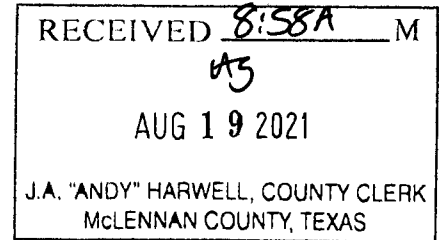


**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**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:** 08/06/2007  
**Grantor(s):** ANNIE MAE JONES, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$94,500.00  
**Recording Information:** Instrument 2007034084  
**Property County:** McLennan  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 300 CARVER ST, WACO, TX 76704



**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Current Beneficiary:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of November, 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"

LOT 9B, BLOCK 8 OF THE RIVER OAKS ADDITION, PART 7 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1085, PAGE 483 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

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

RECEIVED 10:31 a.m.  
D. Dilante  
SEP 16 2021  
J.A. "ANDY" HARWELL COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS §  
  §  
COUNTY OF MCLENNAN §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, on or about **March 27, 2019** **Vanessa A. Winters** ("**Borrower**"), executed and delivered to **Lee J. Schmitt**, Trustee whose address is **P O Box 870 Lancaster, Texas 75146**, for the benefit of **NEXTLOTS NOW, LLC, a Texas limited liability company** ("**Lender**"), that certain (the "**Deed of Trust**"), recorded in as **Instrument# 2019011817** of the Official Records of **McLennan County, Texas**, to secure payment of that certain **OF THE PROMISSORY NOTE** in the original principal amount of **\$29,400.00**, dated **March 27, 2019**, and the other indebtedness, liabilities, and obligations described in the Deed of Trust (collectively, the "**Indebtedness**");

WHEREAS, pursuant to and in accordance with the terms and conditions of the Deed of Trust, Lender hereby appoints **Lee J. Schmitt** an individual ("**Trustee**"), whose address is **P O Box 870 Lancaster, Texas 75146**, to succeed to all of the rights, powers, and estates granted and delegated in the Deed of Trust to the Original Trustee and any subsequent trustee; and

WHEREAS, the Deed of Trust creates liens on certain real property situated in **McLennan County, Texas** more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Land**"), including any improvements located thereon (the "**Improvements**", and collectively with the Land, the "**Mortgaged Property**"); and

WHEREAS, Lender has made demand upon Borrower to pay to Lender the Indebtedness, but Lender has not been paid; and

WHEREAS, Lender has accelerated the Indebtedness and the Indebtedness is now due and payable; and

WHEREAS, Lender as owner of the Indebtedness has requested Trustee to sell the Mortgaged Property to satisfy, in whole or in part, the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **November 2, 2021**, at **10:00 A.M.** or no later than three hours after that time, Trustee, or a subsequently appointed successor substitute trustee, will commence the sale of the Mortgaged Property, in parcels or as a unit, at public auction to the highest bidder for cash; such sale will be held at the area designated for such sales by Resolutions of the Commissioner's Court of **McLennan County, Texas**, SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

To the extent that any of the Mortgaged Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such property, and such property will not be part of the property conveyed to the purchaser hereunder.

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.

If such sales do not result in full satisfaction of all of the Indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Mortgaged Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein.

LENDER: NEXTLOTS NOW, LLC,  
a Texas limited liability company

By: [Signature]  
Name: Bea Flores, Manager

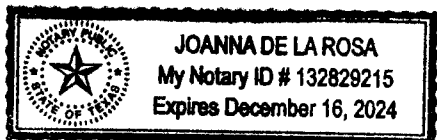
EXECUTED effective as of September 15, 2021

[Signature]  
Lee J. Schmitt, Trustee

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on September 15, 2021, by  
Lee J. Schmitt, in the capacity therein stated.

