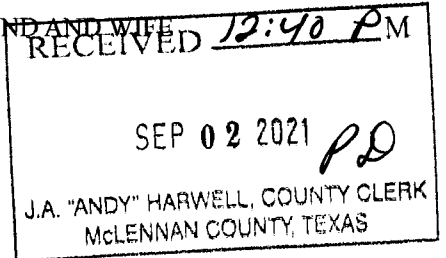


NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 08/11/2007
Grantor(s): JAMES F. MUSE AND KAREN F. MUSE, HUSBAND AND WIFE
Original Mortgagee: HIGHLAND CAPITAL LENDING, INC.
Original Principal: \$100,400.00
Recording Information: Instrument 2007030628
Property County: McLennan
Property: (See Attached Exhibit "A")
Reported Address: 884 GREENWOOD LANE, WACO, TX 76705



MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I
Mortgage Servicer Address: 6200 S. Quebec St., Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of October, 2021
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE in McLennan County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the McLennan County Commissioner's Court, at the area most recently designated by the McLennan County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington, Braden Barnes, Michael Burns, or Tori Jones, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington, Braden Barnes, Michael Burns, or Tori Jones, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington, Braden Barnes, Michael Burns, or Tori Jones, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded 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.

By: _____

Exhibit "A"

BEING A 0.28 ACRE TRACT OF LAND, MORE OR LESS, IN THE LEWIS MOORE SURVEY, ABSTRACT NO. 27, IN MCLENNAN COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO JOSEPHINE E. INGLE BY DEED OF RECORD IN VOLUME 1235, PAGE 266 OF THE MCLENNAN COUNTY, TEXAS DEED RECORDS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF THE SAID 0.28 ACRES BEING THE SOUTHEAST CORNER OF A CALLED 0.29 ACRE TRACT OF LAND IN THE NAME OF PAUL CHRISTOPHER OF RECORD IN VOLUME 1764, PAGE 265 OF THE SAID DEED RECORDS AND BEING IN THE NORTH LINE OF GREEN WOOD LANE;

THENCE N 07 DEG. 63 MIN. 08 SEC E. 150.00 FT. ALONG THE LINE BETWEEN CHRISTOPHER AND INGLE TO A 1/2 INCH ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF THE CHRISTOPHER TRACT, THE SOUTHEAST CORNER OF LOT 4, BLOCK 2 OF THE BRAZOS SHORES ADDITION OF RECORD IN VOLUME 557, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND THE NORTHWEST CORNER OF THE SAID INGLE TRACT;

THENCE N 88 DEG. 46 MIN. 00 SEC E. 80.00 FT. ALONG THE NORTH LINE OF THE INGLE TRACT TO A 1/2 INCH IRON ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF THE INGLE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.277 ACRE TRACT OF LAND IN THE NAME OF EDITH GEORGE OF RECORD IN VOLUME 1853, PAGE 636 OF THE SAID COUNTY DEED RECORDS;

THENCE S 05 DEG. 57 MIN. 20 SEC W. 150.10 FEET ALONG THE LINE BETWEEN INGLE AND GEORGE TO A 1/2 INCH IRON ROD FOUND IN CONCRETE IN THE NORTH LINE OF GREEN WOOD LANE AT THE SOUTHWEST CORNER OF GEORGE AND THE SOUTHEAST CORNER OF INGLE;

THENCE S 89 DEG. 20 MIN. 00 SEC W. (RECORD AND BASE BEARING) 85.00 FT. ALONG THE SOUTH LINE OF INGLE AND THE NORTH LINE OF GREEN WOOD LANE TO THE POINT OF BEGINNING.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

1521 Gurley

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 4, 2021

Deed of Trust

Date: April 6, 1993

Grantor: Rosa A. Lopez and Rosa E. Rocha

Grantor's County: McLennan County

Beneficiary: Hoppenstein Properties, Inc., a Texas Corporation

Beneficiary Mailing Address: (including county)

P.O. Box 207, Waco, McLennan County, Texas 76703-0207

Substitute Trustee: Holly Dunlap

Recording Information:

Deed of Trust recorded in Vol. 1603, Page 41 of the Deed Records of McLennan County, Texas. Warranty Deed with Vendor's Lien recorded in Vol. 1777, Page 66 of the Deed Records of McLennan County, Texas.

Property: BEING Lot Six (6) in Block Fifteen (15) of the Prather's Anita Park Addition to the City of Waco, Texas and being the same property described in a deed from Cenovia Deleon to Hoppenstein Properties, Inc., a Texas Corporation filed March 16, 1993 and recorded in the Deed Records of McLennan County, Texas. Also being known and numbered as 1521 Gurley, Waco, Texas.

Note

Date: April 6, 1993

Amount: As stated therein

Debtor: Rosa A. Lopez and Rosa E. Rocha

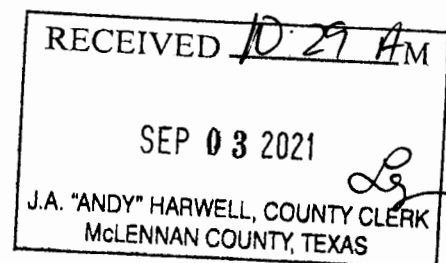
Holder: Hoppenstein Properties, Inc., a Texas Corporation

Substitute Trustee: Holly Dunlap

Substitute Trustee Address:

551 N. Valley Mills Dr., Waco, McLennan County, Texas 76710

Date of Sale of Property (first Tuesday of month): October 5, 2021



Earliest Time of Sale of Property: The sale shall begin no earlier than 12:00 NOON or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Being McLennan County Courthouse door off the second floor of the main steps of the courthouse facing Washington Avenue.

