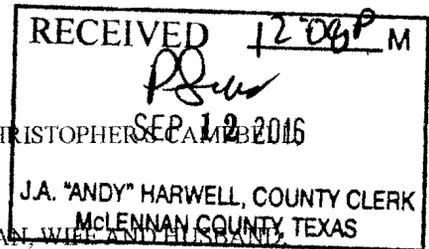


Our File Number: 14-08566

Name: JULIE K COWAN AND DAVID C COWAN, WIFE AND HUSBAND, AND CHRISTOPHER S CAMPBELL, AN UNMARRIED MAN



**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 22, 2011, JULIE K COWAN AND DAVID C COWAN, WIFE AND HUSBAND, AND CHRISTOPHER S CAMPBELL, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to RANDALL C PRESENT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY LTD, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2011039250, in the DEED OF TRUST OR REAL PROPERTY 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 has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 6, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **MCLENNAN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 12 IN BLOCK 12 OF THE WILLOW BEND ADDITION, PHASE IV TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED UNDER CLERK'S FILE NUMBER 2011003341 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

Property Address: 9821 IRONHORSE TRAIL  
WACO, TX 76708

Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION

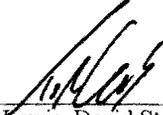
Noteholder: U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA STREET  
OWENSBORO, KY 42301

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE 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.**

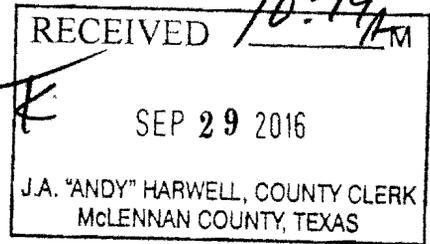
WITNESS MY HAND this 12<sup>th</sup> day of September, 2016.

  
\_\_\_\_\_  
Tim Lewis, David Stockman, Brenda Wiggs,  
Donna Stockman, Denise Boerner, Phillip Pierceall,  
Stephen Mayers, Colette Mayers, Ross Bandy,  
Travis Kaddatz, Troy Robinett, Wes Wheat,  
Frederick Britton, Robert Aguilar, John Beazley,  
Wendy Lambert, Aaron Parker, John Person,  
Patrick Zwiers, Jack Burns II, Guy Wiggs, Lori  
McCarty, Kristopher Holub, Substitute Trustees

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567



TS#: 16-17372

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 5/10/2010, JONATHON BINDER AND KELLY BINDER, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ROBERT K. FOWLER, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR LAKESIDE LENDING, LTD., A TEXAS LIMITED PARTNERSHIP, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$155,604.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR LAKESIDE LENDING, LTD., A TEXAS LIMITED PARTNERSHIP, which Deed of Trust is Recorded on 5/26/2010 as Volume 2010016067, Book , Page , in McLennan County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT 10 IN BLOCK "B" OF WOODLAND PARK ESTATES TO THE CITY OF GOLINDA, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED IN VOLUME 1605, PAGE 275, DEED RECORDS, MCLENNAN COUNTY, TEXAS.**

Commonly known as: **538 WOODLAND DRIVE, LORENA, TX 76655**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to



4594099

represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 12/6/2016 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **McLennan** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Top of the Outside Steps to the Second Floor in Front of the Courthouse McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

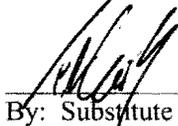
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

WITNESS, my hand this 9/28/2016

  
By: Substitute Trustee(s)

Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II

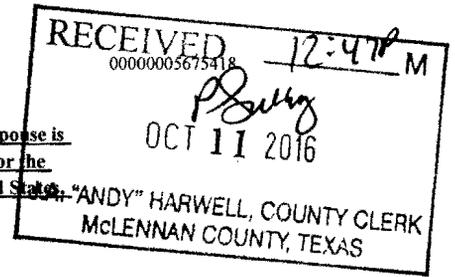
C/O Carrington Foreclosure Services, LLC

P.O. Box 3309  
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.***

512 BROOKWOOD DRIVE  
WOODWAY, TX 76712

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE



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

1. **Date, Time, and Place of Sale.**

Date: December 06, 2016

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

Place THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE MCLENNAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 19, 2012 and recorded in Document CLERK'S FILE NO. 2012033245 real property records of MCLENNAN County, Texas, with NATHAN W. PENCE AND KIMBERLEY A PENCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NATHAN W. PENCE AND KIMBERLEY A PENCE, securing the payment of the indebtednesses in the original principal amount of \$102,999.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PLANET HOME LENDING, LLC  
321 RESEARCH PARKWAY SUITE 303  
MERIDEN, CT 06450

*Cecil Kester for*

TIM LEWIS OR ANGELA LEWIS OR DENISE BOERNER OR BRENDA WIGGS OR DONNA STOCKMAN OR DAVID STOCKMAN  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001 I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



NOS0000005675418

**EXHIBIT "A"**

LOT 11, BLOCK 7 OF THE PASSMORE ADDITION, PART 5 TO THE VILLAGE OF WOODWAY, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED IN VOLUME 929, PAGE 213 OF THE MCLENNAN COUNTY, TEXAS DEED RECORDS.