[SEAL]



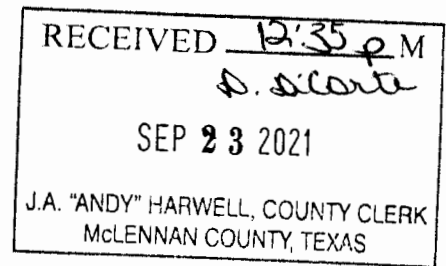
[Signature]  
Notary Public in and for the State of Texas

Exhibit A

Legal Description of the Land

**Lot 4 And 5, Block 5, Parkwood Estates Addition, Part 2, City Of Lacy-Lakeview, McLennan County, Texas (Volume 997, Page 81 And Volume 1077, Page 791, Deed Records, McLennan County, Texas) Tax Account No. 200376000018006**

(Address: 117 Twilight Drive Waco, McLennan County, Texas 76705)



## 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: LOT EIGHT (8), BLOCK FOUR (4) OF THE LACY SUMMIT ADDITION TO THE CITY OF LACY LAKEVIEW, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 254, PAGE 538 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 07/30/2003 and recorded in Document 2003036834 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: 11/02/2021

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 EARNESTINE ALVA PEREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$105,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank of New York Mellon Trust Company, N.A., not in its individual capacity but solely as Owner Trustee for Mortgage Assets Management Series I Trust 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 Bank of New York Mellon Trust Company, N.A., not in its individual capacity but solely as Owner Trustee for Mortgage Assets Management Series I Trust 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, L.L.C, 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 12:35 PM  
*D. Sicotte*

**NOTICE OF TRUSTEE'S SALE**

SEP 23 2021

**DEED OF TRUST INFORMATION:**

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

<b>Grantor(s)</b>	Valerie Jeanne Herring	<b>Deed of Trust Date</b>	June 13, 2007
<b>Original Mortgagee</b>	Citizens Mortgage Corp.	<b>Original Principal</b>	\$112,500.00
<b>Recording Information</b>	Instrument #: 2007022229 in McLennan County, Texas	<b>Original Trustee</b>	Robert K. Fowler
<b>Property Address</b>	2712 McFerrin Avenue, Waco, TX 76708	<b>Property County</b>	McLennan

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Seattle Bank	<b>Mortgage Servicer</b>	Reverse Mortgage Solutions, Inc.
<b>Current Beneficiary</b>	Seattle Bank	<b>Mortgage Servicer Address</b>	14405 Walters Rd, Suite 200, Houston, TX 77014

**SALE INFORMATION:**

<b>Date of Sale</b>	11/02/2021
<b>Time of Sale</b>	10:00 AM or no later than 3 hours thereafter
<b>Place of Sale</b>	The top of the outside steps to the second floor in front of the Courthouse County Courthouse in McLennan County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.
<b>Substitute Trustees</b>	Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

Legal Description as per the Deed of Trust:  
**FIELDNOTES FOR ALL OF LOT 4 AND THE EAST 15 FEET OF LOT 5, BLOCK 16, IN THE FARWELL HEIGHTS ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, PLAT OF THE SAID ADDITION BEING RECORDED IN VOLUME 91, PAGE 278, OF THE MCLENNAN COUNTY, TEXAS, DEED RECORDS.**  
**BEGINNING AT A 3/8 INCH DIAMETER IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID LOT 4, THE NORTHWEST CORNER OF LOT 3 IN THE SAID BLOCK, BEING IN THE SOUTH LINE OF MCFERRIN AVENUE, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,**  
**THENSE S 31DEG 11MIN 41SEC E 165.47 FEET ALONG THE EAST LINE OF THE SAID LOT 4, THE WEST LINE OF THE SAID LOT 3, TO A 3/8 INCH DIAMETER IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE SAID LOT 4, THE SOUTHWEST CORNER OF THE SAID LOT 3, BEING IN THE NORTH LINE OF AN ALLEY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,**  
**THENSE S 60DEG 23MIN 57SEC W ALONG THE SOUTH LINE OF THE SAID LOT 4, AND PART OF THE WAY WITH THE SOUTH LINE OF THE SAID LOT 5, ALL BEING ALONG THE SAID NORTH LINE OF THE SAID ALLEY, AT 50 FEET PASS THE SOUTHWEST CORNER OF THE SAID LOT 4, THE SOUTHEAST CORNER OF THE SAID LOT 5, A TOTAL DISTANCE OF 65.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH A CAP PLACED IN THE SAID SOUTH LINE OF LOT 5 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,**  
**THENSE N 31DEG 12MIN 35SEC W 165.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH A CAP PLACED IN THE NORTH LINE OF THE SAID LOT 5, THE SOUTH LINE OF THE SAID AVENUE, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,**  
**THENSE N 60DEG 00MIN 00SEC E ALONG THE NORTH LINES OF THE SAID LOT 5 AND 4, AND WITH THE SOUTH LINE OF THE SAID MCFERRIN AVENUE, AT 15 FEET PASS THE NORTHEAST CORNER OF THE SAID LOT 5, THE NORTHWEST CORNER OF THE SAID LOT 4, A TOTAL DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.**