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 a National Guard of another state or as a member of a reserve component of the Armed Forces of the United States, please send with notice of the Active Duty Military Service to the sender of this notice immediately. Sender is: Holly Dunlap, 551 N. Valley Mills Drive, Waco, McLennan County, Texas 76710.

Because of default in performance of the obligations of the Deed of Trust and Appointment of Substitute Trustee, Holly Dunlap, Substitute Trustee will sell the property by 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.

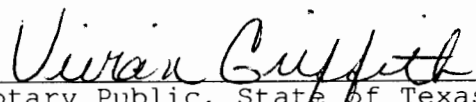


Holly Dunlap, Substitute Trustee

(Acknowledgment)

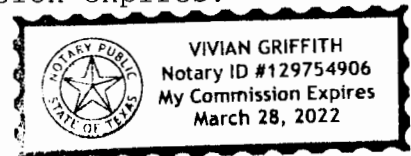
STATE OF TEXAS
COUNTY OF McLENNAN

This instrument was acknowledged before me on the 4th day of September, 2021 by Holly Dunlap, Substitute Trustee.



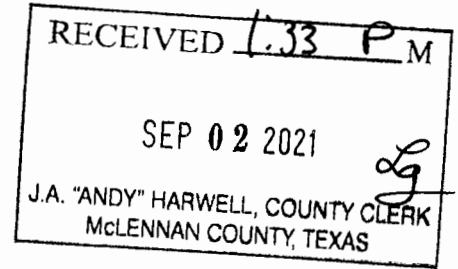
Notary Public, State of Texas
Notary's Name: Vivian Griffith
Notary's commission expires:

AFTER RECORDING RETURN TO:
Hoppenstein Properties, Inc.
P.O. Box 207
Waco, Texas 76703-0207



NOTICE OF TRUSTEE'S SALE

Date: August 27, 2021
Trustee: John Malone
Trustee's Street Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710
Mortgagee: Amerigo, Inc.



Note

Date: April 18, 2019
Borrower: Donny Washington
Payee: Amerigo, Inc.
Principal Amount: \$16,743.00

Deed of Trust

Date: April 18, 2019
Grantor: Donny Washington
Trustee: John Malone
Original Beneficiary: Amerigo, Inc.
Recording information: Instrument #2019016406 of the Official Public Records of McLennan County, Texas
Property: Being Lot Sixteen (16) in Block Twelve (12) of the Carver Park Addition to the City of Waco, McLennan County, Texas, per final plat recorded under Instrument #2014016546 of the Official Public Records of McLennan County Texas, and more commonly known as: 625 Carver, Waco, Texas 76704


County: McLennan

Date of Sale (first Tuesday of month): October 5, 2021
Time of Sale: 1:00 p.m. or within three hours thereof
Place of Sale: At the top of the front steps of the McLennan County Courthouse in Waco, Texas.

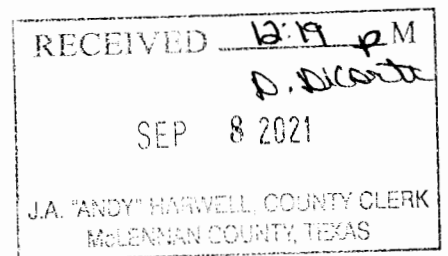
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES TO THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

John Malone is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



JOHN MALONE,
TRUSTEE (254) 772-3722



Notice of Foreclosure Sale

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING LOT TWENTY (20) IN BLOCK "A" OF THE EL CAMPO ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 579, PAGE 162, DEED RECORDS, MCLENNAN COUNTY, TEXAS, and being the property located at 1717 South 25th Street, Waco, Texas, together with all improvements, fixtures, and appurtenances thereto.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2020017864, Official Public Records of McLennan County, Texas.

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

Date: October 5, 2021

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the foreclosure sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: McLennan County Courthouse in Waco, Texas, at the following location: At the top of the outside steps to the second floor in front of the McLennan County Courthouse - 501 Washington Avenue, Waco, Texas 76701.

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

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Pursuant to section 51.0075(a) of the *Texas Property Code*, the trustee or any substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

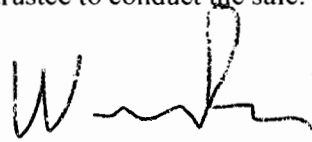
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien [**include if applicable:** and security interest] foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$69,000.00, executed by Aide Villa, and payable to the order of RTHB Capital Group, LLC, a Texas series limited liability company – Series 1717 South 25th Street, which is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, RTHB Capital Group, LLC, a Texas series limited liability company – Series 1717 South 25th Street.

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

Dated September 8, 2021.



WALT FAIR, Trustee
Attorney for RTHB Capital Group, LLC, a Texas series
limited liability company – Series 1717 South 25th
Street
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
Telecopier: (254) 772-6432
walt@waltfairpllc.com

A.