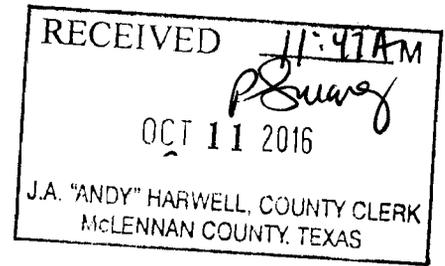


NOS0000005675418

**ShowBarcode = YES**  
**Posting Date = 10/11/2016**  
**County = MCLENNAN / 00161**

NATIONSTAR MORTGAGE LLC (CXE)  
ARMSTRONG, JOHN MICHAEL AND CRYSTAL LYNN  
117 SPRING CREEK STREET, WACO, TX 76705

FHA 492-892702-703  
Our File Number: 16-025645



**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 28, 2010, JOHN MICHAEL ARMSTRONG AND CRYSTAL LYNN ARMSTRONG HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MATT H. LAIRD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of **McLENNAN COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2010030796, to which reference is herein made for all purposes.

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

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

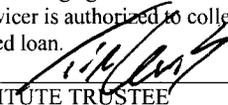
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, December 6, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **McLennan** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of McLennan, State of Texas:

BEING A 0.984 ACRE TRACT-OR PARCEL OF LAND LYING AND BEING SITUATED IN THE A. P. EATON SURVEY, McLENNAN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS 1.00 ACRES IN THE DEED TO RONALD BENNETT AND WIFE, CHERYL LYNN BENNETT RECORD IN VOLUME 49, PAGE 531 00F THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 117 SPRING CREEK STREET  
WACO, TX 76705  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

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

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE  
DONNA STOCKMAN OR ANGELA LEWIS OR TIM LEWIS OR BRENDA WIGGS OR DENISE BOERNER OR DAVID STOCKMAN OR RUSSELL STOCKMAN OR LORI MCCARTY OR GUY WIGGS OR PHILLIP PIERCEALL OR STEPHEN MAYERS OR COLETTE MAYERS OR AARON PARKER OR WENDY LAMBERT OR JOHN BEAZLEY OR ROSS BANDY OR TRAVIS KADDATZ OR TROY ROBINETT OR JOHN PERSON OR ROBERT AGUILAR OR WES WHEAT OR PATRICK ZWIERS OR KRISTOPHER HOLUB OR FREDERICK BRITTON OR JACK BURNS II  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC in and for  
\_\_\_\_\_ COUNTY,  
My commission expires: \_\_\_\_\_  
Type or Print Name of Notary  
\_\_\_\_\_

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

Cop

EXHIBIT "A"

Being a 0.984 acre tract or parcel of land lying and being situated in the A. P. Eaton Survey, McLennan County, Texas, and being the same tract of land described as 1.00 acre in the deed to Ronald Bennett and wife, Cheryl Lynn Bennett recorded in Volume 49, Page 531 of the Official Public Records of McLennan County, Texas, and being more particularly described as follows:

BEGINNING at the iron rod found marking the west corner of the before-mentioned 1.00 acre tract;

THENCE N 61° 38' 50" E along the northwest line of the beforementioned 1.00 acre tract for a distance of 257.57 feet to an iron rod found for corner marking the north corner of the said 1.00 acre tract in the southwest right-of-way line of Spring Creek Street, (Record N 61° 37' E 257.57 feet);

THENCE along the northeast line of the beforementioned 1.00 acre tract, same being the beforementioned southwest right-of-way line of Spring Creek Street, as follows:

S 20° 10' 01" E for a distance of 89.04 feet to an iron rod found marking the beginning of a curve to the left having a radius of 40.00 feet, (Record S 20° 31' E 89.08 feet);

Along the said curve to the left for an arc distance of 98.94 feet to an iron rod found for corner marking the east corner of the said 1.00 acre tract, the chord bears S 40° 02' 57" E a distance of 75.58 feet, (Record arc 98.64 feet);

THENCE S 54° 49' 00" W (Base Bearing) along the southeast line of the beforementioned 1.00 acre tract for a distance of 256.61 feet to an iron rod found for corner marking the south corner of the said 1.00 acre tract, (Record S 54° 49' W 257.22 feet);

THENCE N 29° 57' 55" W along the southwest line of the beforementioned 1.00 acre tract for a distance of 192.74 feet to the PLACE OF BEGINNING containing 0.984 acre of land more or less, (Record N 29° 53' W 192.74 feet).

RECEIVED *12:31 p.m.*  
★ OCT 20 2016  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: October 19, 2016

Substitute Trustee: John Malone  
Substitute Trustee's Street Address: 5400 Bosque Blvd., Ste. 650, Waco, Texas 76710  
Lender: Raymond R. Shelton, Sr.

**Note**

Date: June 3, 2015  
Borrower: Innovative Protection Logistics, LLC, a Texas limited liability company  
Payee: Raymond R. Shelton, Sr.  
Principal Amount: \$31,500.00

**Deed of Trust**

Date: June 3, 2015  
Grantor: Innovative Protection Logistics, LLC, a Texas limited liability company  
Trustee: John F. Sheehy, Jr.  
Original Beneficiary: Raymond R. Shelton, Sr.  
Recording information: Instrument #2015016718 in the Official Public Records of McLennan County, Texas  
Property: See attached Exhibit A, and more commonly known as: 7.844 acres on Cloverleaf Road, Bellmead, Texas 76705

County: McLennan

Date of Sale (first Tuesday of month): December 6, 2016  
Time of Sale: 1:00 p.m. or within three hours thereof  
Place of Sale: At the top of steps in the front of the McLennan County Courthouse in Waco, Texas.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**NOTICE: 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*  
\_\_\_\_\_  
JOHN MALONE  
SUBSTITUTE TRUSTEE (254) 772-3722

**Current Borrower:** NANCY PICKENS, A SINGLE WOMAN AND SHERI MCGEE, A SINGLE WOMAN  
**MH File Number:** TX-16-26897-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FHIA  
**Property Address:** 612 AVENUE H, WACO, TX 76705-0000

## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/15/2010

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR LAKESIDE LENDING, LTD., A  
TEXAS LIMITED PARTNERSHIP, ITS  
SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2010011445

**Mortgage Servicer:**  
PennyMac Loan Services, LLC is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

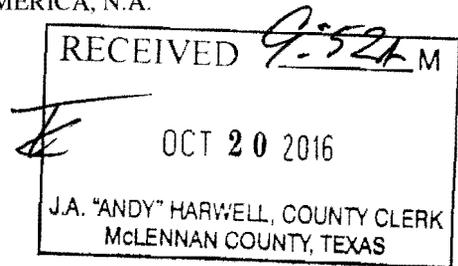
**Legal Description:** BEING LOT FIVE (5) IN BLOCK ONE (1) OF THE MOSLEY ADDITION, PART TWO (2), TO THE TOWN OF LACY-LAKEVIEW, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 804, PAGE 410 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

**Date of Sale:** 12/6/2016

**Grantor(s)/Mortgagor(s):**  
NANCY PICKENS, A SINGLE WOMAN AND  
SHERI MCGEE, A SINGLE WOMAN  
**Current Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Property County:**  
MCLENNAN

**Mortgage Servicer's Address:**  
6101 Condor Drive, Moorpark, CA 93021-2602



**Earliest Time Sale Will Begin:** 10:00AM

**Place of Sale of Property:** THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE ON WASHINGTON ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

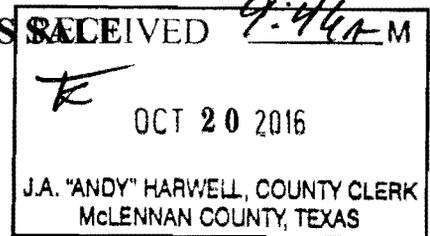
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as 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.

Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner  
or Cole D. Patton  
or Catherine Allen-Rea  
MC CARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**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 SUBSTITUTE TRUSTEE'S**



**DATE:** October 4, 2016

**NOTE:** Promissory Lien Note described as follows:

Date: October 15, 1998  
Debtor: Christine L. Swain and Michael J. Swain  
Original Creditor: TEPECORP, INC, a Texas Corporation d/b/a TEPE PROPERTIES  
Original Principal Amount: \$48,450.00  
Current Holder: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as trustee of Normandy Mortgage Loan Trust, Series 2016-1

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

Date: October 15, 1998  
Grantor: Christine L. Swain and husband, Michael J. Swain  
Trustee: Walt Fair  
Current Beneficiary: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as trustee of Normandy Mortgage Loan Trust, Series 2016-1  
Recorded: Recorded on November 24, 1998, in Book 380, at Page 669, as DocumentNo. 9837703, of the Public Records of McLennan County, Texas.

**LENDER:** Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as trustee of Normandy Mortgage Loan Trust, Series 2016-1

**BORROWER:** Christine L. Swain and husband, Michael J. Swain

**PROPERTY:** The real property described as follows:

**BEING Lot Six (6) in Section O of the South Overlook Addition to the City of Waco, McLennan County, Texas as per plat recorded in Volume 517, Page 61 of the McLennan County Deed Records.**

**SUBSTITUTE TRUSTEE:** BRENT W. MARTINELLI, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, ED HENDERSON, DENISE MORGAN, KORY MORGAN

**Substitute Trustee's Mailing Address:**

1700 Pacific Avenue, Suite 4545  
Dallas, TX 75201

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

December 6, 2016, 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 top of the outside steps to the 2<sup>nd</sup> floor in front of the Courthouse at 501 Washington Avenue, Waco, TX 76701, or as further designated by the County Commissioners.

**RECITALS**

Default has occurred in the payment of the Note and/or 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, I, as 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.

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.

**Notice of Sale executed by:**

  
Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**MCLENNAN County**  
**Deed of Trust Dated:** November 29, 2006  
**Amount:** \$83,100.00  
**Grantor(s):** JOSE H ARJON and VANESSA L ARJON

**Original Mortgagee:** FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK  
**Current Mortgagee:** SELECT PORTFOLIO SERVICING, INC.

**Mortgagee Address:** SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

**Recording Information:** Document No. 2006044762

**Legal Description:** SEE EXHIBIT 'A'

**Date of Sale:** December 6, 2016 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.

TIM LEWIS OR BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY OR DENISE BOERNER 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.

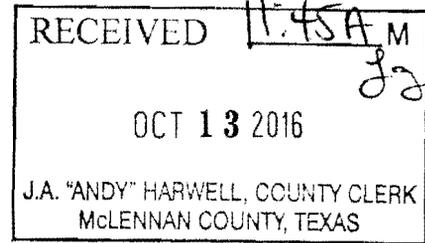
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

  
CAROLYN A. TAYLOR, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-015321

  
TIM LEWIS OR BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN,  
DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY OR  
DENISE BOERNER  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007



**EXHIBIT 'A'**

File No.: 926803-WA02 (CAJ)  
Property: 907 East Texas Avenue, Mart, TX 76664

**BEING ALL THAT TRACT OF LAND IN MCLENNAN COUNTY, TEXAS, AND BEING ALL OF LOT 11 AND A PART OF LOT 12, BLOCK 48, OF SUPPLEMENT NO. ONE EAST SIDE OF THE TOWN OF MART, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 156, PAGE 307 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 3/8" INCH STEEL ROD FOUND IN THE NORTH LINE OF EAST TEXAS AVENUE (STATE HIGHWAY 164) AT THE SOUTH CORNER OF LOT 11;**

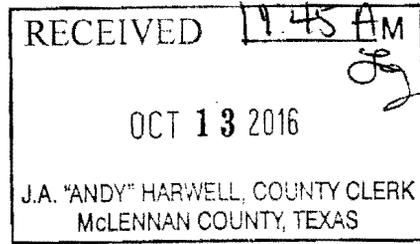
**THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 165.00 FEET TO A 1/2 INCH STEEL ROD SET AT THE WEST CORNER OF LOT 11;**

**THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 62.50 FEET TO A 3/8 INCH STEEL ROD SET IN THE NORTHWEST LINE OF LOT 12;**

**THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 165.00 FEET TO A 1/2 INCH STEEL ROD SET IN THE NORTH LINE OF EAST TEXAS AVENUE IN THE SOUTHEAST LINE OF LOT 12;**

**THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST (BASIS OF BEARINGS), 62.50 FEET ALONG THE NORTH LINE OF EAST TEXAS AVENUE TO THE POINT OF BEGINNING.**

**A.P.N. 32-011600-047900-8**



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**MCLENNAN County**  
**Deed of Trust Dated:** March 1, 2013  
**Amount:** \$123,226.00  
**Grantor(s):** BRANDON HOOD and KRISTI HOOD

**Original Mortgagee:** GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION  
**Current Mortgagee:** GUILD MORTGAGE COMPANY

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

**Recording Information:** Document No. 2013007344

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

**Date of Sale:** December 6, 2016 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.

TIM LEWIS OR BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY OR DENISE BOERNER 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICE**

  
\_\_\_\_\_  
KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2015-007733

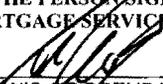
  
\_\_\_\_\_  
TIM LEWIS OR BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN,  
DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY OR  
DENISE BOERNER  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

EXHIBIT A

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

THENCE in a Southeasterly direction along the West line of said Railroad Right-of-Way around a curve to the left, radius 5788 feet, a distance of 475.2 feet to the end of said curve;

THENCE continuing along the West line of said Railroad Right-of-Way and the East line of said 62.9 acre tract, S23°23'E 394.3 feet to an iron stake for the Southeast corner of this;

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

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

THENCE N60°55'E 126.3 feet along the North line of said 62.9 acre tract, a fence line, to the place of beginning;

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

609 ASPEN INCLINE DRIVE  
HEWITT, TX 76643

RECEIVED 9:35 AM  
*R. Guay*  
OCT 24 2016 000000633999  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: January 03, 2017

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

Place: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE MCLENNAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 22, 2006 and recorded in Document CLERK'S FILE NO. 2006010189 real property records of MCLENNAN County, Texas, with PAUL SPECTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAUL SPECTER, securing the payment of the indebtednesses in the original principal amount of \$91,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

*[Signature]* for Cecil Kester

CECIL KESTER, REBECCA HUMPHRIES, PHILLIP PIERCEALL, STEPHEN MAYERS, COLETTE MAYERS, AARON PARKER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, JOHN PERSON, ROBERT AGUILAR, WES WHEAT, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, OR JACK BURNS II

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

0000006353999

MCLENNAN

**EXHIBIT "A"**

LOT 20, BLOCK H, WINTER PARK ESTATES ADDITION, PART 3, TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1534, PAGE 128, DEED RECORDS, MCLENNAN COUNTY, TEXAS.

618 FILLMORE STREET  
MCGREGOR, TX 76657

RECEIVED 9:35A M  
*P. Suarez*  
OCT 24 2016  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

00000006332845

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: January 03, 2017

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

Place THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE MCLENNAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 26, 2006 and recorded in Document CLERK'S FILE NO. 2006007520; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2014001733 real property records of MCLENNAN County, Texas, with RODNEY D. BLACKWELL AND TILEANA L. BLACKWELL, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RODNEY D. BLACKWELL AND TILEANA L. BLACKWELL, securing the payment of the indebtednesses in the original principal amount of \$59,796.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

*Attest For Cecil Kester*

CECIL KESTER, REBECCA HUMPHRIES, PHILLIP PIERCEALL, STEPHEN MAYERS, COLETTE MAYERS, AARON PARKER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, JOHN PERSON, ROBERT AGUILAR, WES WHEAT, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, OR JACK BURNS II

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

**EXHIBIT "A"**

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF MCGREGOR, COUNTY OF MCLENNAN, AND STATE OF TEXAS, TO WIT:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 14, BEING IN THE EAST LINE OF FILMORE AVENUE, AND BEING THE SOUTHWEST CORNER OF THIS.

THENCE: N 30 DEG 00' 00" W 96.50 FT. ALONG THE WEST LINE OF SAID LOT 14, THE EAST LINE OF SAID FILMORE AVENUE, TO AN IRON PIN FOUND AT THE INTERSECTION OF THE WEST LINE OF SAID LOT WITH THE SOUTH LINE OF A 16 FT. ALLEY, BEING THE NORTH WEST CORNER OF THIS,

THENCE: N 59 DEG 42' 00" E 110.00 FT. ALONG THE SOUTH LINE OF SAID ALLEY TO AN IRON PIN FOUND AT A FENCE CORNER, BEING THE NORTHEAST CORNER OF THIS,

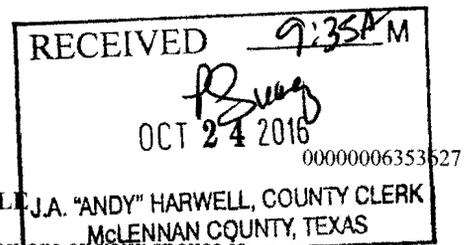
THENCE: S 30 DEG 00' 00" E 96.50 FT. TO AN IRON PIN FOUND IN THE SOUTH LINE OF SAID LOT 14, BEING THE SOUTHEAST CORNER OF THIS,

THENCE: S 59 DEG 42' 00" W 110.00 FT. ALONG THE SOUTH LINE OF SAID LOT 14 TO THE POINT TO BEGINNING, BEING THAT SAME TRACT CONVEYED TO HAROLD LUEDEKER BY DEED RECORDED IN VOLUME 1565, PAGE 588, OF SAID DEED RECORDS.

BY FEE SIMPLE DEED FROM DENNIS LUEDEKER, MICHAEL LUEDEKER AND PHYLLIS LUEDEKER CARUSO A/K/A PHYLLIS LUEDEKER CARUSO, OUT OF OUR SEPARATE PROPERTY AND ESTATE AS SET FORTH IN DEED BOOK 281, PAGE 782 AND RECORDED ON 5/4/1996, MCLENNAN COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY, THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.

1210 N 13TH ST  
WACO, TX 76707



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE, J.A. "ANDY" HARWELL, COUNTY CLERK

MCLENNAN COUNTY, TEXAS

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

1. **Date, Time, and Place of Sale.**

Date: December 06, 2016

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

Place: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE MCLENNAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 29, 2014 and recorded in Document CLERK'S FILE NO. 2014012200 real property records of MCLENNAN County, Texas, with JOEL J VALDEZ III AND VERONICA M VALEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOEL J VALDEZ III AND VERONICA M VALEZ, securing the payment of the indebtednesses in the original principal amount of \$71,517.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

 for Cecil Kester

CECIL KESTER, REBECCA HUMPHRIES, PHILLIP PIERCEALL, STEPHEN MAYERS, COLETTE MAYERS, AARON PARKER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, JOHN PERSON, ROBERT AGUILAR, WES WHEAT, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, OR JACK BURNS II  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**