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00104

PAGE 1



## NOTICE OF TRUSTEE'S SALE

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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.**

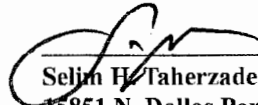
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

## NOTICE OF TRUSTEE'S SALE

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Dated September 20, 2021.



Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

A

RECEIVED 12:35 PM  
*D. Garcia*  
 SEP 23 2021  
 J.A. "ANDY" HARWELL, COUNTY CLERK  
 McLENNAN COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**McLENNAN County**  
**Deed of Trust Dated:** June 6, 2007  
**Amount:** \$142,400.00  
**Grantor(s):** KANDYE L SPARKMAN and RONALD SPARKMAN  
**Original Mortgagee:** WELLS FARGO BANK, NATIONAL ASSOCIATION  
**Current Mortgagee:** SPECIALIZED LOAN SERVICING LLC  
**Mortgagee Address:** SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC ST., GREENWOOD VILLAGE, CO 80111  
**Recording Information:** Document No. 2007020569 Corrected under 2017003713  
**Legal Description:** BEING LOT TWENTY-FOUR (24) AND LOT TWENTY-FIVE (25) IN BLOCK THREE (3) OF THE R.E. DENISON ADDITION TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 90, PAGE 359, OF THE McLENNAN COUNTY DEED RECORDS.

**Date of Sale:** November 2, 2021 between the hours of 10:00 AM and 1:00 PM.  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the McLENNAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


AARTI PATEL OR VIOLET NUNEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, SARA EDGINGTON, CRAIG MUIRHEAD, THOMAS GILBRAITH, DAVID RAY, KRISTOPHER HOLUB, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, DENISE BOERNER, MICHELLE SCHWARTZ, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, JANET PINDER OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

  
 Anthony Adam Garcia, ATTORNEY AT LAW  
 HUGHES, WATTERS & ASKANASE, L.L.P.  
 1201 Louisiana, Suite 2800  
 Houston, Texas 77002  
 Reference: 2019-007564

  
 c/o Auction.com, LLC  
 1 Mauchly  
 Irvine, California 92618

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.

RECEIVED 9:07 AM  
5965-358  
SEP 30 2021  
J. A. ANDY SHARRILL, COUNTY CLERK  
McLENNAN COUNTY, TEXAS  
SEE EXHIBIT A.

**NOTICE OF FORECLOSURE SALE**

**1 THE PROPERTY TO BE SOLD**  
COMMONLY KNOWN AS

501 BENTON STREET, BRUCEVILLE, TEXAS 76708

LEGAL DESCRIPTION

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**  
RECORDED IN REAL PROPERTY RECORDS OF  
MCLENNAN COUNTY

RECORDED ON  
SEPTEMBER 13, 2016

UNDER DOCUMENT#  
2016030114

**3 THE SALE IS SCHEDULED TO BE HELD**  
PLACE

DATE

TIME

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

NOVEMBER 2, 2021

10:00 AM - 1:00 PM

**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 § 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.

**OBLIGATIONS SECURED**

The Deed of Trust executed by WILLIAM TILGHMAN a/k/a WILLIAM BARKER TILGHMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$225,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

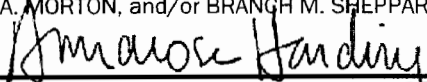
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

DONNA STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, GUY WIGGS, MICHELLE SCHWARTZ, JANET PINDER, KATHY ARRINGTON, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton

  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED \_\_\_\_\_

NAME \_\_\_\_\_ 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.**

5965-358

**EXHIBIT A – LEGAL DESCRIPTION  
for 501 Benton Street, Bruceville, Texas 76630**

BEING A 1.107 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE H. B. WILLIAMS SURVEY IN THE TOWN OF BRUCEVILLE, MCLENNAN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS 1.107 ACRES IN THE DEED TO DARRELL GLEN BROWN AND ANGELIA E. BROWN RECORDED IN VOLUME 1869, PAGE 276 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE IRON ROD FOUND MARKING THE NORTH CORNER OF THE BEFORE MENTIONED 1.107 ACRE TRACT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BENTON STREET;

THENCE S 29° 02' 51" E (SAME AS DEED CALL) ALONG THE NORTHEAST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 243.00 FEET (SAME AS DEED CALL) TO A 6 INCH DIAMETER FENCE CORNER POST FOUND FOR CORNER MARKING THE EAST CORNER OF THE SAID 1.107 ACRE TRACT;

THENCE S 62° 00' 00" W (BASE BEARING) ALONG THE SOUTHEAST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 229.59 FEET (SAME AS DEED CALL) TO AN IRON ROD FOUND FOR CORNER AT THE SOUTH CORNER OF THE SAID 1.107 ACRE TRACT;

THENCE N 27° 29' 08" W (SAME AS DEED CALL) ALONG THE LOWER SOUTHWEST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 128.05 FEET (SAME AS DEED CALL) TO A CHAIN LINK FENCE CORNER POST FOUND FOR CORNER MARKING THE LOWER WEST CORNER OF THE SAID 1.107 ACRE TRACT;

THENCE N 61° 51' 07" E (SAME AS DEED CALL) ALONG THE LOWER NORTHWEST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 60.43 FEET (SAME AS DEED CALL) TO AN IRON ROD FOUND FOR CORNER MARKING AN INTERIOR CORNER OF THE SAID 1.107 ACRE TRACT;

THENCE N 27° 32' 03" W (SAME AS DEED CALL) ALONG THE UPPER SOUTHWEST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT FOR A DISTANCE OF 115.67 FEET (SAME AS DEED CALL) TO AN IRON ROD FOUND FOR CORNER MARKING THE UPPER WEST CORNER OF THE SAID 1.107 ACRE TRACT IN THE BEFORE MENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF BENTON STREET;

THENCE N 62° 23' 46" E (SAME AS DEED CALL) ALONG THE UPPER NORTHWEST LINE OF THE BEFORE MENTIONED 1.107 ACRE TRACT, SAME BEING THE BEFORE MENTIONED SOUTHEAST RIGHT-OF-WAY LINE OF BENTON STREET FOR A DISTANCE OF 163.00 FEET (SAME AS DEED CALL) TO THE PLACE OF BEGINNING CONTAINING 1.107 ACRES OF LAND, MORE OR LESS.

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED \_\_\_\_\_

NAME \_\_\_\_\_ TRUSTEE

RECEIVED 9:07 AM  
SEP 30 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: 11/02/2021

Time: 10:00 AM

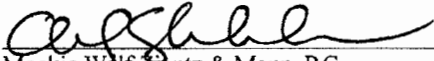
Place: McLennan County, Texas at the following location: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE ON WASHINGTON ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**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 2:10 P M  
 OCT 01 2021  
 J.A. "ANDY" HARWELL, COUNTY CLERK  
 McLENNAN COUNTY, TEXAS

19-255738

**Notice of Substitute Trustee's Sale**

**Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> June 29, 2011	<b>Original Mortgagor/Grantor:</b> JOE TRAVIS GIBSON, JR.
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SECURITY ONE LENDING., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2011020192	<b>Property County:</b> MCLENNAN
<b>Mortgage Servicer:</b> Compu-link Corporation d/b/a Celink	<b>Mortgage Servicer's Address:</b> 101 West Louis Henna Blvd, Austin, TX 78728

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$412,500.00, executed by JOE GIBSON JR. and payable to the order of Lender.

**Property Address/Mailing Address:** 5000 LAKE HIGHLANDS DRIVE, WACO, TX 76710

**Legal Description of Property to be Sold:** LOT 1 IN BLOCK 20 OF THE LAKE AIR ESTATES SECTION SIX, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 917, PAGE 507 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS. .

<b>Date of Sale:</b> November 02, 2021	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE ON WASHINGTON ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1*, the owner and holder of the Note, has requested Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT*



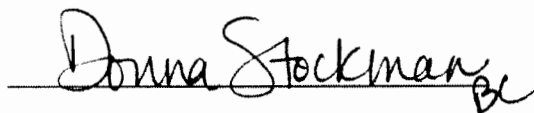


*SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: October 4, 2021

RECEIVED 12:01 PM  
OCT 05 2021 JK  
J.A. "ANDY" HARWELL, COUNTY CLERK  
McLENNAN COUNTY, TEXAS

**DEED OF TRUST:**

Date: June 18, 2019

Grantor: MARCOS A. GOMEZ

Beneficiary: DAVID A. BUTTROSS, II

Trustee: YOUSSEF LAHLOU, MICHAEL QUINN and ESMERELDA COLON-ZUNIGA

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, DENISE MORGAN, KORY MORGAN, SCOTT NIX, LORI GARNER, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, TED WILLIAMSON and JANET PINDER, or any one of them

Substitute Trustee's Address:

ROBERT E. BLACK  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE,  
ED HENDERSON, DENISE MORGAN, KORY MORGAN,  
SCOTT NIX, LORI GARNER, DONNA STOCKMAN,  
BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS,  
MICHELLE SCHWARTZ, KATHY ARRINGTON,  
TED WILLIAMSON and JANET PINDER  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

Recorded in: Document No. 2019022758, Real Property Records, McLennan County,  
Texas

**PROPERTY:**

Lots Twelve (12), Thirteen (13), and Fourteen (14), in block fifty-three (53) of the Farwell Heights Addition to the City of Waco, McLennan County, Texas as per plat of said addition recorded in volume 91, page 278, McLennan County Deed Records. Locally known as 2808 North 19<sup>th</sup> Street, Waco, Texas 76708.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** June 18, 2019

**Original Principal Amount:** \$50,400.00

**Holder:** DAVID A. BUTTROSS, II

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 2<sup>nd</sup> day of November, 2021.

**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of McLennan County, Waco, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, 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.

**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 services to the sender of this notice immediately.**

*Susan Mills*

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JIM MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, ED HENDERSON,  
DENISE MORGAN, KORY MORGAN,  
SCOTT NIX, LORI GARNER, DONNA  
STOCKMAN, BRENDA WIGGS, DAVID  
STOCKMAN, GUY WIGGS, MICHELLE  
SCHWARTZ, KATHY ARRINGTON,  
TED WILLIAMSON and JANET PINDER  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

RECEIVED 12:01 PM  
OCT 05 2021  
J.A. "ANDY" HARWELL, COUNTY CLERK  
McLENNAN COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: October 4, 2021

**DEED OF TRUST:**

Date: August 20, 2019

Grantor: SABRA M. COLLINS

Beneficiary: BUTTROSS V, INC.

Trustee: YOUSSEF LAHLOU, MICHAEL QUINN and AURA COLLINS

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, DENISE MORGAN, KORY MORGAN, SCOTT NIX, LORI GARNER, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, TED WILLIAMSON and JANET PINDER, or any one of them

Substitute Trustee's Address:

ROBERT E. BLACK  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE,  
ED HENDERSON, DENISE MORGAN, KORY MORGAN,  
SCOTT NIX, LORI GARNER, DONNA STOCKMAN,  
BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS,  
MICHELLE SCHWARTZ, KATHY ARRINGTON,  
TED WILLIAMSON and JANET PINDER  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

Recorded in: Document No. 2020003363, Real Property Records, McLennan County,  
Texas

**PROPERTY:**

Being lots one (1), two (2) and three (3) in block fifty three (53) of Farwell Heights

Addition to the City of Waco, McLennan County, Texas as per plat of said addition recorded in volume 91, page 278, McLennan County Deed Records. Being locally known as 2810 North 19<sup>th</sup> Street and 1910 Rueter Avenue, Waco, Texas 76708.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** August 20, 2019

**Original Principal Amount:** \$192,000.00

**Holder:** BUTTROSS V, INC.

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 2<sup>nd</sup> day of November, 2021.

**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of McLennan County, Waco, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, 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.

**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 services to the sender of this notice immediately.**

*Susan Mills*

---

JIM MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, ED HENDERSON,  
DENISE MORGAN, KORY MORGAN,  
SCOTT NIX, LORI GARNER, DONNA  
STOCKMAN, BRENDA WIGGS, DAVID  
STOCKMAN, GUY WIGGS, MICHELLE  
SCHWARTZ, KATHY ARRINGTON,  
TED WILLIAMSON and JANET PINDER  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331