C&M No. 44-20-0424/ FILE NOS

RECEIVED 8:00 AM
 SEP 09 2021 *PD*
 LA "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 November 09, 2018 and recorded under Clerk's File No. 2018039886, in the real property records of MCLENNAN County Texas, with Jeremy Williams and Lindsey Eskew, both unmarried as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Union Home Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jeremy Williams and Lindsey Eskew, both unmarried securing payment of the indebtedness in the original principal amount of \$101,175.00 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 Jeremy Williams and Lindsey Eskew. Union Home Mortgage Corp. 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:
BEING LOT THREE (3), IN BLOCK "C" OF THE LENAMON'S RESUBDIVISION OF THE TRAVIS PARK ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID ADDITION RECORDED IN VOLUME 792, PAGE 409, DEED RECORDS, 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,"

44-20-0424
 MCLENNAN



4734872

“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 Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Kristopher Holub, Michelle Schwartz, Kathy Arrington, Janet Pinder, 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 09/03/2021.

/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: _____

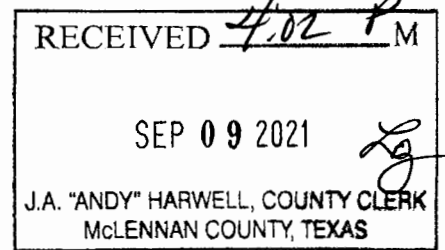
Printed Name: _____

C&M No. 44-20-0424

THE STATE OF TEXAS *
*
COUNTY OF MCLENNAN *

NOTICE OF TRUSTEE'S SALE

KNOW ALL MEN BY THESE PRESENTS:



WHEREAS on the 12th day of December, 2014, Daniel Botello and wife, Yumairo Butello, executed a Deed of Trust conveying to Billy H. Davis, Jr., as Trustee, the real estate herein described, to secure Waco Community Development Corporation, in payment of a debt therein described, said Deed of Trust being recorded at 2014038643 of the Official Public Records of McLennan County, Texas; and

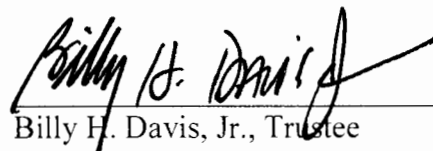
WHEREAS default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness;

NOW THEREFORE, notice is hereby given that on Tuesday, the 5th day of October, 2021, between 10:00 o'clock a.m. and 1:00 o'clock p.m. I will sell said real estate at the County Courthouse in McLennan County, Texas, at the area so designated for sales by the Commissioners' Court, to the highest bidder for cash. The earliest time at which the sale will occur is 10:00 o'clock, a.m.

Said real estate described as follows, to-wit:

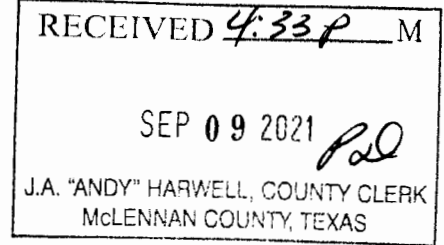
Lot 21, in Block 240 of the Reynolds Addition to the City of Waco,
McLennan County, Texas.

WITNESS MY HAND this 9 day of September, 2021.



Billy H. Davis, Jr., Trustee

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**



DATE: September 9, 2021

NOTE: Promissory Note, described as follows:

Date: July 19, 2019
Maker(s): John Steele and Jamie Steele, husband and wife
Payee: Linda House
Original Principal Amount: \$539,000.00

DEED OF TRUST: Deed of Trust, described as follows:

Date: July 19, 2019
Grantor(s): John Steele and Jamie Steele, husband and wife
Trustee: Justin H. Anderson
Beneficiary: Linda House
Recorded: As Instrument Number 2019023967 in the Official Public Records of McLennan County, Texas on July 19, 2019.

LENDER: Linda House

BORROWER(S): John Steele and Jamie Steele, husband and wife

PROPERTY: The real property described as follows:

Being more or less 1.712 acres of land in McLennan County, Texas which is more particularly described as Lot Two (2), in Block One (1), of the House Addition, City of Robinson, McLennan County, Texas, according to the plat recorded as Instrument Number 2010037184 of the Official Public Records of McLennan County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Justin H. Anderson

Substitute Trustee's Mailing Address:

Law Office of Justin H. Anderson, PLLC
2624 Washington Ave. Suite B
Waco, Texas 76710

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

October 5, 2021, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The courthouse steps of the McLennan County Courthouse at 501 Washington Ave. Waco, McLennan County, Texas 76701.

NOTICE

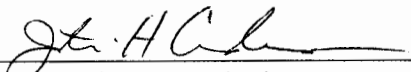
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law. The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a). Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

Executed on September 9, 2021.


Justin H. Anderson, Substitute Trustee

After recording please return original to:
Law Office of Justin H. Anderson, PLLC
P.O. Box 20783
Waco, Texas 76702

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Trustee's Sale

Date: September 10, 2021

Trustee: Stephen Reed

Mortgagee: Carol Radney, as her separate property and estate

Note: February 11, 2019

Deed of Trust

Date: February 11, 2019

Grantor: Robert R. Wade and spouse, Shea L. Wade

Mortgagee: Carol Radney, as her separate property and estate

Recording information: Clerk's File Number 2019013697 of the Official Public Records of McLennan County, Texas.

Property:

BEING Eighteen (18) and Nineteen (19) in Block Thirty-One (31) of the Original Town of Mart, McLennan County, Texas, as per plat recorded in Volume 139, Page 222 of the McLennan County Deed Records and being the same property described in Warranty Deed with Vendor's Lien dated February 28, 2014, executed by Tim Alan Smith and spouse, Debra Lynn Smith to Thomas W. Potts also known as Thomas Potts and of record in Clerk's Instrument Number 2014005550 of the Official Public Records of McLennan County, Texas.

County: McLennan County

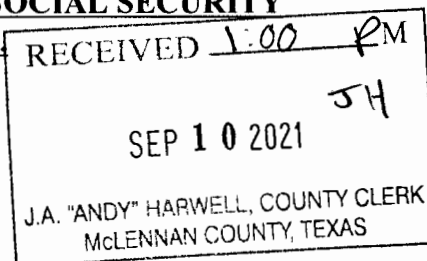
Date of Sale (first Tuesday of month): October 5, 2021

Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: The top of the outside steps to the second floor in front of the McLennan County Courthouse located on Washington Avenue, 501 Washington Avenue, Waco, McLennan County, Texas 76701.

Stephen Reed is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

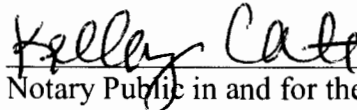
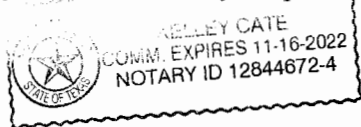




Stephen Reed, Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 10th day of
September, 2021, by ~~Stephen~~ Reed, as Trustee and in the capacity therein stated.



Notary Public in and for the State of Texas

PREPARED IN THE LAW OFFICE OF:
REED & REED, L.L.P.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Foreclosure Sale

Date: August 25, 2021

Deed of Trust

Dated: March 23, 2019

Grantor: Marcus C. Olvera and Ramona L. Olvera, husband and wife

Trustee: Dwight Krzywonski

Lender: Dwight Krzywonski

Recorded in: Deed of Trust recorded under Instrument Number 2019010085, real property records of McLennan County, Texas.

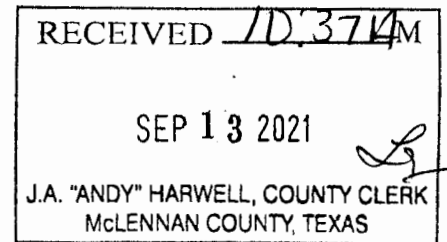
Legal Description:

BEING all of that land in McLennan County, Texas, being a part of Lots Fifteen (15) and Sixteen (16), Block Seven (7), of the Coates Addition, to the City of Waco, Texas, according to the plat recorded in Volume 254, page 534 of the Deed Records of McLennan County, Texas, and being all of that tract of land described in a deed to Dan Dillon as recorded in County Clerk's file number 2005012886 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at ½ inch steel rod set in the Northwest line of Colcord Avenue in the Southeast line of Lot Sixteen (16) at the East corner of that called 0.43 acres of land described in a deed to Becky Barbee Coon as recorded in County Clerk's File Number 2002041356 of the Official public Records of McLennan County, Texas, a 3/8 inch steel rod found bears South 44 degrees 54 minutes 20 seconds East, 12.43 feet;

THENCE North 44 degrees 54 minutes 20 seconds West, 150.00 feet to a ½ inch steel rod found in the Northwest line of Lot Sixteen (16) and at the North corner of said 0.43 acres;

THENCE North 45 degrees 00 minutes seconds East (Basis of bearings), 50.00 feet to a steel rod set in the Northeast line of Lot Fifteen (15);



THENCE South 44 degrees 54 minutes 20 seconds East, 150.00 feet to a ½ inch steel rod set in the Northwest line of Colcord Avenue in the Southeast line 15, a 3.8 inch steel rod found bears South 44 degrees 54 minutes 20 seconds East, 12.43 feet;

THENCE South 45 degrees 00 minutes seconds West 50.00 feet along the Northwest line of Colcord Avenue to the Point of Beginning.

Note Secured by Deed of Trust (Note)

Date: March 23, 2019

Makers: Marcus C. Olvera and Ramona L. Olvera, husband and wife

Original Principal Amount: \$163,500.00

Lender: Dwight Krzywonski

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month): October 5, 2021

Time: The sale of the Property will be held between the hours of 11:00 A.M. and 4:00 P.M. local time; the earliest time at which the

Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.

Place: McLennan County Courthouse, 501 Washington Ave., Waco Texas. In front of the Courthouse door on the 2nd floor of the Courthouse steps facing Washington Avenue as designated by the County Commissioners.

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 Dwight Krzywonski, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Dwight Krzysonski, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given that Trustee will sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

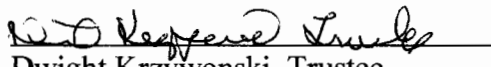
If Trustee or Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 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 lien and/or security interest of the Deed of Trust by Dwight Krzywonski. 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 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, 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 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.


Dwight Krzywonski, Trustee
3421 Bosque Blvd.
Waco, Texas 76710
254-725-8039

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Foreclosure Sale

Date: August 25, 2021

Deed of Trust

Date: December 21, 2015

Grantor: Marivell Mejia, a single person

Holder: Brazos Distributors, Inc.

Trustee: Dwight Krzywonski

Recording Information: Deed of Trust recorded under McLennan County Clerk File No. 2016001442, Official Public Records of McLennan County, Texas.

Property:

BEING Lot Six (6) in Block "D" of Ridgedale Addition, Part One (1) to the City of Waco, McLennan County, Texas, as per plat recorded in Volume 846, Page 198 of the McLennan County Deed Records.

Note Secured by Deed of Trust (Note)

Date: December 21, 2015

Maker: Marivell Mejia

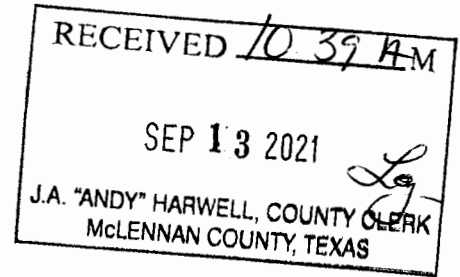
Original Principal Amount: \$122,178.00

Holder: Brazos Distributors, Inc.

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month): October 5, 2021

Time: The sale of the Property will be held between the hours of 11:00 A.M. and 2:00 P.M. local time; the earliest time at which the



Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: McLennan County Courthouse, 501 Washington Ave., Waco Texas. In front of the Courthouse door on the 2nd floor of the Courthouse steps facing Washington Avenue as designated by the County Commissioners 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 Brazos Distributors, Inc. bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Brazos Distributors, Inc., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Brazos Distributors, Inc. election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Brazos Distributors, Inc. rights and remedies under the 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

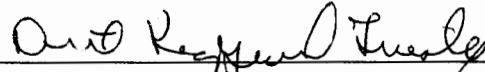
If Brazos Distributors, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 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 lien and/or security interest of the Deed of Trust by Brazos Distributors, Inc. 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 Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

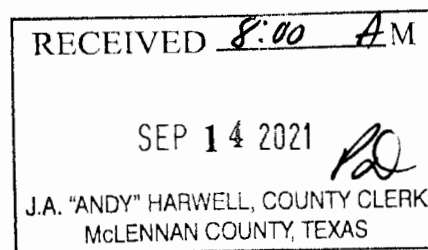
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Dwight Krzywonski, Trustee
3421 Bosque Blvd.
Waco, Texas 76710
254-725-8039

Notice of Foreclosure Sale



Deed of Trust ("Deed of Trust"):

Dated: April 7, 2021

Grantor: Jerry Dyer

Trustee: RONALD K. BALLARD

Lender: STRATA Trust Company Custodian FBO Thomas Harris IRA account

Recorded in: McLennan County, Texas as instrument number 2021014635

Legal Description: Lot One (1), Block D, South Overlook Addition, an addition to the City of Waco, McLennan County, Texas, according to the plat thereof recorded in Volume 517, Page 36, Plat Records of McLennan County, Texas;

Commonly known as: 3900 Watt Ave., Waco, TX 76710

Secures: Secured Promissory Note ("Note") in the original principal amount of \$195,000.00, executed by Jerry Dyer ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Alex Londoff
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Foreclosure Sale:

Date: October 5, 2021

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: McLennan County Courthouse in Waco, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the 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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the 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 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 lien and/or security interest of the Deed of Trust by 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 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 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: September 13, 2021

David L. Pritchard
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

Notice of Trustee's Sale

Date: September 13, 2021

Trustee: Mary Margaret Croft

Trustee's Address: 7901 Fish Pond Rd., Ste. 210
Waco, McLennan County, Texas 76710

Mortgagee: Thurman Self

Note: Dated June 30, 2020 from Tony McBride, in the original principal amount of \$80,000.00, payable to Thurman Self.

Deed of Trust

Date: June 30, 2020

Grantor: Tony McBride

Original Trustee: Mary Margaret Croft

Mortgagee: Thurman Self

Recording information: Deed of Trust dated June 30, 2020, recorded as Instrument #2020021555 of the Official Public Records of McLennan County, Texas.

Property: Being a 7.92 acre tract out of the William Dease Survey, Abstract 290, McLennan County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

County: McLennan

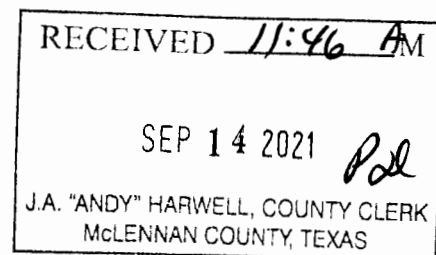
Trustee's Name: Mary Margaret Croft

Date of Sale: October 5, 2021

Time of Sale: 1:00 P.M.

Place of Sale: McLennan County Courthouse Steps, 501 Washington, Waco, Texas (South side of Courthouse facing Washington).