BEING A TRACT OF LAND 50 FEET BY 149.5 FEET OUT OF BLOCK 31 OF THE BARRON LOT SUBDIVISION IN MCLENNAN COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO CHARLES VAN EMAN AND RECORDED IN VOLUME 297, PAGE 163 OF THE MCLENNAN COUNTY DEED RECORDS RECORDED IN VOLUME 503, PAGE 789 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

BEGINNING AT AN IRON STAKE IN THE SOUTHEAST LINE OF WEST AVENUE AT ITS INTERSECTION WITH THE SOUTHWEST LINE OF NORTH 13TH STREET IN THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, SAID POINT OF BEGINNING ALSO BEING THE NORTH OR NORTHEAST CORNER OF THE SAID EMAN TRACT;

THENCE S 45 DEG E 50 FEET WITH THE SOUTHWEST LINE OF THE SAID NORTH 13TH STREET TO AN IRON STAKE AT THE EAST OR SOUTHEAST CORNER OF THE SAID EMAN TRACT;

THENCE S 45 DEG W 149.5 FEET WITH THE SOUTHEAST LINE OF THE SAID EMAN TRACT TO AN IRON STAKE AT THE SOUTH OR SOUTHWEST CORNER;

THENCE N 45 DEG W 50 FEET WITH THE SOUTHWEST LINE OF THE SAID EMAN TRACT TO AN IRON STAKE AT ITS WEST OR NORTHWEST CORNER IN THE SOUTHEAST LINE OF THE SAID WEST AVENUE;

THENCE N 45 DEG E 149.5 FEET WITH THE SOUTHEAST LINE OF THE SAID WEST AVENUE TO THE POINT OF BEGINNING, AND BEING THE SAME AND IDENTICAL TRACT OF LAND CONVEYED BY ALTON C WARREN AND WIFE, EDNA MAE WARREN TO MART A BROOKS AND WIFE, GEORGIA BROOKS BY WARRANTY DEED DATED DECEMBER 2, 1968 AND DULY RECORDED IN VOLUME 1042, PAGE 306 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

412 CAMP GROUND ROAD  
WACO, TX 76705

RECEIVED 9:35 AM  
R. J. [Signature]  
OCT 24 2016  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: December 06, 2016

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

Place THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE MCLENNAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 13, 2004 and recorded in Document CLERK'S FILE NO. 2004008139 real property records of MCLENNAN County, Texas, with DALLAS L CLUCK AND CATHERINE M. CLUCK AND JOHN B WILKINSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DALLAS L CLUCK AND CATHERINE M. CLUCK AND JOHN B WILKINSON, securing the payment of the indebtednesses in the original principal amount of \$50,871.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

*[Signature]* for Cecil Kester

CECIL KESTER, REBECCA HUMPHRIES, PHILLIP PIERCEALL, STEPHEN MAYERS, COLETTE MAYERS, AARON PARKER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, JOHN PERSON, ROBERT AGUILAR, WES WHEAT, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, OR JACK BURNS II

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

0000006353585

MCLENNAN

**EXHIBIT "A"**

BEING LOT ONE (1) IN BLOCK ONE (1) OF THE NEIGHBORWORKS ADDITION, TO THE CITY OF BELLMEAD, MCLENNAN COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED IN VOL. 746, PAGE 23 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

503 EAST ADAMS  
RIESEL, TX 76682

RECEIVED 9:35 AM  
P. Suda  
OCT 24 2016  
0000006140230  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: December 06, 2016

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

Place THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE MCLENNAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 21, 2002 and recorded in Document CLERK'S FILE NO. 2002042105; AS AFFECTED BY CLERK'S FILE NO. 2016031195 real property records of MCLENNAN County, Texas, with BENNIE C. PHILLIPS, JR., grantor(s) and HOMESTEAD CAPITAL, LLP, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BENNIE C. PHILLIPS, JR., securing the payment of the indebtednesses in the original principal amount of \$66,888.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

*ANAs for Cecil Kester*

CECIL KESTER, REBECCA HUMPHRIES, PHILLIP PIERCEALL, STEPHEN MAYERS, COLETTE MAYERS, AARON PARKER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, JOHN PERSON, ROBERT AGUILAR, WES WHEAT, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, OR JACK BURNS II

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**

BEING LOT TWO (2), IN BLOCK H OF THE RAU ADDITION TO THE CITY OF RIESEL, MCLENNAN COUNTY, 1.984 ACRES IN THE J.D. SANCHEZ SURVEY # 36, MCLENNAN COUNTY, TEXAS BEING THAT SAME TRACT OF LAND CONVEYED TO NORMA JEAN REDDING AS RECORDED IN VOLUME 1456, PAGE 532 DEED RECORDS OF MCLENNAN COUNTY, TEXAS ALSO BEING THAT SAME TRACT OF LAND CONVEYED TO BENNIE PHILLIPS DATED 02/22/02 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A EIGHT (8) INCH CEDAR POST BEING THE SOUTHEAST CORNER OF SAID LOT 2 BEING IN THE NORTH LINE OF EAST ADAMS STREET;

