deed Records, McLennan County, Texas, and being more particularly described as follows:

Beginning at 3/8" iron rod found in concrete of the intersection of the Southeast right-of-way line of Clay Court and the Northeast right-of-way line of South Fourth Street, said iron rod also being the westerly corner of aforementioned Lot 1, Block 1;

Thence N 44° 50' 09" E, along the Southeast right-of-way line of said Clay Court, a distance of 357.47 feet to a 1" iron pipe found for corner;

Thence N 44° 54' 38" E, continuing along said Clay Court, a distance of 63.10 feet to a ½" iron rod found for corner at the outer ell corner of said Clay Court right-of-way;

Thence N 45° 47' 01" W, leaving the Southeast right-of-way line of said Clay Court and along the Northeast right-of-way line of said Clay Court, a distance of 30.00 feet to a ½" iron rod found for corner;

Thence N 44° 35' 40" E, leaving the Northeast right-of-way line of said Clay Court, a distance of 349.90 feet to a 1" iron pipe found for corner in the Southwest right-of-way line of South Second Street;

Thence S 45° 26' 16" E, along said Southwest right-of-way line, a distance of 485.41 feet to a ½" iron rod found for corner;

Thence S 35° 38' 32" W, leaving said Southwest right-of-way line a distance of 199.97 feet to a ½" iron rod found for corner;

Thence S 08° 09' 52" W a distance of 190.73 feet to a 5/8" iron rod set for corner;

Thence S 43° 43' 00" W a distance of 62.17 feet to a 5/8" iron rod set for corner;

Thence S 43° 49' 39" W a distance of 369.3 feet to a 3/8" iron rod found for corner in the Northeast right-of-way line of aforementioned South Fourth Street;

Thence N 44° 18' 39" W, along said Northeast right-of-way line, a distance of 607.65 feet to the Point of Beginning and containing 443,621 square feet or 10.1841 acres of land.

Date of Sale: August 4, 2020 **Earliest Time Sale Will Begin:** 10:00 a.m.

Place of Sale of Property: MCLENNAN COUNTY COURTHOUSE, 501 WASHINGTON AVENUE, WACO, TX 76701 or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Mortgage Servicer is authorized to represent the Mortgagee by virtue of servicing agreement with the Mortgagee, its successors and assigns. Pursuant to 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.

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

The Substitute Trustee(s) will sell the secured property identified in the Deed of Trust by public auction to the highest bidder for cash at the place and date specified, except that Mortgagee's 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 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.

Dated: July 9, 2020

Substitute Trustee
Raymond Fischer
Hannah Corning
Stuart Atwell
Karly Stoehr Rodine
Alan Wright
c/o KILPATRICK TOWNSEND & STOCKTON LLP
2001 Ross Avenue, Suite 4400
Dallas, Texas 75201

For Information:
KILPATRICK TOWNSEND & STOCKTON LLP
2001 Ross Avenue, Suite 4400
Dallas, Texas 75201 / (214) 922-7100

17103133V.1

2044 COMAL ST, WACO, TX, 76708
7015FC.0336

RECEIVED 10:52 A M
JUL 14 2020
"JANDY" HARWELL, COUNTY CLERK
McLENNAN COUNTY, TEXAS

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE SALE

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

APPOINTMENT OF SUBSTITUTE TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, 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 or Kathy Arrington, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE TRUSTEE'S ADDRESS: c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

NOTICE OF SUBSTITUTE TRUSTEE SALE: WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on August 04, 2020 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE: The place of the sale shall be: The top of the outside steps to the second floor in front of the McLennan County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in MCLENNAN County, Texas or as designated by the County Commissioners.

INSTRUMENT TO BE FORECLOSED: Deed of Trust or Contract Lien dated 05/19/2010 and recorded under Volume, Page or Clerk's File No. Clerk File Number: 2010015313 in the real property records of McLennan County Texas, with MICHAEL E. STARICH, JR., A SINGLE MAN as Grantor(s) and FAIRWAY INDEPENDENT MORTGAGE CORPORATION as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by MICHAEL E. STARICH, JR., A SINGLE MAN securing the payment of the indebtedness in the original principal amount of $126,564.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by MICHAEL E. STARICH, JR., BANKUNITED N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING 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 property securing the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC is acting as the Mortgage Servicer for BANKUNITED N.A. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

BANKUNITED N.A.

4725393

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD, SUITE 200-A
ANAHEIM, CA 92806

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: BEING LOT SEVENTEEN (17) IN BLOCK FOUR (4) OF THE LOST OAKS ADDITION II TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS (BEING 13.58 ACRES OUT OF THE J.G. SMITH SURVEY, ABSTRACT NUMBER 38 IN MCLENNAN COUNTY, TEXAS) AS PER PLAT RECORDED AS INSTRUMENT #2008015946 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. (the "Property")

REPORTED PROPERTY ADDRESS: 2044 COMAL ST, WACO, TX 76708

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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 refiling may be after the date originally scheduled for this 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.

Signed on the 13 day of July, 20 26.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

___Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
X Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
___Chris S. Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER