

RECEIVED 1:53 PM  
AUG 05 2021  
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 A 0.5591 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE L.S. CLEMMONS SURVEY, McLENNAN COUNTY, TEXAS, AND BEING ALL OF THE LAND DESCRIBED AS THREE TRACTS OF 0.18 ACRE EACH IN THE DEED TO WILLIAM TWITCHEL RECORDED IN VOLUME 1521, PAGE 367 OF THE RECORDS OF McLENNAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON ROD SET AT THE NORTH CORNER OF THE BEFORE MENTIONED 0.18 ACRE TRACT THREE IN THE SOUTHEAST RIGHT-OF WAY LINE OF RIVER PARK ROAD;

THENCE 30 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF THE BEFORE MENTIONED TRACT THREE FOR A DISTANCE OF 163.10 FEET TO AN IRON ROD SET FOR CORNER AT THE EAST CORNER OF THE SAID TRACT THREE;

THENCE 60 DEGREES 29 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF THE BEFORE MENTIONED TRACT THREE FOR A DISTANCE OF 50.00 FEET TO AN IRON ROD SET FOR CORNER AT THE SOUTH CORNER OF THE SAID TRACT THREE;

THENCE SOUTH 59 DEGREES 58 MINUTES 15 SECONDS WEST ALONG THE SOUTHEAST LINES OF THE BEFORE MENTIONED TRACTS TWO AND ONE FOR A DISTANCE OF 100 FEET TO AN IRON ROD SET FOR CORNER AT THE SOUTH CORNER OF SAID TRACT ONE;

THENCE NORTH 30 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE SOUTHWEST LINE OF THE BEFORE MENTIONED TRACT ONE FOR A DISTANCE OF 161.90 FEET TO AN IRON ROD FOUND FOR CORNER THE WEST CORNER OF THE SAID TRACT ONE IN THE BEFORE MENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF RIVER PARK ROAD;

THENCE NORTH 59 DEGREES 41 MINUTES 00 SECONDS EAST LONG THE NORTHWEST LINES OF THE BEFORE MENTIONED TRACTS ONE, TWO AND THREE SAME BEING THE BEFORE MENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF RIVER PARK ROAD, FOR A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.5591 ACRE OF LAND, MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/29/2006 and recorded in Document 2006016325 real property records of McLennan County, Texas. Re-filed in Document 2020012927 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:

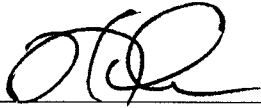
Date: 10/05/2021  
Time: 10:00 AM  
Place: McLennan County, Texas at the following location: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE ON WASHINGTON ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**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 VELMA ANN LEE AND BILLY LEE, provides that it secures the payment of the indebtedness in the original principal amount of \$99,000.00, 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. 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.

RECEIVED 1:53 PM  
AUG 05 2021  
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: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF MCLENNAN, DESCRIBED AS FOLLOWS:

BEING LOT THREE (3), IN BLOCK THREE (3), OF THE FAIN ESTATES PART ONE TO THE TOWN OF ROBINSON, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION DULY RECORDED IN VOLUME 810, PAGE 452, OF THE MCLENNAN COUNTY, TEXAS DEED RECORDS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/03/2015 and recorded in Document 2015010942 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: 10/05/2021

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 MARGIE W. RAMSEY, provides that it secures the payment of the indebtedness in the original principal amount of \$127,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and AMERICAN ADVISORS GROUP is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o AMERICAN ADVISORS GROUP, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. 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.