THENCE S 60 DEG 00 MIN 00 SEC W, (BASE BEARING) 179.91 FEET ALONG THE NORTH LINE OF EAST ADAMS STREET TO A 3/8" IRON SET IN THE EAST LINE OF AN ALLEY 15.00 FEET IN WIDTH FOR SOUTHWEST CORNER OF THIS;

THENCE N 30 DEG 38 MIN 08 SEC W, 476.10 FEET ALONG THE EAST LINE OF SAID ALLEY TO A SIX (6) INCH CEDAR POST FOR NORTHWEST CORNER OF THIS;

THENCE N 58 DEG 13 MIN 29 SEC E, 181.00 FEET TO A FOUR (4) INCH CEDAR POST FOR NORTHEAST CORNER OF THIS;

THENCE S 30 DEG 30 MIN 31 SEC E, 481.70 FEET TO THE POINT OF BEGINNING.

10312 HIAWATHA  
WACO, TX 76712

RECEIVED 9:35 AM  
OCT 24 2016 00000005114046  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCCLENNAN COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: December 06, 2016

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

Place: THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE MCLENNAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 02, 1994 and recorded in Document VOLUME 1712, PAGE 504; AS AFFECTED BY VOLUME 1727, PAGE 801; AS AFFECTED BY VOLUME 450, PAGE 571 real property records of MCLENNAN County, Texas, with CEDRIC O. BALLOU AND CHERYL L. BALLOU, grantor(s) and WORLD SAVINGS AND LOAN ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CEDRIC O. BALLOU AND CHERYL L. BALLOU, securing the payment of the indebtednesses in the original principal amount of \$60,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MCLENNAN County Clerk and caused to be posted at the MCLENNAN County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

0000005114046

MCLENNAN

**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MC LENNAN STATE OF TEXAS, DESCRIBED AS FOLLOWS:

LOT 22 BLOCK 5 OF THE AMENDED PLAT OF ARROWHEAD ESTATES ADDITION PART 5 TO THE CITY OF WACO, MCLENNAN COUNTY TEXAS, PLAT OF SAID ADDITION RECORDED IN VOLUME 1779, PAGE 345 OF THE MCLENNAN COUNTY, DEED RECORDS.

RECEIVED 9:30 AM  
OCT 24 2016  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

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

**DEED OF TRUST INFORMATION:**

**Date:** 04/28/2014  
**Grantor(s):** STEPHEN R MEYER AND LORI MEYER, HUSBAND AND WIFE. WANDA M RICKAWAY, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY LTD, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$230,548.00  
**Recording Information:** Instrument 2014012054  
**Property County:** McLennan  
**Property:** LOT 2, BLOCK 1 OF THE WHITE WING MEADOW ADDITION, PHASE ONE TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED UNDER CLERK'S FILE NUMBER 2012032505 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.  
**Reported Address:** 5537 WISDOM COURT, WACO, TX 76708

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**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 is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.  
**Substitute Trustee(s):** Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

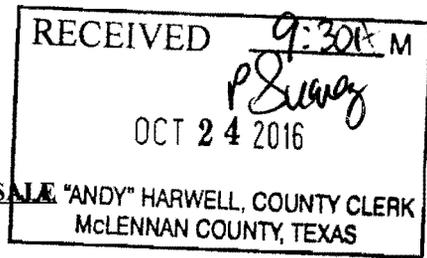
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE** "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 04/30/2002  
**Grantor(s):** WARREN L. MCKAMEY SR. AND SPOUSE, LEE ANN MCKAMEY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$98,838.00  
**Recording Information:** Instrument 2002014838  
**Property County:** McLennan  
**Property:** BEING LOT THREE(3), IN BLOCK FOUR(4) OF THE CORRECTED FINAL PLAT OF COMANCHE CREEK PHASE II, A SUBDIVISION IN LACY LAKEVIEW, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED UNDER 2002013796 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.  
**Reported Address:** 105 BOBCAT DRIVE, LACY LAKEVIEW, 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:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**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 is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.  
**Substitute Trustee(s):** Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

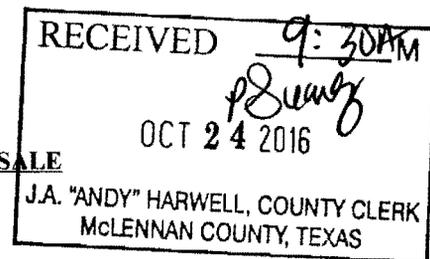
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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



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

**DEED OF TRUST INFORMATION:**

**Date:** 11/05/2010  
**Grantor(s):** JUAN BALDERAS AND SPOUSE, MAYRA BALDERAS  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$127,285.00  
**Recording Information:** Instrument 2010035043  
**Property County:** McLennan  
**Property:** LOT 14, IN BLOCK 5 OF THE TRI-CITIES ADDITION PART 2, TO THE CITY OF BELLMEAD, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1865, PAGE 17 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.  
**Reported Address:** 1307 FISHER STREET, BELLMEAD, 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:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 2017  
**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 is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.