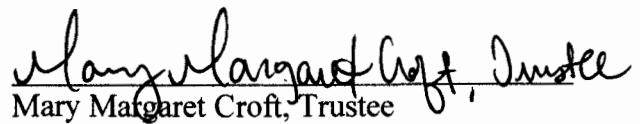
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A

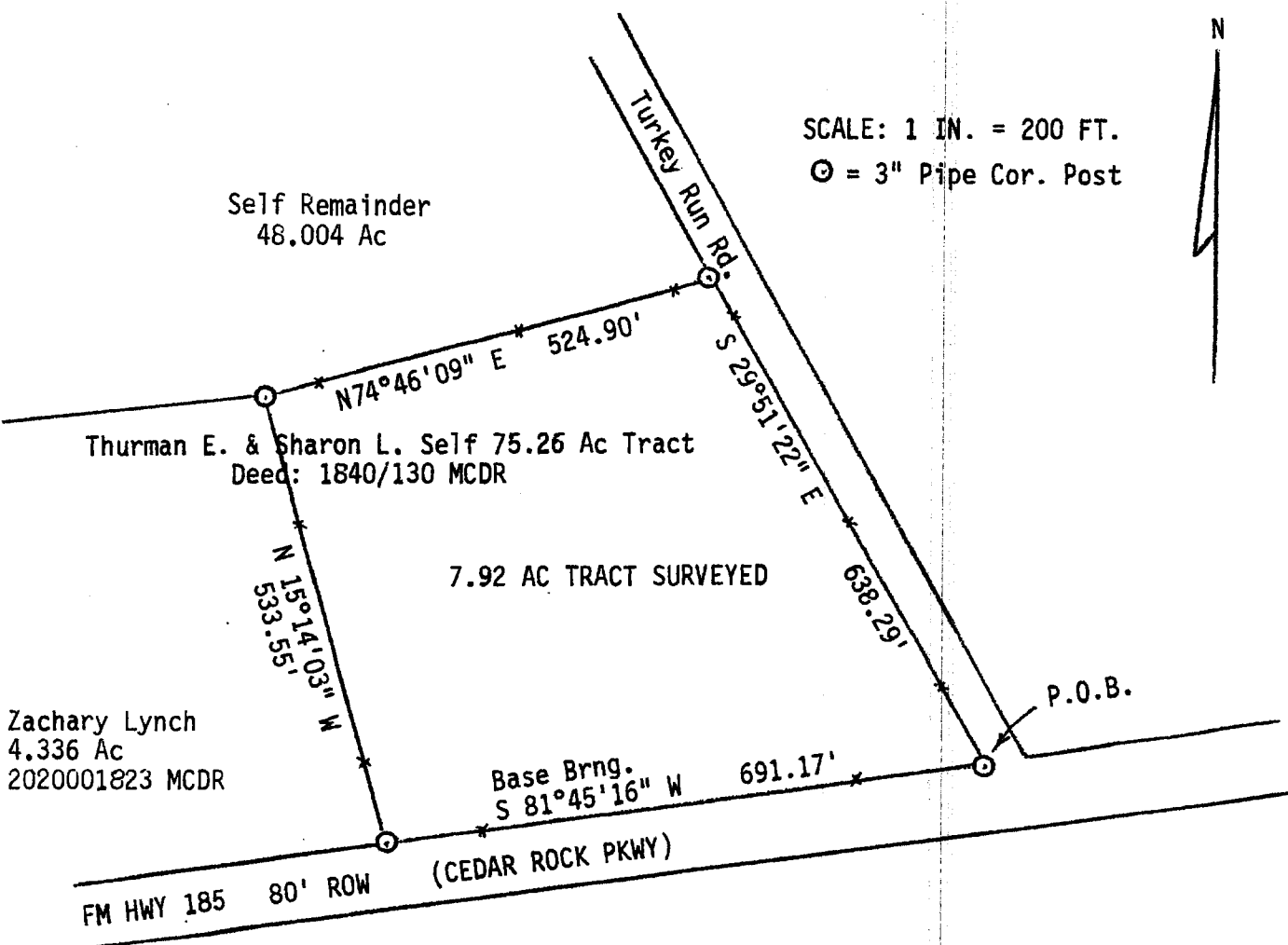


MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed Mary Margaret Croft as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter.


Mary Margaret Croft, Trustee

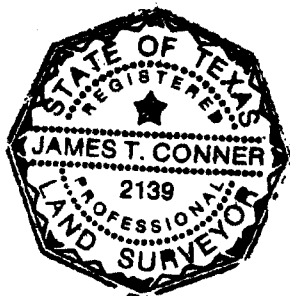


PLAT SHOWING SURVEY OF A 7.92 AC TRACT OF LAND IN THE WILLIAM DEASE SURVEY, A-290, IN MCLENNAN COUNTY, TEXAS, LOCATED ABOUT 2.5 MILES S 62° W OF THE TOWN OF CRAWFORD, TEXAS AT 11942 CEDAR ROCK PARKWAY (FM HWY 185), CRAWFORD, TX 76638 AND BEING OUT OF AND A PART OF THAT 75.26 AC TRACT DESCRIBED IN A DEED DATED MAY 5, 1995 TO THURMAN AND SHARON SELF, DEED RECORDED IN VOLUME 1840, PAGE 130 OF THE MCLENNAN COUNTY DEED RECORDS

Surveyed: March 18, 2020

James T. Conner

3-19-20



James T. Conner, R.P.L.S., Texas No. 2139
804 FM 217
Valley Mills, TX 76689
Phone: (254) 932-6268

FIELD NOTES: 7.92 ACRE TRACT

BEING a 7.92 ac tract of land in the William Dease Survey, A-290, of McLennan County, Texas, located about 2.5 miles S 62° W of the town of Crawford, Texas, and being out of and a part of that certain tract described as being 75.26 ac in a deed dated May 5, 1995 from Billy G. Weiss and Larry W. Weiss to Thurman E. Self and wife, Sharon L. Self, deed recorded in Volume 1840, Page 130, McLennan County Deed Records. Said 7.92 ac tract being further described by metes and bounds as follows:

BEGINNING at a 3 inch pipe corner post taken to be at the intersection of the N. line of FM HWY 185 (Cedar Rock Parkway) and the W. line of TURKEY RUN ROAD, and also being at the most easterly corner of said 75.26 ac tract, for the most easterly corner of this;

THENCE S 81°45'16" W 691.17 ft generally along a fence line taken to run along the N. line of said HWY, being also the S. boundary of said 75.26 ac tract, to a 3 inch pipe corner post for the S.W. corner of this;

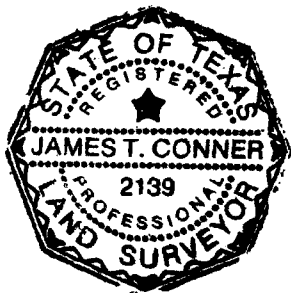
THENCE N 15°14'03" W 533.55 ft generally along a fence line to a 3 inch pipe corner post for the N.W. corner of this;

THENCE N 74°46'09" E 524.90 ft generally along a fence line to a 3 inch pipe corner post found and taken to be in the W. line of TURKEY RUN ROAD, being also the easterly boundary of said 75.26 ac tract, for the N.E. corner of this;

THENCE S 29°51'22" E 638.29 ft generally along a fence line taken to be along the W. line of TURKEY RUN ROAD, also being the easterly boundary of said 75.26 ac tract, to the place of beginning and containing 7.92 acres of land more or less.

The above bearings are based on the S. line of said 75.26 ac tract as bearing S 81°45'16" W as described in the above referenced deed for that tract.

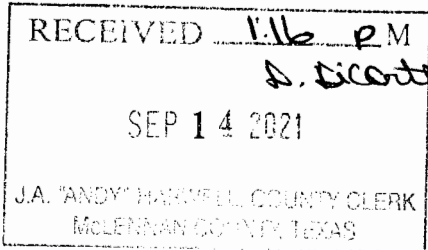
I, James T. Conner, Registered Professional Land Surveyor, do hereby state that the foregoing described survey was performed by me on the ground on March 18, 2020 and is true and correct to the best of my knowledge and belief.



James T. Conner

3-19-20

James T. Conner, R.P.L.S., Texas No. 2139
804 FM 217, Valley Mills, TX 76689
Phone: (254) 932-6268



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF MCLENNAN §

WHEREAS, by that certain Deed of Trust (with Security Agreement and Assignment of Rents and Leases) (“Deed of Trust”) dated September 7, 2010, recorded as Instrument No. 2010028298 of the Official Public Records of McLennan County, Texas, **WACO EXPRESS MART, INC.** conveyed to **LUKE LIVELY** (the “Trustee”) certain real property therein described (the “Property”) to secure that certain Note (the “Note”) described in said Deed of Trust, as may have been modified and renewed; and

WHEREAS, HANMI BANK, SUCCESSOR-IN-INTEREST TO UNITED CENTRAL BANK, is the legal and equitable owner and holder of the Note and all renewals and modifications thereof, and Beneficiary of the Deed of Trust; and

WHEREAS, Substitute Trustees have been appointed in the place of the Trustee in the manner authorized by the Deed of Trust; and

WHEREAS, the indebtedness under the terms of the Note and Deed of Trust and all renewals and modifications thereof has been duly accelerated, and the entire unpaid principal balance and all accrued but unpaid interest owing thereunder is now wholly due and owing, and **HANMI BANK** has requested a Substitute Trustee to sell the Property in accordance with § 51.002 of the Texas Property Code and the terms of the Deed of Trust in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **October 5, 2021**, a Substitute Trustee will sell the Property where such sales are to take place to wit:

The top of the outside steps to the second floor in front of the Courthouse at 501 Washington Avenue, Waco, Texas 76701 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except the Lender/Beneficiary’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The earliest time at which the sale will occur is **1:00 p.m.** The sale will begin at that time or not later than three (3) hours after that time.

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

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

subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The Property, commonly known as 8309 Highway 6 North, Waco, Texas 76712, is more specifically described as follows:

SEE ATTACHED EXHIBIT "A".

The Property may be sold either as a whole, or in lots, tracts, parcels or units as determined by the Substitute Trustee.

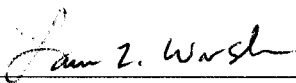
Formal notice is hereby given that the sale noticed herein shall include the interest of Grantor in all improvements and fixtures and other property, and personal property, covered by (i) the Deed of Trust, and (ii) any other agreements or other documents executed in connection with or as security for the Note, Beneficiary having directed a Substitute Trustee to sell, and a Substitute Trustee hereby noticing the sale of, said fixtures and personalty, pursuant to the rights granted to the Beneficiary under Section 9.604(a)(2) of the Texas Business and Commerce Code.

EXCEPT FOR A WARRANTY OF TITLE GIVEN ON BEHALF OF GRANTOR, THE SALE OF THE PROPERTY IS AS IS AND WHERE IS AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOU SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED on the 14th day of September, 2021.