RECEIVED 11:35A M  
AS  
AUG 12 2021  
J.A. "ANDY" HARWELL, COUNTY CLERK  
McLENNAN COUNTY, TEXAS

TS No.: 2020-00537-TX  
20-000642-673

### 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:** 10/05/2021

**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:** 1701 CROW , WACO, TX 76705

**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 12/15/2004 and recorded 12/16/2004 in Document 2004049273 , real property records of McLennan County, Texas, with **William Joseph Speasmaker and wife, Sheila Sue Speasmaker** grantor(s) and MARION D. SPEASMAKER, A SINGLE INDIVIDUAL as Lender, U.S. Bank National Association, not in its individual capacity, but solely as Trustee for NRZ Pass-Through Trust XVI 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 **William Joseph Speasmaker and wife, Sheila Sue Speasmaker**, securing the payment of the indebtedness in the original principal amount of **\$88,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, not in its individual capacity, but solely as Trustee for NRZ Pass-Through Trust XVI** 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 Two (2) in Block One (1) of the Crow's Timber Crest Addition to the City of Waco, McLennan County, Texas as per plat recorded in Volume 738, Page 300 of the McLennan County Deed Records and 0.014 acres of land , more or less , out of Lot Three (3), in Block One (1) of the Crow's Timber Crest Addition to the City of Waco , McLennan County , Texas as per plat recorded in Volume 738, Page 300 of the McLennan County Deed Records and being more particularly described as follows:**

**BEGINNING at an iron stake in the Southeast line of Idylwood Lane, and the Northwest line of said Lot Three (3), said stake being 97.55 feet East of the West corner of said Lot Three (3);**

**THENCE in a northeasterly direction 6.45 feet with the Northwest line of said Lot Three(3) to an iron stake , said stake being the North corner of said Lot Three (3) and the West corner of Lot Two (2), Block One (1) of said Addition;**

**THENCE in a Southeasterly direction 194 feet with the Northeast line of said Lot Three (3) and the Northwest line of said Lot Two (2) to an iron stake. Said stake being the East corner of said Lot Three (3) and the south corner of said Lot Two (2);**

**THENCE in a Northwesterly direction 194.1 feet to the point of beginning**

**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**

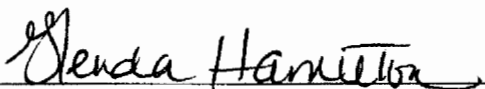
**Phone: 877-744-2506**

**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: August 5, 2021**



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – 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.

A.

501 COMANCHE DRIVE  
ROBINSON, TX 76706

RECEIVED <u>8:58A</u> M
<u>Ag</u>
AUG 19 2021
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 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: October 05, 2021

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 RUSSELL 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 RUSSELL 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 KRISTOPHER HOLUB, AARTI PATEL, VIOLET NUNEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, SARA EDGINGTON, CRAIG MUIRHEAD, THOMAS GILBRAITH, DAVID RAY, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, OR CECIL KESTER 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

00000008428757

00000008428757

MCLENNAN



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.

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RECEIVED 8:58A M  
 AB  
 AUG 19 2021  
 J.A. "ANDY" HARWELL, COUNTY CLERK  
 McLENNAN COUNTY, TEXAS  
 00000009294794

2121 CENTURY DR  
 WACO, TX 76710

**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: October 05, 2021  
 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 25, 2002 and recorded in Document CLERK'S FILE NO. 2002007867 real property records of McLENNAN County, Texas, with JASON W.A. EARHART AND SHELLY R. EARHART, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JASON W.A. EARHART AND SHELLY R. EARHART, securing the payment of the indebtednesses in the original principal amount of \$75,800.00, 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 KRISTOPHER HOLUB, AARTI PATEL, VIOLET NUNEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, SARA EDGINGTON, CRAIG MUIRHEAD, THOMAS GILBRAITH, DAVID RAY, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, OR CECIL KESTER 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: \_\_\_\_\_

2121 CENTURY DR  
WACO, TX 76710

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MCLENNAN



BEING LOT EIGHT (8) IN BLOCK THREE (3) OF THE PANTHER WAY ESTATES, PHASE II. A SUDIVISION TO MCLENNAN COUNTY TEXAS, AS PER PLAT RECORDED IN VOLUME 1400. PAGE 804. OF THE MCLENNAN COUNTY DEED RECORDS

RECEIVED 11:42A M  
AB  
AUG 26 2021  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

**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. 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 October 26, 2007 and recorded under Clerk's File No. 2007043973, in the real property records of MCLENNAN County Texas, with Gwendolyn J Moore, a single person as Grantor(s) and Wells Fargo Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Gwendolyn J Moore, a single person securing payment of the indebtedness in the original principal amount of \$154,500.00 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 Gwendolyn J Moore. Nationstar Mortgage LLC d/b/a Champion 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. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is representing the Mortgagee, whose address is: 8950 Cypress Waters Blvd, Coppell, TX 75019.