**Substitute Trustee(s):** Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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 Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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

RECEIVED 9:30A M  
P. Summary  
OCT 24 2016  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

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

**DEED OF TRUST INFORMATION:**

**Date:** 01/20/2009  
**Grantor(s):** PEDRO GARCIA III, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC. A WYOMING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$65,197.00  
**Recording Information:** Instrument 2009001888  
**Property County:** McLennan  
**Property:** LOT 13, BLOCK 2 OF THE PARK RIDGE ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 694, PAGE 152 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.  
**Reported Address:** 3909 N 22ND ST, WACO, TX 76708

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**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 is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.  
**Substitute Trustee(s):** Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

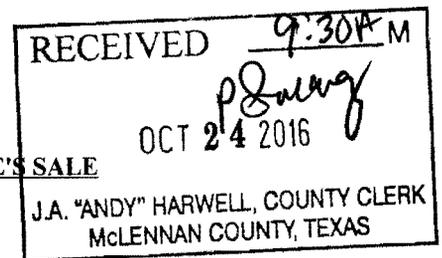
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, are made by the undersigned law firm, its agents, or any other party in connection with this notice.



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

**DEED OF TRUST INFORMATION:**

**Date:** 07/31/2007  
**Grantor(s):** STEVEN FRAGA AND SPOUSE, HANNAH FRAGA AND RICHARD FRAGA AND SPOUSE, MARY FRAGA  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LMI FUNDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$91,350.00  
**Recording Information:** Instrument 2007028154  
**Property County:** McLennan  
**Property:** LOT 7, BLOCK 13, LAKE AIR VILLAGE ADDITION, PART FIVE, CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 792, PAGE(S) 411, DEED RECORDS OF MCLENNAN COUNTY, TEXAS.  
**Reported Address:** 6018 FAIRVIEW DRIVE, WACO, TX 76710

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**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 is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.  
**Substitute Trustee(s):** Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

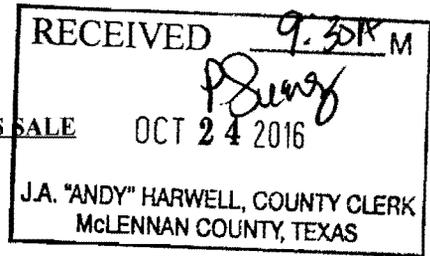
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, are made by the undersigned law firm, its agents, or any other party, in connection with the sale of the Property.



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

**DEED OF TRUST INFORMATION:**

**Date:** 01/24/2008  
**Grantor(s):** GREGORY L. HOLMES AND SHANNON HOLMES, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FRANKLIN BANK, SSB, ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$161,221.00  
**Recording Information:** Instrument 2008002936  
**Property County:** McLennan  
**Property:**

SURFACE ESTATE ONLY IN AND TO LOT 4, BLOCK 7 OF THE FINAL PLAT OF SENDERO SPRINGS ADDITION, PHASE TWO TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED UNDER CLERK'S FILE NUMBER 2007027313 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

**Reported Address:** 6512 TIERRA DRIVE, WACO, TX 76712

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**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 is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.  
**Substitute Trustee(s):** Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

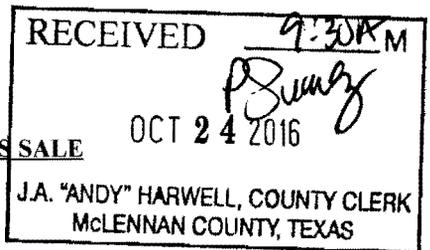
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.



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

**DEED OF TRUST INFORMATION:**

**Date:** 11/21/2003  
**Grantor(s):** WILLIAM R CASEY, A MARRIED MAN, JOINED HEREIN PRO FORMA BY HIS SPOUSE, EILEEN CASEY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$51,900.00  
**Recording Information:** Instrument 2003049732  
**Property County:** McLennan  
**Property:** LOT 1, BLOCK 16 OF THE HERITAGE HEIGHTS ADDITION, PART FOUR (4) TO THE CITY OF HEWITT, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 1492, PAGE 28 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.  
**Reported Address:** 101 BONHAM DRIVE, HEWITT, TX 76643-6643

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Ditech Financial LLC  
**Mortgage Servicer:** Ditech Financial LLC FKA Green Tree Servicing LLC  
**Current Beneficiary:** Ditech Financial LLC  
**Mortgage Servicer Address:** 3000 Bayport Drive, Suite 880, Tampa, FL 33607

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**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 is no longer the designated area, at the area most recently designated by the McLennan County Commissioner's Court.  
**Substitute Trustee(s):** Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Phillip Pierceall, Stephen Mayers, Colette Mayers, Aaron Parker, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Troy Robinett, John Person, Robert Aguilar, Wes Wheat, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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