By: 
KEVIN J. ALLEN, LAURA L. WORSHAM,
TY J. JONES and/or LYNN SCHLEINAT,
Substitute Trustee

Addresses for Substitute Trustees:

Kevin J. Allen
8828 Greenville Ave.
Dallas, TX 75243

or

Laura L. Worsham
8828 Greenville Ave.
Dallas, TX 75243

or

Ty J. Jones
8828 Greenville Ave.
Dallas, TX 75243

or

Lynn Schleinat
8828 Greenville Ave.
Dallas, TX 75243

EXHIBIT "A"

Legal Description of Property

BEING all that tract of land in McLennan County, Texas, out of the A. S. Anderson Survey, and being all of that called 5.01 acres of land described in a deed to Corbitt, Pennington and Smart, LP, recorded in Volume 651, Page 788 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 3/8 Inch steel rod found in the Northwest line of F. M. Highway 185, known as Cedar Rock Parkway, at the South corner of said 5.01 acres;

THENCE North 29 degrees 00 minutes 59 seconds West, 262.57 feet to a 3/8 Inch steel rod found at the most Southerly West corner of said 5.01 acres;

THENCE North 25 degrees 33 minutes 41 seconds East, 281.75 feet to a 1/2 Inch steel rod found at the most Northerly West corner of said 5.01 acres, at the West corner of that called 0.75 acres of land described in a deed to Jon Collins, recorded in County Clerk's File Number 2001029733 of the Official Public Records of McLennan County, Texas;

THENCE South 53 degrees 21 minutes 54 seconds East, 152.45 feet to a 1/2 Inch steel rod found at an inside corner of said 5.01 acres, at the South corner of said 0.75 acres;

THENCE North 25 degrees 47 minutes 04 seconds East, 229.94 feet to a 1/2 Inch steel rod found in the Southwest line of State Highway 6, at the North corner of said 5.01 acres, at the East corner of said 0.75 acres;

THENCE South 64 degrees 57 minutes 59 seconds East, 389.96 feet to a 3/8 Inch steel rod found at a cutback in the Southwest line of State Highway 6, at the most Northerly East corner of said 5.01 acres;

THENCE South 01 degrees 12 minutes 50 seconds East, 94.35 feet to a 3/8 Inch steel rod found at a cutback in the Northwest line of Cedar Rock Parkway, at the most Southerly East corner of said 5.01 acres;

THENCE South 59 degrees 13 minutes 48 seconds West (Bearing Basis), 665.59 feet to the Point of Beginning, containing 5.009 acres of land.

RECEIVED 3:00 PM
D. Deote
SEP 14 2021
J.A. "ANDY" HARWELL, COUNTY CLERK
HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE / 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 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.

Security Instrument Date: May 11, 2017
Instrument: 2017021345 DEED
Grantor(s): Norma J Harris and Rory L Pullen
Trustee: Ezekiel Martinez
Current Mortgagee: 1510 E League Land Trust
Mortgage Servicer: Trinidad Mortgage Servicing, LLC

Legal Description:

ANDERSON H ET AL BLOCK 4 LOT 5 ACRES 0.1894

Date of Sale: October 5, 2021 – earliest time sale will begin is 10:00 am

APPOINTMENT OF SUBSTITUTE TRUSTEE

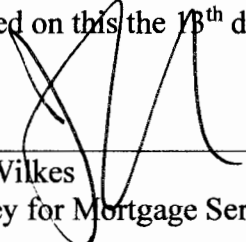
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

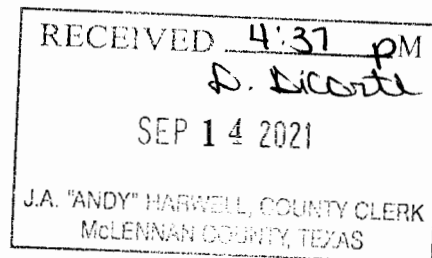
WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Jason Wilkes and his agents and/or employees as Substitute Trustee. His address is PO BOX 90286, San Antonio, Texas 78209, his phone number is 657-229-0955, his email address is jwilkeslaw@gmail.com and his fax number is 210-750-4012.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgage Servicing company, Mortgagee's attorney or the Mortgage Servicing company's attorney.

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

Executed on this the 13th day of September 2021

By:  _____
Jason Wilkes
Attorney for Mortgage Servicer



NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. Lot 10, Block 25 of the University Heights Addition to the City of Waco, McLennan County, Texas, according to the plat of said addition recorded in Volume 65, Page 613 of the McLennan County, Texas Deed Records. Also known as 1719 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: October 5, 2021

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 refiled 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 CALVIN CARR, JR. AND WIFE, LATRICE RENA CARR. The deed of trust is dated July 24, 2018, and is recorded under Clerk's File #2018026599, of the Official Public Records, McLennan County.

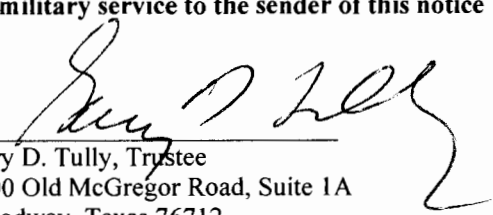
5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$74,000.00, executed by CALVIN CARR, JR. AND WIFE, LATRICE RENA CARR and payable to the order of HENRY KEY MEDLIN, JR.; and all renewals and extensions of the note. HENRY KEY MEDLIN, JR., 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 September 14, 2021.


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 6219 RETURN RECEIPT REQUESTED AND BY REGULAR MAIL