**Legal Description:**

**LOT 4, BLOCK FOUR, FAIN ESTATES, PART ONE, CITY OF ROBINSON, MCLENNAN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF THEREOF RECORDED IN VOLUME 810, PAGE(S) 452 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 10/05/2021**

**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**

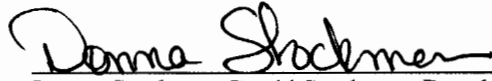
A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds 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.

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



Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz,  
Kathy Arrington, Janet Pinder, Thomas Delaney, Danya Gladney, Aaron Demuth,  
Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee

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AUG 26 2021

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 A 5.492 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE I. GOLINDO EIGHT LEAGUE GRANT, MCLENNAN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS 5.492 ACRES IN THE DEED TO GARY ALLAN WILDE AND WIFE, ANITA JEAN WILDE RECORDED IN VOLUME 1567, PAGE 285 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE IRON ROD FOUND MARKING THE NORTH CORNER OF THE BEFOREMENTIONED 5.492 ACRE TRACT, SAID IRON ROD BEING IN THE CENTER OF EAST ROCKET ROAD AT A CORNER OF THE SAID ROAD;

THENCE S 29 DEGREES 45 MINUTES 18 SECONDS E BASE BEARING ALONG THE NORTHEAST LINE OF THE BEFOREMENTIONED 5.492 ACRE TRACT, SAME BEING THE BEFOREMENTIONED CENTER OF EAST ROCKET ROAD FOR A DISTANCE OF 459.09 FEET SAME AS DEED TO AN IRON ROD FOUND FOR CORNER MARKING THE EAST CORNER OF THE SAID 5.492 ACRE TRACT;

THENCE S 61 DEGREES 43 MINUTES 05 SECONDS W SAME AS DEED ALONG THE SOUTHEAST LINE OF THE BEFOREMENTIONED 5.492 ACRE TRACT, AT A DISTANCE OF 32.00 FEET PASS AN IRON ROD FOUND IN THE SOUTHWEST RIGHT OF WAY LINE OF EAST ROCKET ROAD, CONTINUE FOR A TOTAL DISTANCE OF 544.65 FEET TO AN IRON ROD FOUND FOR CORNER MARKING THE SOUTH CORNER OF THE SAID 5.492 ACRE TRACT;

THENCE N 26 DEGREES 05 MINUTES 25 SECONDS W SAME AS DEED ALONG THE SOUTHWEST LINE OF THE BEFOREMENTIONED 5.492 ACRE TRACT, AT A DISTANCE OF 416.29 FEET PASS AN IRON ROD FOUND IN THE SOUTHEAST RIGHT OF WAY LINE OF EAST ROCKET ROAD, CONTINUE FOR A TOTAL DISTANCE OF 443.79 FEET TO AN IRON ROD FOUND FOR CORNER MARKING THE WEST CORNER OF THE SAID 5.492 ACRE TRACT IN THE BEFOREMENTIONED CENTER OF EAST ROCKET ROAD;

THENCE N 60 DEGREES 00 MINUTES 00 SECONDS E SAME AS DEED ALONG THE NORTHWEST LINE OF THE BEFOREMENTIONED 5.492 ACRE TRACT, SAME BEING THE BEFOREMENTIONED CENTER OF EAST ROCKET ROAD, FOR A DISTANCE OF 516.11 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.492 ACRES OF LAND, MORE OR LESS.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 08/04/2006 and recorded in Document 2007010064 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: 10/05/2021

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.

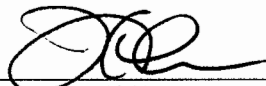
**4. *Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 EARL T. FAIRMAN AND MARGIE N. FAIRMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$243,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. *Order to Foreclose.*** Reverse Mortgage Funding LLC obtained a Order from the 74th District Court of McLennan County on 08/13/2021 under Cause No. 2021-1811-3. 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.